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Cardinal Creek Village Phase 8 900 Géographe Terrace Ottawa, Ontario Planning Rationale

**Prepared for: Tamarack (Cardinal Creek)
Corporation**

Engineering excellence.

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**900 GÉOGRAPHE TERRACE
OTTAWA, ONTARIO**

**PLANNING RATIONALE
IN SUPPORT OF AN APPLICATION FOR A
PLAN OF SUBDIVISION**

Prepared For:



Prepared By:



Engineers, Planners & Landscape Architects

Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario
K2M 1P6

July 31, 2026

Novatech File: 122113
Ref: R-2026-067

July 31, 2026

City of Ottawa
Planning, Development, and Building Services Department
110 Laurier Avenue West, 4th Floor
Ottawa, Ontario
K1P 1J1

Attention: Katie Turk, MCIP, RPP – Senior Planner

Reference: 900 Géographe Terrace
Planning Rationale in Support of an Application for Plan of Subdivision
Our File No.: 122113

Novatech has been retained by Tamarack (Cardinal Creek) Corporation to prepare this Planning Rationale in support of an application for a *Plan of Subdivision* for their property municipally known as 900 Géographe Terrace in Ward 1 – Orléans East-Cumberland, Ottawa Ontario. The herein will be referred to as the 'Subject Site'.

The Subject Site is designated as *Neighbourhood* as per the *City of Ottawa Official Plan (2022)* and is designated *Elementary School* as per the *Cardinal Creek Village Concept Plan (2013)*. The Subject Site is dual zoned as *Minor Institutional Zone, Subzone A (I1A) / Residential Third Density Zone, Subzone Z (R3Z)* in the *City of Ottawa Zoning By-law 2008-250*. The Subject Site is currently dual zoned as *Institutional Zone (INZ) / Neighbourhood Zone 3, Subzone B (N3B)* in the *City of Ottawa Zoning By-law 2026-050*.

Tamarack is proposing to develop a residential subdivision consisting of twenty-four (24) blocks to facilitate future development of a detached dwelling and semi-detached dwellings and one new public street fronting Famille-Laporte Avenue. The intent of this *Plan of Subdivision* application is to subdivide the land and provide adequate servicing capacity for future development. This *Plan of Subdivision* application ensues previously approved *Plan of Subdivision (City File No.: D07-16-13-0024)* and *Zoning By-law Amendment (City File No.: D02-02-13-0098)* applications for the Cardinal Creek Village Subdivision by the City of Ottawa where the Subject Site was created as a parcel of land and dual zoned.

The Planning Rationale will demonstrate how the proposed development is consistent with the *Provincial Planning Statement (2024)*, conforms to the *City of Ottawa Official Plan (2022)*, and *Cardinal Creek Village Concept Plan (2013)*, and complies with the provisions of *Zoning By-law 2008-250* and *Zoning By-law 2026-050*.

NOVATECH



Alex Petracca, M.PL.
Planner, Planning & Development

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EXECUTIVE SUMMARY

Novatech has been retained by Tamarack to prepare this Planning Rationale in support of a *Plan of Subdivision* application located within the Cardinal Creek Village. The proposed development has been designated Cardinal Creek Village Phase 8. This proposal is to facilitate the future residential development for their property municipally known as 900 Géographe Terrace (“the Subject Site”).

The Subject Site is located in Ward 1 – Orléans East-Cumberland in Ottawa, Ontario. The Subject Site is currently described as Block 109 on registered plan 4M-1610. The Subject Site is located in area bounded by Famille-Laporte Avenue to the north, Géographe Terrace to the east, and existing low-rise residential constructed as part of the Cardinal Creek Village Subdivision to the west and south. Highway 174 is located further north and Old Montreal Road located to the south with access to the Subject Site. The Subject Site has approximately 175 metres of frontage on Famille-Laporte Avenue, 130 metres of frontage on Géographe Terrace, and an approximate area of 2.09 hectares. The Subject Site is located in Cardinal Creek Village, with residential uses surrounding the Subject Site. Other surrounding land uses include Mantha Park to the east, Millstone Park to the west, and further west is Cardinal Creek. To the north is a former garden centre and greenhouse which is now a vacant lot.

Tamarack is proposing to develop a residential subdivision to be designated as Cardinal Creek Village Phase 8. The proposed development will create twenty-four (24) blocks with approximately forty-seven (47) dwelling units consisting of one (1) detached dwelling and forty-six (46) semi-detached dwellings organized around a new public street (Street One). Prior to the registration of the subdivision, Tamarack will also convey to the City of Ottawa, an updated daylight triangle located on the corner of Famille-Laporte Avenue and Géographe Terrasse. The updated daylight triangle is identified as Street 2 on the accompanying Draft Plan of Subdivision and will hereby referred to as a daylight triangle in this report. There is an existing sidewalk along the north and east lot line which will be retained for the proposed subdivision.

This proposal is consistent with the *2024 Provincial Planning Statement* by supporting growth within a settlement area. The subdivision will enable the creation of additional housing units within the urban boundary. The proposed development promotes active transportation by incorporating existing sidewalks with nearby pathway and cycling connections within the Cardinal Creek Village. The location within the established area supports efficient use of greenfield land and minimizes serving costs.

The Subject Site is designated as *Neighbourhood* as per the *City of Ottawa Official Plan (2022)* and is designated *Elementary School* as per the *Cardinal Creek Village Concept Plan (2013)*. The Subject Site was reserved for the Conseil des écoles catholiques du Centre-Est (CECCE). The CECCE had until November of 2025 to exercise an option to purchase the Subject Site. In June of 2025, CECCE informed Tamarack of its decision not to exercise its option to purchase the Subject Site. The proposed subdivision will support residential intensification by creating blocks for approximately forty-seven (47) dwelling units. The proposed development conforms with the *Official Plan* and *Concept Plan* policies.

The Subject Site is zoned as *Minor Institutional Zone, Subzone A (I1A) / Residential Third Density Zone, Subzone Z (R3Z)* in the *City of Ottawa Zoning By-law 2008-250*. The Subject Site is currently zoned as *Institutional Zone (INZ) / Neighbourhood Zone 3, Subzone B (N3B)* in the *City of Ottawa By-law 2026-050*. The proposed development will comply with provisions of the Zoning By-law.

The Plan of Subdivision application is appropriate for the development of the Subject Site and represents good land use planning.

1.0 INTRODUCTION

Novatech has been retained by Tamarack - to prepare this Planning Rationale in support of an application for a *Plan of Subdivision* for their property municipally known as 900 Géographe Terrace in Orléans East-Cumberland, Ottawa Ontario. The herein will be referred to as the 'Subject Site'. The Subject Site is currently described as Block 109 on registered plan 4M-1610.

The Subject Site is designated as *Neighbourhood* as per the *City of Ottawa Official Plan (2022)* and is designated *Elementary School* as per the *Cardinal Creek Village Concept Plan (2013)*. The Subject Site is dual zoned as *Minor Institutional Zone, Subzone A (I1A) / Residential Third Density Zone, Subzone Z (R3Z)* in the *City of Ottawa Zoning By-law 2008-250*. The Subject Site is currently dual zoned as *Institutional Zone (INZ) / Neighbourhood Zone 3, Subzone B (N3B)* in the *City of Ottawa Zoning By-law 2026-050*.

Tamarack is proposing to develop a residential subdivision consisting of twenty-four (24) blocks to facilitate future development of a detached dwelling and semi-detached dwellings and one new public street fronting Laporte Avenue. The intent of this *Plan of Subdivision* application is to subdivide the land and provide adequate servicing capacity for future development. This *Plan of Subdivision* application ensues previously approved *Plan of Subdivision (City File No.: D07-16-13-0024)* and *Zoning By-law Amendment (City File No.: D02-02-13-0098)* applications for the Cardinal Creek Village Subdivision by the City of Ottawa where the Subject Site was created as a parcel of land and dual zoned.

The Planning Rationale will demonstrate how the proposed development is consistent with the *Provincial Planning Statement (2024)*, conforms to the *City of Ottawa Official Plan (2022)*, and *Cardinal Creek Village Concept Plan (2013)*, and complies with the provisions of *Zoning By-law 2008-250* and *Zoning By-law 2026-050*.

1.1 Site Location and Description

The Subject Site is located in the community of Cardinal Creek in the Orléans-East Cumberland Ward (Ward 1) within the City of Ottawa. The Subject Site is currently described as Block 109 on registered plan 4M-1610. The Subject Site is located in area bounded by Famille-Laporte Avenue to the north, Géographe Terrace to the east, and existing low-rise residential constructed as part of the Cardinal Creek Village Subdivision to the west and south. Highway 174 is located further north and Old Montreal Road located to the south with access to the Subject Site. The Subject Site has approximately 175 metres of frontage on Famille-Laporte Avenue, 130 metres of frontage on Géographe Terrace, and an approximate area of 2.09 hectares. The Subject Site is located in Cardinal Creek Village, with residential uses surrounding the Subject Site. Other surrounding land uses include Mantha Park to the east, Millstone Park to the west, and further west is Cardinal Creek. To the north is a former garden centre and greenhouse which is now a vacant lot. The Subject Site is a single parcel with the municipal address of 900 Géographe Terrace.



Figure 1: Subject Site and surrounding uses.

The Subject Site is legally described as follows:

BLOCK 109, PLAN 4M1610 SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 36 & 37, PLAN 4R31524 AS IN OC2055312 CITY OF OTTAWA



Figure 2: Subject Site from Famille-Laporte Avenue looking south (Google Streetview, 2025).

The Subject Site currently is vacant greenfield land as shown in **Figure 2**. The Subject Site is designated as a future elementary school block in the *Cardinal Creek Village Concept Plan (2013)* and allocated for one of the local school boards for a period up to seven (7) years in accordance with the policies of section 51 of the *Planning Act*. Since then, it is understood that the local school board no longer wishes to develop the Subject Site as an institutional land use. As such, Tamarack is now proposing to develop the Subject Site for residential use.

1.2 Community Context and Connectivity

The following describes the land use proposing to the Subject Site as Site for **Figure 1**.

North: Famille-Laporte Avenue abuts the Subject Site to the north. Located north of the Subject Site is vacant lands shown in **Figure 3**. Prior to these lands being vacant, it was a former garden centre and greenhouse operated by J.A. Laporte Flowers and Nursery from the 1960s and closed in 2021. Further north of the vacant property is an existing low-rise residential subdivision built around 2015. Further north is Cardinal Creek, and continuing northwest is Highway 174.

East: Géographe Terrasse abuts the Subject Site to the east. Located on the other side of Géographe Terrasse is an existing low-rise residential subdivision built around 2015 as shown in **Figure 4**. To the northeast there is green space where Mantha Park is located.

South: Immediately south of the Subject Site are existing low-rise residential dwellings built around 2017 as shown in **Figure 5**. Beyond the residential subdivision are neighbourhood zoned lands for future development.

West: To the west of the Subject Site are existing residential dwellings built around 2019 as shown in **Figure 6**. Located southwest is greenspace where Millstone Park is located. Further

west is the environmental protection zone where Cardinal Creek is located along with a trail network.

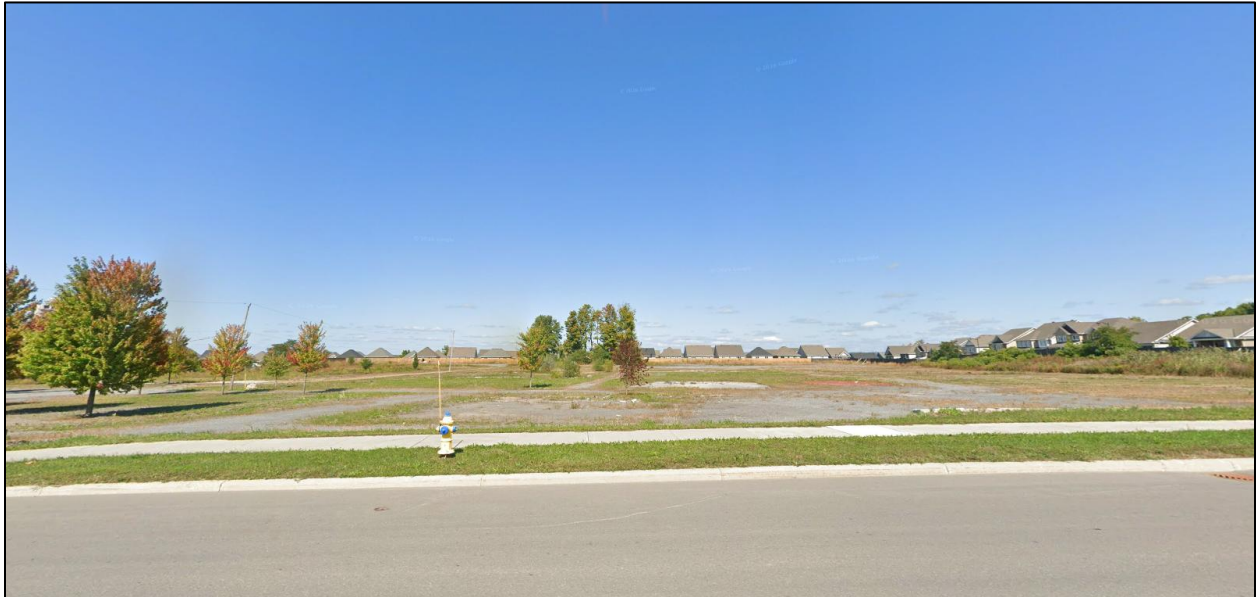


Figure 3: Vacant lands abutting the Subject Site to the north of Famille-Laporte Avenue (Google Streetview, 2025).



Figure 4: Abutting the Subject Site to the east is a low-rise, residential subdivision (Google Streetview, 2025).



Figure 5: South of the Subject Site is a low-rise subdivision from Mishawashkode Street (Google Streetview, 2019).



Figure 6: A low-rise residential subdivision abuts the Subject Site to the west with Millstone Park further west separated by Cartographie Street (Google Streetview, 2019).

1.3 Planning and Regulatory Context

1.3.1 City of Ottawa Official Plan (2022)

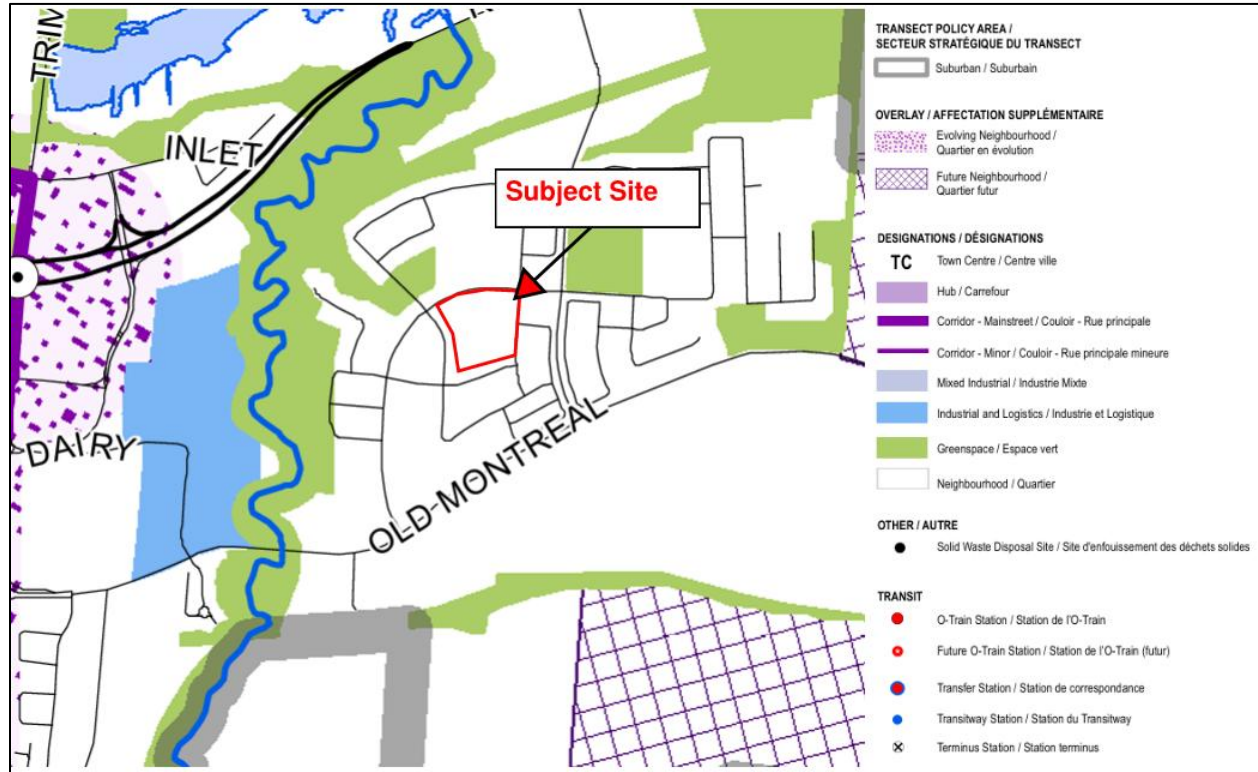


Figure 7: Excerpt from the City of Ottawa Official Plan Schedule B8 – Suburban (East) Transect with the Subject Site added by Novatech.

The Subject Site is designated as *Neighbourhood* as per the *City of Ottawa Official Plan Schedule B8- Suburban (East) Transect* as shown in **Figure 7**.

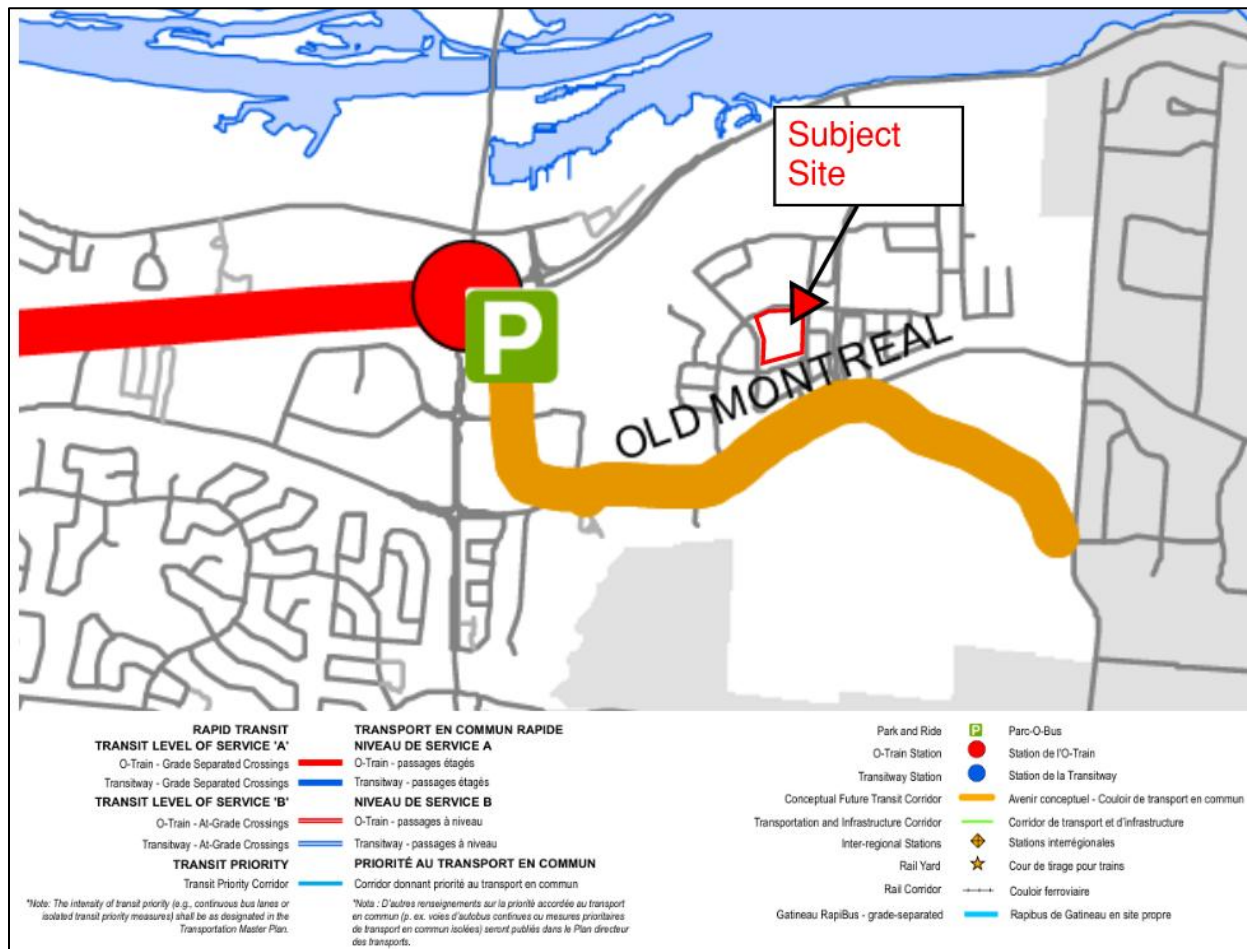


Figure 8: Excerpt from the City of Ottawa Official Plan Schedule C2 – Transit Network with the Subject Site added by Novatech.

Schedule C2 – Transit Network Ultimate identifies a conceptual future transit corridor to the south of the Subject Site shown in **Figure 8**. To the northwest of the Subject Site is the Trim Station serving as the final stop for O-Train Lines 1 and 3.

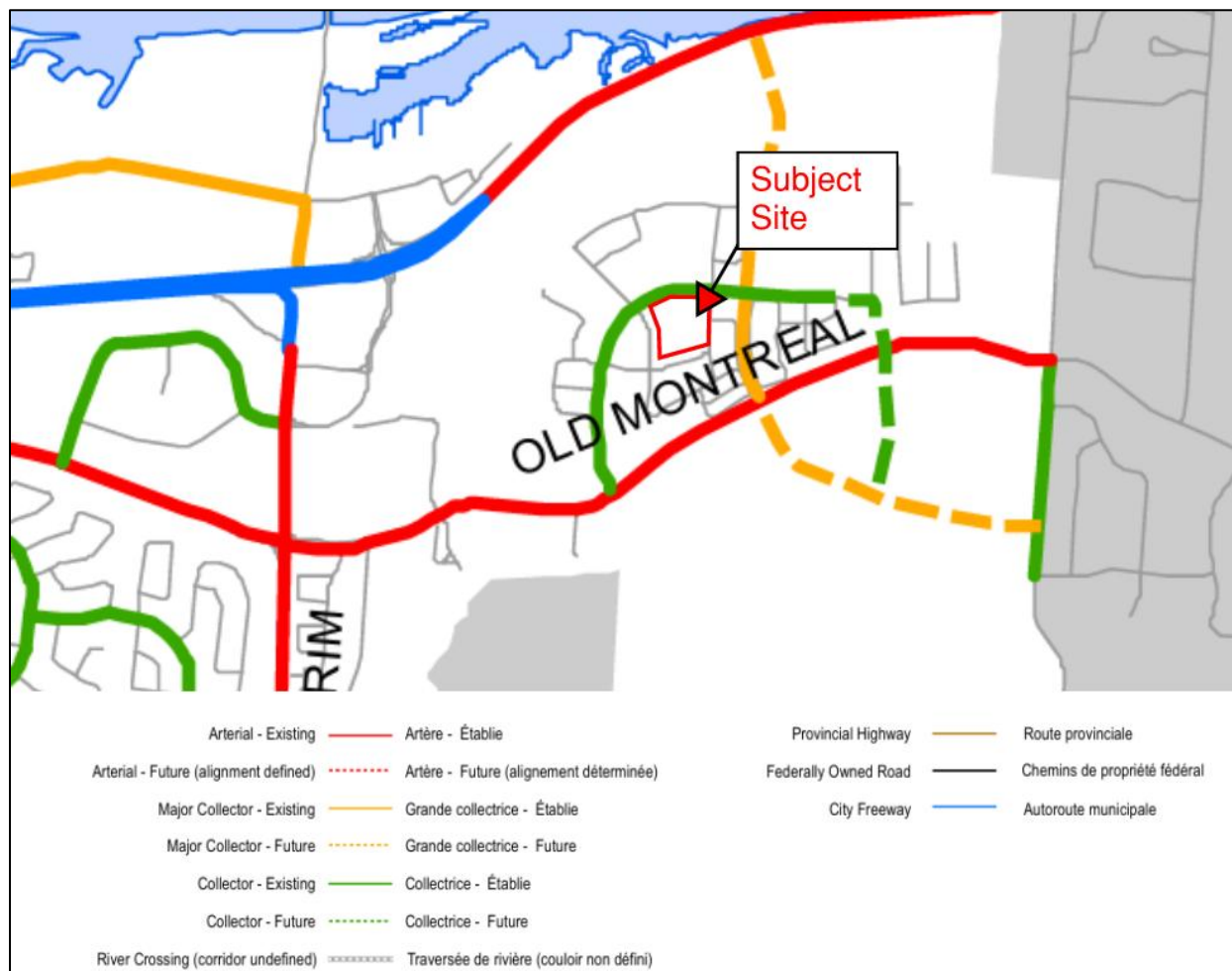


Figure 9: Excerpt from City of Ottawa Official Plan Schedule C4 Urban Road Network with the Subject Site added by Novatech.

Schedule C4 – Urban Road Network of the *Official Plan* displays the Subject Site's surrounding road network as seen in **Figure 9**. Old Montreal Road is designated as *Arterial – Existing* with direct connection to Famille-Laporte Avenue. Famille-Laporte Avenue is designated as *Collector-Existing*. To the east of the Subject Site is Cardinal Creek Drive designated as *Major Collector – Existing*.

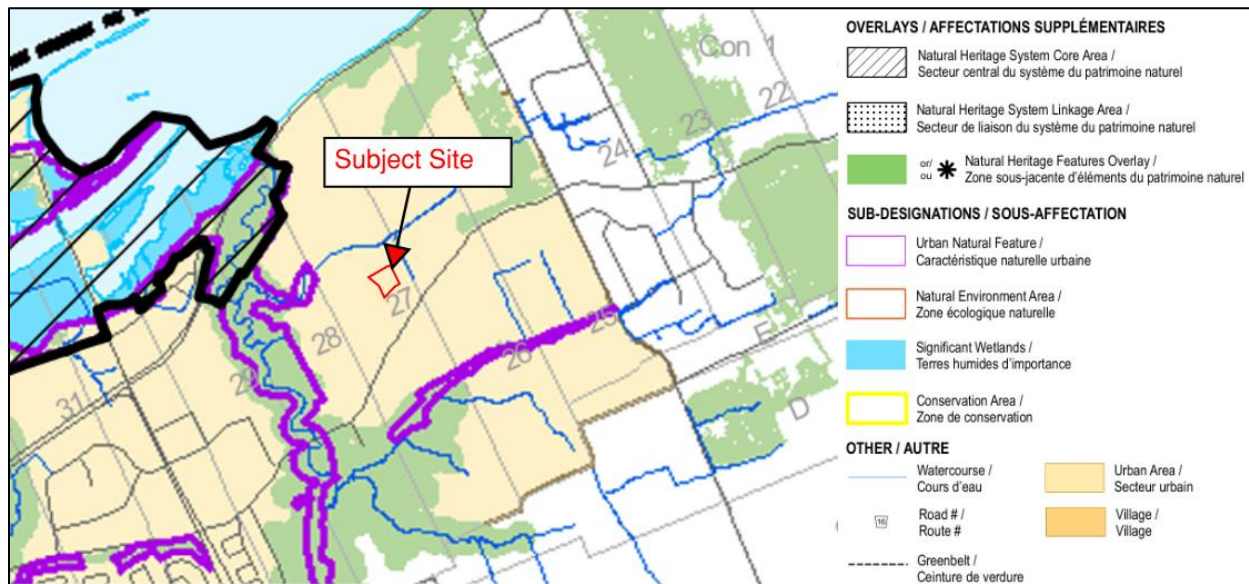


Figure 10: Excerpt from City of Ottawa Schedule C11-C Natural heritage system with the Subject Site added by Novatech.

An Urban Natural Feature and watercourse is identified north and west of the Subject Site as per Schedule C11-C- Natural heritage System (East) of the Official Plan shown in **Figure 10**.

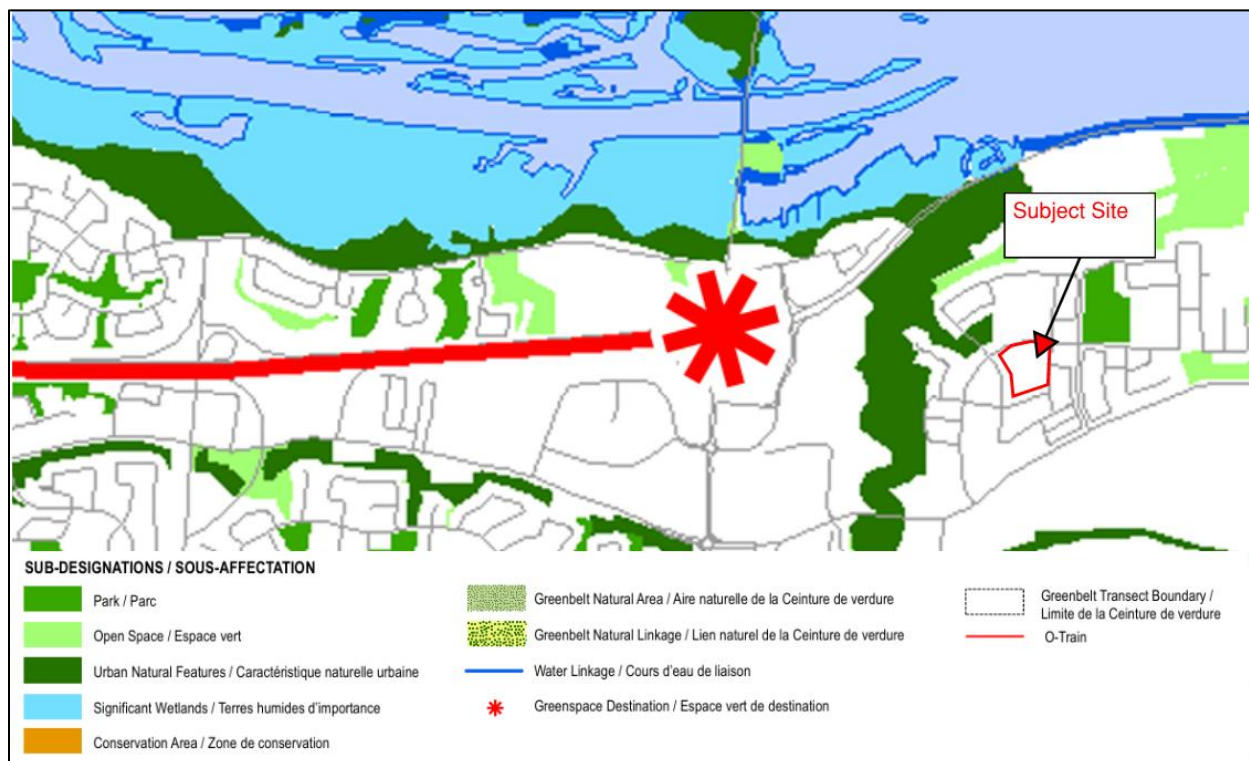


Figure 11: Excerpt from City of Ottawa Schedule C12- Urban Greenspace with the Subject Site added by Novatech.

Urban Natural Features are identified north and west of the Subject Site as well as a park to the northeast as per Schedule C12 Urban Greenspace of the Official Plan shown in Figure 11.

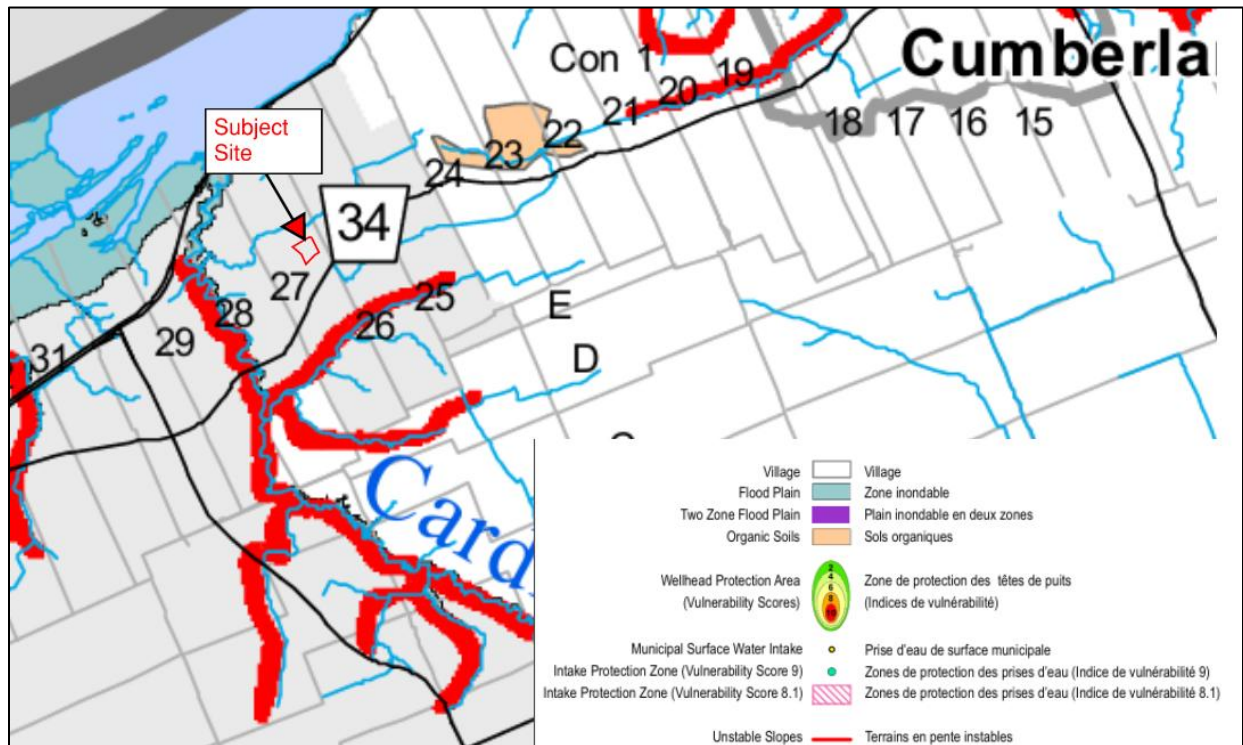


Figure 12: Excerpt of City of Ottawa Schedule C15 -Environmental Constraints with Subject Site added by Novatech.

Unstable Slopes are identified west of the Subject Site as per Schedule C15 Environmental Constraints of the Official Plan shown in Figure 12.

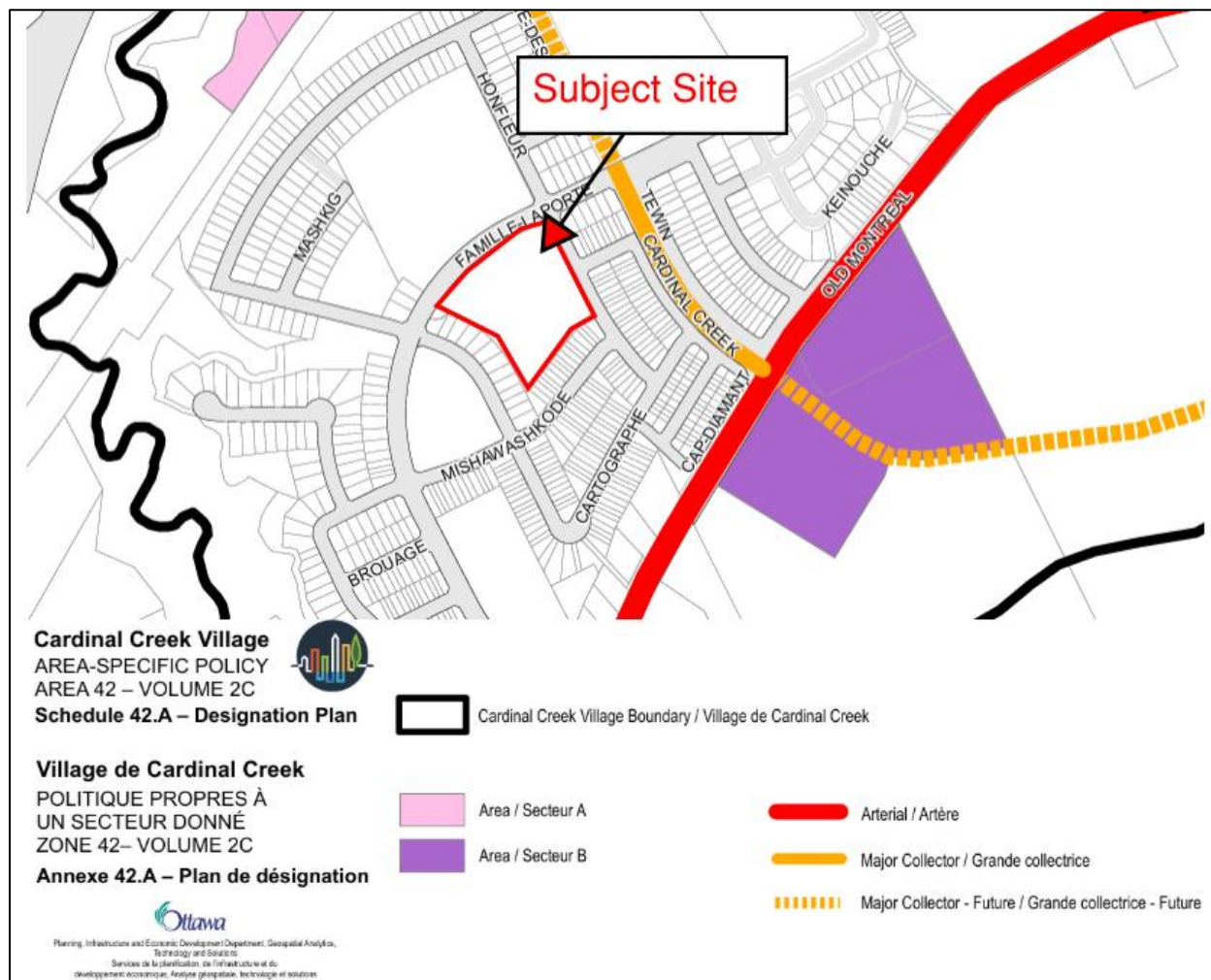


Figure 13: Excerpt from City of Ottawa Official Plan Volume 2C: Area Specific Policies Schedule 42.A - Designation Plan with Subject Site added by Novatech.

The Subject Site is situated within the *Cardinal Creek Village Boundary* as per the *City of Ottawa's Official Plan Volume 2C: Area Specific Policies Schedule 42.A – Designation Plan* as shown in **Figure 13**.

1.3.2 Cardinal Creek Village Concept Plan

The *Cardinal Creek Village Concept Plan [CDP] (2013)* is a City Council approved document that was developed for the Cardinal Creek Community based on the existing conditions of the study area, servicing and transportation elements, policies of the *Official Plan*, and public consultation. The purpose of the Concept Plan is to provide a more detailed land use plan to guide future development in the Concept Plan Area.

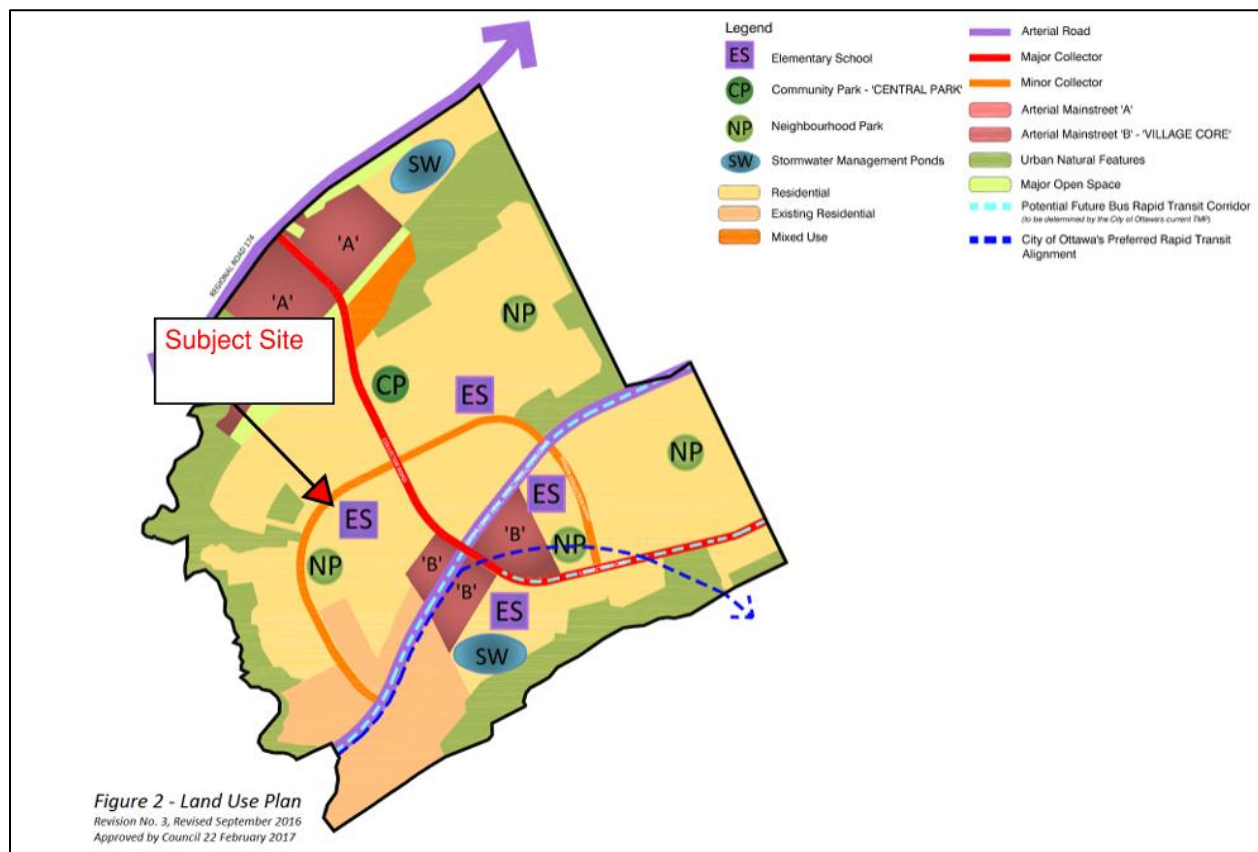


Figure 14: Excerpt of the Cardinal Creek Village Concept Plan- Land Use Plan with the Subject Site added by Novatech.

The Subject Site is designated as an *Elementary School* with surrounding residential designation as per the *Cardinal Creek Land Use Plan* shown in **Figure 14**.

Policy 3.8.4 states:

School sites shall be zoned for both institutional and residential use in order that, in the event that no School Board acquires a school site established in a Plan of Subdivision, the lands shall be developed for residential land uses. The type and range of such residential uses shall be in accordance with the residential land uses described in Section 3.4.

The intent of this *Plan of Subdivision* application is to create residential uses on the land since no school board has acquired the Subject Site.



Figure 15: Excerpt of the Cardinal Creek Village Concept Plan- Greenspace Plan with the Subject Site added by Novatech.

Surrounding the Subject Site are proposed multiuse pathways as well as park to the west shown in **Figure 15**. **Figure 15** displays the Greenspace Plan within the *Cardinal Creek Village Concept Plan*.

1.3.3 City of Ottawa Zoning By-law 2008-250

The Subject Site is zoned as *Minor Institutional Zone, Subzone A (I1A) / Residential Third Density Zone, Subzone Z (R3Z)* as shown in **Figure 16**.

- No changes to the existing zone are proposed as part of the proposed development including no new land uses.



Figure 16: Excerpt of the Subject Site's existing Zoning By-law 2008-250 zoning from GeoOttawa.

1.3.4 New City of Ottawa Zoning By-law No. 2026-050

In the new *Zoning By-law 2026-050*, the Subject Site is currently zoned as *Institutional Zone (INZ)* / *Neighbourhood Zone 3, Subzone B (N3B)* as shown in **Figure 17**.

- No changes to the existing zone are proposed as part of the proposed development including no new land uses.

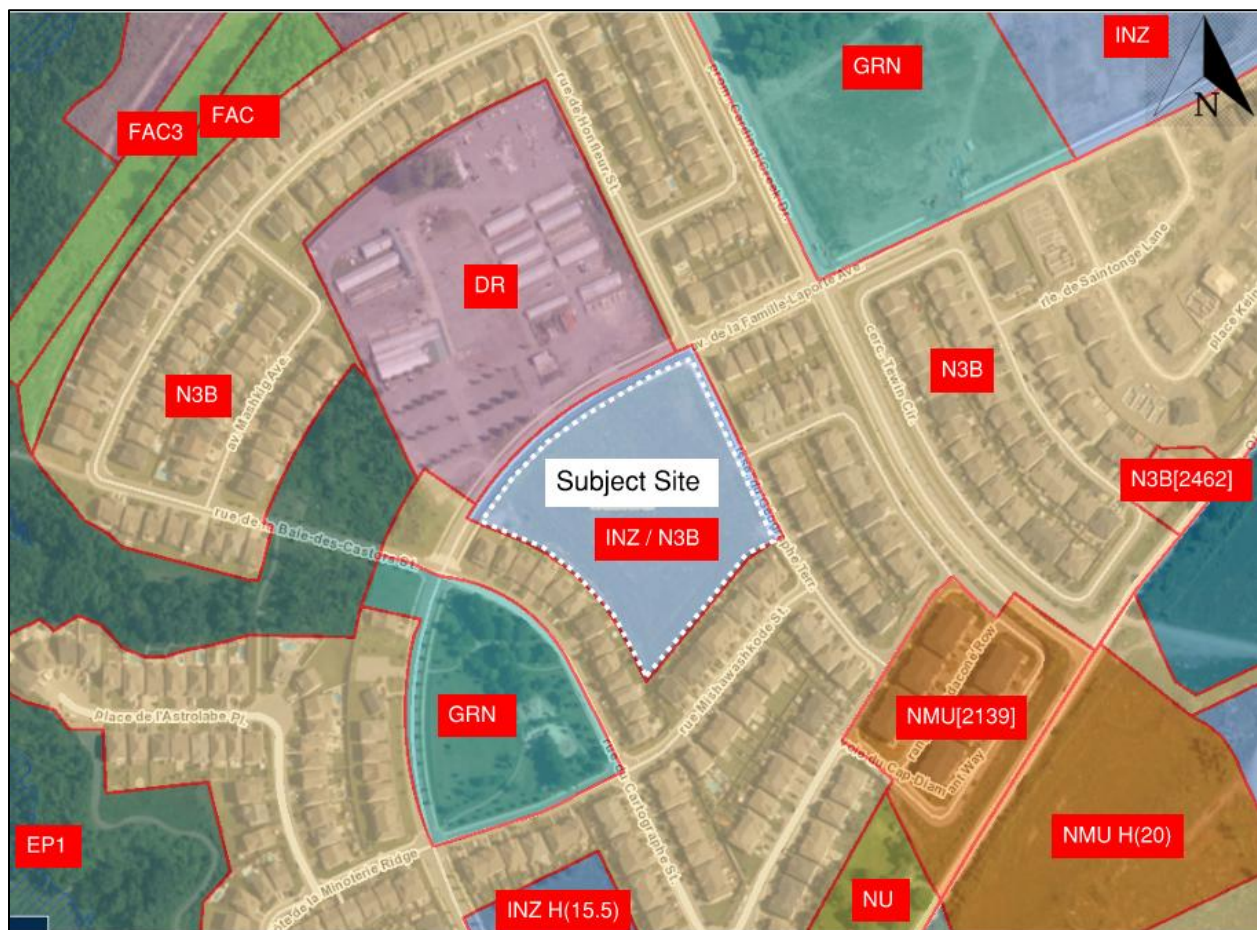


Figure 17: Excerpt of the Subject Site's existing Zoning By-law 2026-50 zoning from GeoOttawa.

2.0 DEVELOPMENT PROPOSAL

2.1 Description of Development Proposal

As previously discussed, Tamarack is proposing a residential subdivision that will consist of twenty-four (24) blocks and a new local street on the Subject Site as shown in **Figure 18**. The proposed development is anticipated to consist of approximately forty-seven (47) dwelling units including forty-six (46) semi-detached dwellings and one (1) detached dwelling. A full size of the Draft Plan of Subdivision is provided in **Appendix A** of this report.

The proposed development will have frontage onto the new local street identified as Street One on the Draft Plan of Subdivision, Famille-Laporte Avenue, and Géographe Terrace. The new local street will consist of a City of Ottawa standard 18.0 metre right-of-way (ROW) cross section. An updated daylight triangle shown as "Street Two" will be conveyed to the City of Ottawa prior to the registration of the subdivision which reflects the City of Ottawa's new overlapping daylight triangle requirements.

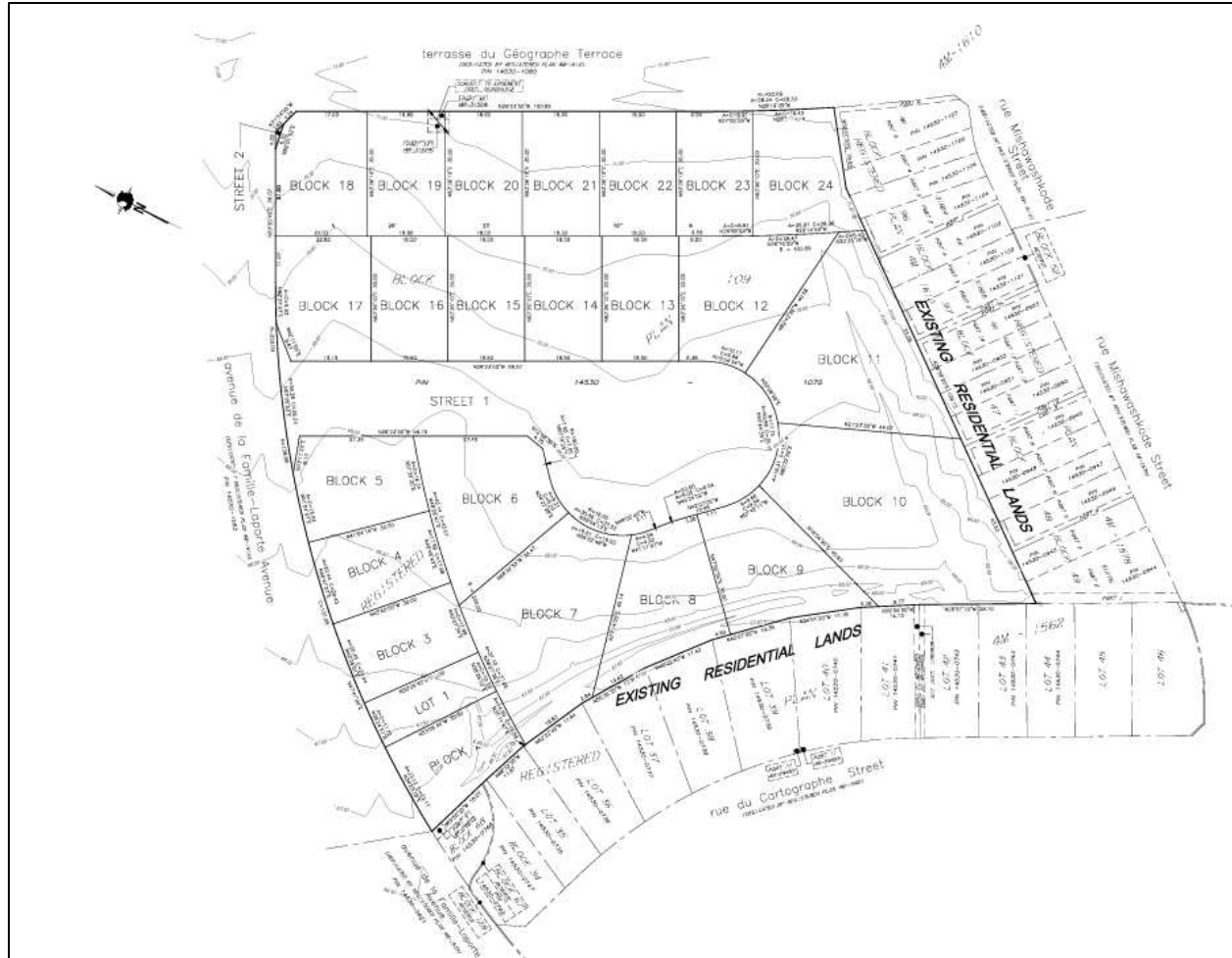


Figure 18: Excerpt of preliminary 4M-Plan prepared by Stantec.

2.2 Previous Consultations, Applications and Approvals

This *Plan of Subdivision* application ensues previously approved *Plan of Subdivision* (City File No.: D07-16-13-0024) and *Zoning By-law Amendment* (City File No.: D02-02-13-0098) applications for the Cardinal Creek Village Subdivision by the City of Ottawa where the Subject Site was created as a parcel of land and dual zoned.

Informal discussions took place with the Ward Councillor on January 15th, 2026 and the Cardinal Creek Community Association president, Rick Snell, May 22nd, 2026.

A formal pre-consultation meeting was held with City of Ottawa staff from Development Review and Community Planning on March 25, 2026, to discuss the proposed *Plan of Subdivision* application. The Pre-Consultation Meeting Feedback, Applicant's Study and Plan Identification List (SPIL), as well as other documents were provided by City staff on April 7, 2026. The SPIL identified that various reports and plans would be required to be submitted in support of the application.

3.0 PLANNING POLICY JUSTIFICATION

3.1 Planning Act

The *Planning Act* is provincial legislation that regulates land use planning in Ontario. *Section 51* of the *Planning Act* regulates *Plan of Subdivision* approvals. *Section 51(24)* sets out the criteria that must be considered when reviewing a draft plan of subdivision.

Section 51(24) states:

51(24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

- (a) The effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*

The proposed *Plan of Subdivision* will have regard for the following matters of provincial interest:

- the supply, efficient use and conservation of energy and water.
- the adequate provision and efficient use of communication, transportation, sewage and water services and waste management system.
- the orderly development of safe and healthy communities.
- the adequate provision and distribution of education, health, social, cultural and recreational facilities.
- the adequate provision of a full range of housing.
- the appropriate location of growth and development.

(b) whether the proposed subdivision is premature or in the public interest;

- The Subject Site is located within the City of Ottawa's urban boundary.
- The proposed subdivision is located in area with several residential and recreational uses that are compatible with and supportive of future semi-detached development.
- The subdivision process will be used to confirm availability and secure adequate services to support the proposed development.
- The proposed subdivision is not premature and is in the public interest.

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

- The Subject Site is designated as *Neighbourhood* as per the *City of Ottawa Official Plan (2022)* and *Elementary School* as per the *Cardinal Creek Village Concept Plan (2013)*.
- The proposed subdivision will support residential growth by establishing blocks to accommodate approximately 47 units.
- The proposed subdivision conforms to policies of the *Official Plan* and *Cardinal Creek Village Concept Plan (2013)*.

(d) the suitability of the land for the purposes for which it is to be subdivided;

- **The proposed subdivision will create blocks that will each be suitable to support residential development.**
- **The conceptual development proposal will conform with the provisions of the Zoning By-law 2008-250 and 2026-50 for the R3Z/N3B zones.**

(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;

- **No proposed affordable housing units.**

(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

- **The proposed transportation design for the subdivision includes a looped cul-de-sac public 18-metre ROW for Street One accessed off Famille-Laporte Avenue (minor collector).**
- **The proposed roadway width for Street One is consistent with the City's direction on roadway widths.**
- **Existing sidewalks will be retained on Famille-Laporte Avenue.**
- **The proposed subdivision has regard for the number, width, location, proposed grades, and adequacy of roads and highways.**

(f) the dimensions and shapes of the proposed lots;

- **The proposed blocks are an appropriate size to support the future development of single-detached and semi-detached dwellings.**
- **The dimensions and shapes of the proposed blocks are appropriate.**

(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

- **There are no restrictions.**

(h) conservation of natural resources and flood control;

- **The Subject Site is not located in any floodplains or areas of natural interest.**
- **No direct or indirect impacts on natural resource areas are expected as a result of proposed development on the Subject Site.**

(i) the adequacy of utilities and municipal services;

- **A Servicing Brief prepared by David Schaeffer Engineering Ltd., dated July 17, 2026, confirms that there is adequate municipal servicing to support the proposed subdivision.**

(j) *the adequacy of school sites;*

- **Within the Cardinal Creek Village Community, there are three blocks designated and planned for the future development of elementary school sites not including the Subject Site.**

(k) *the area of the land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes.*

- **Parkland dedication for the Cardinal Creek Village North subdivision was previously provided through the registration of the previous phases.**

(l) *the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*

- **The proposed subdivision will efficiently use the Subject Site by facilitating residential development on vacant greenfield lands.**
- **The proposed subdivision will connect to existing municipal services.**

(m) *the interrelationship between the design of proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area or designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1194, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2026, c. 25, Sched. 4, s. 8 (2).*

- **The intent of this *Plan of Subdivision* application is to subdivide the land.**

3.2 Provincial Planning Statement (PPS)

The *Provincial Planning Statement [PPS] (2024)* came into effect on October 20, 2024, and replaces the previous *Provincial Policy Statement (2020)* that came into effect on May 1, 2020. The *PPS* provides policy direction on matters of provincial interest related to land use planning and development. It sets the policy foundation for regulating development and land use province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians. The decisions that affect all planning matters “*shall be consistent with*” relevant policy statements under the authority of *Section 3* of the *Planning Act*. The following is an overall review of the applicable *PPS 2024* policies.

Chapter 2: Building Homes, Sustaining Strong and Competitive Communities

2.1 Planning for People and Homes

Section 2.1, Policy 4 of the *PPS* states:

To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and*
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.*

Section 2.1, Policy 6 of the PPS states:

Planning authorities should support the achievement of complete communities by:

- a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*
 - b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*
 - c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.*
- **The proposed residential development will achieve an efficient land use pattern by maximizing the Subject Site's existing land resources for residential development.**
 - **The future residential development will contribute to a greater range of housing typologies in the Cardinal Creek Village Community to meet the needs of future residents.**
 - **A Servicing Brief prepared by David Schaeffer Engineering Ltd., dated July 17, 2026, confirms the Subject Site will be served by municipal infrastructure including water, stormwater, and sanitary services as noted in the report.**
 - **The proposed subdivision can contribute to improving social equity by expanding housing options and providing nearby access to bus stops, existing sidewalks, multi-use pathways and parks.**

2.2 Housing

Section 2.2, Policy 1 of the PPS states:

- 1) *Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:*
 - a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;*
 - b) permitting and facilitating:*

- i. *all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*
 - ii. *all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*
 - c) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and*
 - d) *requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.*
- **The proposed subdivision will provide majority semi-detached dwellings housing types which will support residential growth in the city and diversify the housing choices.**
 - **The proposed development will not create environmental or public health and safety concerns.**
 - **Existing sidewalks will connect to multi-use pathways around the Cardinal Creek Village Community to provide active transportation options for residents.**
 - **As indicated on *Schedule C2* of the *City of Ottawa Official Plan*, the Subject Site is located in proximity to a conceptual future transit corridor extending from current Trim OC-Transpo station.**
 - **Existing public transit bus service for route 221 is reflective of the developing community.**

Section 2.3 Settlement Areas and Settlement Area Boundary Expansions

Section 2.3.1, Policy 2 states:

Land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) efficiently use land and resources;*
- b) optimize existing and planned infrastructure and public service facilities;*
- c) support active transportation*
- d) are transit-supportive, as appropriate; and e) are freight-supportive*

- **The Subject Site is located within the Cardinal Creek Village experiencing growth and development.**
- **The proposed subdivision will make use of the existing sidewalks on the north and east sides of the property.**
- **The proposed development will optimize currently underutilized greenfield land by introducing residential uses.**
- **The development will have adequate servicing as indicated in the Servicing Brief prepared by David Schaeffer Engineering Ltd., dated July 17, 2026.**

2.9 Energy Conservation, Air Quality and Climate Change

Section 2.9, Policy 1 states:

Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:

- a) support the achievement of compact, transit-supportive, and complete communities;*
- b) incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;*
- c) support energy conservation and efficiency;*
- d) promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and*
- e) take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.*

- **Community amenities such as future schools, and neighbourhood parks, are in proximity to the Subject Site and contribute to a complete community.**
- **As indicated on Schedule C2 of the City of Ottawa Official Plan, the Subject Site is located in proximity to a conceptual future transit corridor extending from current Trim OC-Transpo station.**
- **Existing public transit bus service for route 221 is reflective of the developing community.**

Chapter 3: Infrastructure and Facilities

Section 3.1 General Policies for Infrastructure and Public Service Facilities

Section 3.1, Policy 1 of the PPS states:

Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs.

Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they:

- a) are financially viable over their life cycle, which may be demonstrated through asset management planning;*
 - b) leverage the capacity of development proponents, where appropriate; and*
 - c) are available to meet current and projected needs.*
- **The Servicing Brief prepared by David Schaeffer Engineering Ltd., dated July 17, 2026, confirms that there is adequate municipal servicing to support the proposed subdivision. The brief is included in this submission for further details regarding how the proposed development will connect and utilize existing municipal sewage, water, and stormwater services.**

3.2 Transportation Systems

Section 3.2, Policy 3 states:

As part of a multimodal transportation system, connectivity within and among transportation systems and modes should be planned for, maintained and, where possible, improved, including connections which cross jurisdictional boundaries.

- **Pedestrian pathways, and sidewalks will ensure that greenspace, schools, parks and other community amenities are well connected and accessible by various modes of active transportation.**
- **Street One as shown on the Draft Plan of Subdivision is an 18-metre public ROW accessed off of Famille-Laporte Avenue which is designated as a collector street.**
- **Existing public transit bus service for route 221 is reflective of the developing community with bus stops.**
- **As indicated on Schedule C2 of the City of Ottawa Official Plan, the Subject Site is located in proximity to a conceptual future transit corridor extending from current Trim OC-Transpo station.**

3.6 Sewage, Water and Stormwater

Section 3.6, Policy 2 states:

Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.

- **As discussed, municipal services are proposed to connect to the subdivision with existing water, stormwater and sanitary services.**
- **The Servicing Brief prepared by David Schaeffer Engineering Ltd., dated July 17, 2026, confirms that there is adequate municipal servicing to support the proposed subdivision confirms adequate capacity is available. More details can be found in the report included in this submission.**

3.9 Public Spaces, Recreation, Parks, Trails and Open Space

Section 3.9, Policy 1 states:

Healthy, active, and inclusive communities should be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity;*
- b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;*
- c) providing opportunities for public access to shorelines; and*

d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

- The proposed development is adjacent to neighbourhood park (Millstone Park) with a community park (Mantha Park) located northeast of the site. These parks will be accessible to future residents within short walking distances. It is anticipated a range of recreational activities and programming will be offered within park spaces once surrounding residential services are built out.
- Within the Cardinal Creek Village Community, a network of pedestrian pathways, and sidewalks, will ensure that greenspace, schools, parks, and other community amenities are well connected and accessible by various modes of transportation.

Chapter 4: Wise Use and Management of Resources

4.1 Natural Heritage

Section 4.1 Policy 1 states:

Natural features and areas shall be protected for the long term.

Section 4.1 Policy 2 states:

The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

- **As per Schedule C11-C- Natural heritage System (East) of the Official Plan there are no natural features on the Subject Site.**
- **The proposed development has been designed to respect the Subject Site's surrounding natural and environmental features to ensure their long-term protection and prosperity.**
- **An updated Tree Conservation Report (TCR) prepared by Kilgour & Associates LTD., dated July 9, 2026, is included in support of the *Plan of Subdivision* application. The report concluded that any tree removal associated with the Plan of Subdivision should be compensated through replacement planting.**
- **Detailed information and findings can be found in the report included in this submission.**

4.2 Water

Section 4.2 Policy 1 states:

Planning authorities shall protect, improve or restore the quality and quantity of water by:
a) *using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;*
b) *minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;*

- c) identifying water resource systems;
 - d) maintaining linkages and functions of water resource systems;
 - e) implementing necessary restrictions on development and site alteration to:
 - 1. protect all municipal drinking water supplies and designated vulnerable areas; and
 - 2. protect, improve or restore vulnerable surface and ground water, and their hydrologic functions;
 - f) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality; and
 - g) ensuring consideration of environmental lake capacity, where applicable.
- **A Servicing Brief prepared by David Schaeffer Engineering Ltd., dated July 17, 2026, confirms that there is adequate municipal servicing to support the proposed subdivision.**

4.4 Minerals and Petroleum

Section 4.4.1 Policy 1 states:

Minerals and petroleum resources shall be protected for long-term use.

- **The Subject Site does not include areas that are current mineral mining operations or petroleum resource operations known to contain mineral deposits, petroleum resources and significant areas of mineral potential.**

4.5 Mineral Aggregate Resources

Section 4.5.1 Policy 1 states:

Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified.

- **The Subject Site is not designated as *Bedrock Resource Area Overlay* or *Sand and Gravel Resource Area Overlay* as per the *City of Ottawa's Official Plan B9 –Rural Transect*.**

4.6 Cultural Heritage and Archaeology

Section 4.6 Policy 1 states:

Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.

Section 4.6 Policy 2 states:

Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.

- The Ministry reviewed the Stage 1 Archaeological Assessment and found it complies with the Ontario Heritage Act and provincial archeological standards. The assessment determined that the property has archaeological potential and requires further studying through a Stage 2 Archaeological Assessment prior to development. A Stage 2 Archeological Assessment was submitted and based on the information in the report the Ministry is satisfied that the fieldwork and reporting from the archaeological assessment is consistent with the standards and there are no further concerns.

Chapter 5 – Protecting Public Health and Safety

5.1 General Policies for Natural and Human-made Hazards

Section 5.1 Policy 1 states:

Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.

- An updated Phase I Environmental Site Assessment (ESA) was prepared by Paterson Group dated July 16, 2026. The report discusses the Phase I property (formerly Laporte Flowers and Nursery) has no past or current environmental concerns identified on the subject lands or surrounding properties. The report concludes that based on the results of the assessment, a Phase II Environmental Assessment is not required.
- Detailed information and findings can be found in the report which will accompany this submission.

3.3 City of Ottawa Official Plan (2022)

The Subject Site is designated as *Neighbourhood* as per the City of Ottawa Official Plan (2022) Schedule B8.

3.3.1 Strategic Directions & Cross Cutting Issues

Section 2 of the *Official Plan (2022)* provides Strategic Directions for the City. This includes five Big Policy Moves and six Cross-Cutting Issues.

The five Big Policy Moves provide broad policy directions and are the foundation of the Official Plan. The Big Policy Moves are:

1. *Achieve, by the end of the planning period, more growth but intensification than by greenfield development.*
2. *By 2046, the majority of trips in the city will be made by sustainable transportation.*
3. *Improve our sophistication in urban and community design and put this knowledge to the service of good urbanism at all scales, from the largest to the very small.*

4. *Embed environmental, climate and health resiliency and energy into the framework of our planning policies.*
5. *Embed economic development into the framework of our planning policies.*

These Big Policy Moves inform the six themes, or Cross-Cutting Issues, that are embedded throughout the policies and sections of the Official Plan. The Cross-Cutting Issues are:

- *Intensification and Diversifying Housing Options*
- *Economic Development*
- *Energy and Climate Change*
- *Healthy and Inclusive Communities*
- *Gender and Racial Equity*
- *Culture*

The proposed Plan of Subdivision application addresses the objectives of the following Cross Cutting Issues:

3.3.1.1 Intensification and Diversifying Housing Options

- **The proposed development will facilitate the future development of approximately 47 units on the Subject Site based on the Draft Plan of Subdivision.**
- **The conceptual semi-detached dwellings proposed provides opportunity for larger households. This will contribute to intensification within the urban area and improve the condition of underutilized greenfield land.**

3.3.1.2 Economic Development

- **The increased density from the proposed subdivision will support local businesses, transit and active transportation use.**

3.3.1.3 Energy and Climate Change

- **The proposed development efficiently uses the Subject Site and will contribute to the creation of a compact and complete community.**
- **Existing sidewalks are retained to encourage active transportation within the neighbourhood and connecting to surrounding areas.**
- **The future tree planting will provide long-term benefits including shade, carbon sequestration, improved air quality. Urban heat island reduction and habitat for common urban wildlife.**

3.3.1.4 Healthy and Inclusive Communities

- **The proposed subdivision will support compact residential development near a future transit corridor and multi-use pathways surrounding the Subject Site.**
- **The Cardinal Creek Village Community is connected to the Cardinal Creek Trail Bridge, providing convenient access to Trim Station and encouraging active transportation and transit use.**

3.3.1.5 Gender and Racial Equality

- **Pedestrian prioritization through the subdivision is ideal for families and will allow for easy access to recreational spaces for all residents, regardless of their gender, race, age or abilities.**

3.3.1.6 Culture

- **The neighbourhood and community parks serve as a gathering space for residents with future recreational programming opportunities. The proposed subdivision is part of the large village which prioritizes placemaking to strengthen the sense of community within the Cardinal Creek Village.**

3.3.2 Growth Management Framework

Section 3 of the *Official Plan* provides the *Growth Management Framework* for the City of Ottawa on the premise on the ability to provide sufficient development opportunities and an appropriate range of choices, locating and designing growth to increase sustainable transportation mode shares and existing infrastructure efficiently, while reducing greenhouse gas emissions.

3.1 – Designate Sufficient Land for Growth

Section 3.1 Policy 3 states:

The urban area and villages shall be the focus of growth and development.

- **The Subject Site is located in the Cardinal Creek Village, making it a suitable location for growth and development according to the Official Plan.**

Section 3.1 Policy 5(l) states:

That new village lands prioritize locations that provide the best access by sustainable transportation modes to facilities and services, such as schools, neighbourhood facilities, parks, a variety of housing and job opportunities and where connections to municipal water and wastewater services already exist or can be efficiently provided; and

- **The proposed Plan of Subdivision, located within village lands, supports access to sustainable transportation through existing sidewalks, nearby local bus stops serving Route 221, and proximity to the Cardinal Creek Bridge Trail, which provides a connection to Trim Station.**
- **The Subject Site is also near parks and lands designated for future school sites.**
- **Existing municipal water and wastewater services are available.**

3.2 – Support Intensification

Section 3.2, Policy 3 states:

The vast majority of Residential intensification shall focus within 15-minute neighbourhoods, which are comprised of Hubs, Corridors and lands within the Neighbourhood designations that are adjacent to them as shown on Schedules B1 through B8. Hub and Corridor designations are intended to be diverse concentrations of employment, commercial, community and transportation services (in addition to accommodating significant residential opportunities) that are accessible to adjacent Neighbourhood designations on a daily and weekly basis.

- **As shown in Figure 7 the land is designated as a *Neighbourhood* within the suburban (east) transect, making the proposed subdivision suitably located.**

Section 3.2, Policy 4 states:

Intensification is permitted in all designations where development is permitted taking into account whether the site has municipal water and sewer services. This Plan supports intensification and the approval of applications for intensification shall be in conformity with transect and overlay policies as applicable. When reviewing planning applications for intensification, the City shall ensure that surface water and groundwater resources are protected, particularly where the groundwater resource is used for drinking water.

- **The Subject Site is located within the built-up area and has access to municipal water and sewer service.**
- **Adequate capacity will be confirmed as part of the application process.**
- **The proposed development concept will conform with the appropriate transect and land use designation policies regarding intensification on the Subject Site.**

3.3.3 City Wide Policies

Section 4 of the *Official Plan* provides the *City-Wide Policies* for the City of Ottawa to be considered where all new development is proposed.

Subsection 4.1 – Mobility

Section 4.1.2, Policy 6 states:

New developments will provide direct connections to the existing or planned network of public sidewalks, pathways and cycling facilities.

- **The proposed subdivision will make use of the existing sidewalks on the North and East sides of the property.**
- **East of the site there is an existing multi-use pathway along Cardinal Creek Drive.**

Section 4.1.2, Policy 11 (b) (ii) states:

In the Outer Urban and Suburban Transects and in villages, shall include sidewalks on at least one side, and sidewalks on both sides of the street wherever needed to create continuous and direct connections to destinations on both sides of the street such as

public transit stops or stations, schools, public parks, pathways, recreation centres, public buildings and institutions and commercial areas.

- **Based on the response provided by CGH Transportation Inc., in the comment response letter no sidewalk is required along Street 1. This approach is consistent with the nature of cul-de-sacs, where low traffic volumes, low operating speeds, short block length, and the absence of through traffic reduce the need for sidewalk infrastructure. Street 1 functions as a perpendicular connection to Famille-Laporte Avenue, with no roadway extension beyond the intersection and no planned or required pedestrian crossing at this location. As a result, a sidewalk is not warranted. The full comment response is included in this submission.**

Subsection 4.2 – Housing

Section 4.2.1 Policy 1 states:

A diverse range of flexible and context-sensitive housing options in all areas of the city shall be provided through the Zoning By-law, by:

- a) Primarily regulating the density, built form, height, massing and design of residential development, rather than regulating through restrictions on building typology;*
- b) Promoting diversity in unit sizes, densities and tenure options within neighbourhoods including diversity in bedroom count availability;*
- c) Permitting a range of housing options across all neighbourhoods to provide the widest possible range of price, occupancy arrangements and tenure;*
- d) Establishing development standards for residential uses, appropriately balancing the value to the public interest of new policies or development application requirements against the impacts to housing affordability; and e) The City shall maintain, at all times, land with servicing capacity sufficient to provide at least a three year supply of residential units available through lands suitably zoned to facilitate intensification and land in draft approved and registered plans.*

- **Based on the Draft Plan of Subdivision, the proposed development will establish blocks to facilitate the future development of forty-seven (47) units one proposed as a single-detached dwelling with the rest being semi-detached dwellings.**
- **The residential dwellings will consist of a similar built form, height, massing, and design of existing residential dwellings within the Cardinal Creek Village Community. The proposed development will contribute to housing in the neighbourhood and will contribute to the overall housing typologies and forms for the Cardinal Creek Village Community.**

Subsection 4.4 – Parks and Recreation Facilities

Section 4.4.1, Policy 2 states:

All development, regardless of use, shall meet all of the following criteria to the satisfaction of the City:

- a) Consider land acquisition for parks as directed by the Parkland Dedication By-law to meet community needs for both residential and non-residential development, with an*

emphasis on active recreation amenities and potential cultural development with new parks acquired to address gaps or community needs; and

b) Prioritize land for parks on-site over cash-in-lieu of parkland. Cash-in-lieu of parkland shall only be accepted when land or location is not suitable. The land to be conveyed shall, wherever feasible:

- i) Be a minimum of 400 square metres or as described in the upcoming Land First Policy and updated Park Development Manual as directed by the Parks and Recreation Facilities Master Plan;
- ii) Be free of encumbrances above and below ground when land for parks is obtained by parkland dedication; or in the case of land purchases for the creation of new parks in established areas, unless the encumbrances have been approved by the City where reasonable;
- iii) Be of a usable shape, topography and size that reflects its intended use
- iv) Meet applicable provincial soil regulations; and
- v) Meet the minimum standards for drainage, grading and general condition.

- **Parkland dedication for the Cardinal Creek Village North subdivision was previously provided through the registration of the previous phases and complies with Section 51.1 of the *Planning Act*. Tamarack has provided Table 1 below to summarize the parkland dedication calculations.**
- **Phases 1- 6 were calculated based on a parkland dedication rate of 1 hectare per 300 units whereas, phases 7 and 8 are calculated on a rate of one hectare per 600 units.**
- **As per Table 1 no parkland dedication or cash in lieu of parkland is required for phase 8 due to previous over dedications.**

Table 1: Parkland Dedication for Cardinal Creek Village provided by Tamarack.

Phase	PREVIOUS PHASES				
	Units	Required (ha)	Dedicated (ha)	Park Block	Over / Under-dedication (ha)
1	158	0.526	1.3	113 Plan 4M-1539	0.774
2	96	0.319	0.89		1.345
3	78	0.259	0		1.086
4	230	0.766	0		0.32
5	223	0.743	4.12	118	3.697
6	161	0.536	0		3.161
7	170	0.283	0		2.878
8	47	0.078	0		2.800
Total	1163	3.51	6.31		2.800

Policy 4.4.2 – Guide decision-making for future parks

Section 4.4.2 Policy 1 states:

A range of park typologies shall be identified in secondary plans and local plans. This does not preclude the City from identifying additional lands for acquisition or dedication.

- The proposed development is in proximity to two existing parks providing future residents with passive and recreational greenspace areas.

Subsection 4.6 – Urban Design

Section 4.6.5 Policy 1 states:

Development throughout the City shall demonstrate that the intent of applicable Council-approved plans and design guidelines are met.

- The residential dwellings will consist of a similar built form, height, massing, and design of existing residential dwellings within the Cardinal Creek Village Community.
- Further discussion on the *Cardinal Creek Village Concept Plan (2013)* is provided in Section 3.4 of this report.

Section 4.6.6 Policy 6 states:

Low-rise buildings shall be designed to respond to context, and transect area policies, and shall include areas for soft landscaping, main entrances at-grade, front porches or balconies, where appropriate. Buildings shall integrate architecturally to complement the surrounding context.

- The detached dwelling and semi-detached dwellings will consist of architectural styles, building form, and setbacks that will be compatible with existing and planned future residential development.

Policy 4.7 – Drinking Water, Wastewater and Stormwater Infrastructure

Section 4.7.1 Policy 7 states:

As part of a complete application, new applications for a plan of subdivision or condominium must demonstrate, to the satisfaction of the City and based on requirements identified in the Infrastructure Master Plan, that a legal and sufficient outlet can be established to support the proposed development.

- A Servicing Brief prepared by David Schaeffer Engineering Ltd., dated July 17, 2026, confirms that the Stormwater Management Strategy will be serviced through a combination of existing and sewers that are designed in accordance with City of Ottawa criteria. Additional details can be found in the report included in the submission package.

3.3.4 Suburban Transect

Section 5 of the *Official Plan* addresses the six concentric policy areas called transects that represent a different gradation in the type and evolution of built environment and planned function of the lands within it, from most urban (*Downtown Core*) to least urban (*Rural*).

Subsection 5.4 – Suburban Transect

Policy 5.4.1 – Recognize a suburban pattern of built form and site design while supporting an evolution towards 15-minute neighbourhoods:

Section 5.4.1 Policy 1 states:

The Suburban Transect's established pattern of built form and site design, in the existing built-up areas, is suburban, as described in Table 6, reflective of the conventional model described in Table 8.

- **The surrounding neighbourhood is characterized by a conventional suburban built form, including low-rise residential uses.**
- **The proposed subdivision recognizes and is established to this neighbourhood context.**

Section 5.4.1 Policy 2 states:

The Suburban Transect is generally characterized by Low- to Mid-density development. Development shall be:

- a) *Low-rise within Neighbourhoods;*
 - b) *Low-rise along Minor Corridors, however the following policy direction applies:*
 - i. *Mid-rise buildings, between 5 to 7 storeys, may be considered through a rezoning without an amendment to the Plan;*
 - ii. *Mid-rise buildings above 7 storeys may be permitted through an area-specific policy or secondary plan; and*
 - iii. *High-rise buildings may be permitted through a secondary plan.*
- **The proposed development conforms with the policies as the residential subdivision is for future low-rise detached and semi-detached dwellings.**

Policy 5.4.2 – Enhance mobility options and street connectivity in the suburban transect

Section 5.4.2 Policy 1 states:

In the Suburban Transect, the City shall take opportunities to support the rapid transit system and to begin to introduce urban environments through the overlay policies of this Plan by:

- a) *Supporting the introduction of higher-density mixed-use urban environments at strategic locations close to rapid transit stations; and*
 - b) *Supporting or pursuing the creation of pedestrian shortcuts that minimize walking distance to street transit stops or rapid transit stations, as a way to introduce a finer grid of active mobility options to set the stage for longer-term intensification.*
- **The Subject Site supports density in conformity with the CDP.**

- **The Cardinal Creek Trail, located behind Astrolabe Place within the established Cardinal Creek Village Subdivision, provides a pedestrian connection to Trim Station and supports convenient access to rapid transit.**

Policy 5.4.5 - Provide direction to Neighbourhoods located within the Suburban Transect

Section 5.4.5 Policy 1 states:

Neighbourhoods located in the Suburban Transect and within a 15-minute neighbourhood shall accommodate residential growth to meet the Growth Management Strategy as outlined in Subsection 3.2, Table 3. The Zoning By-law shall implement the density thresholds in a manner which adheres to the built form requirements as described in Subsection 5.6.1 – Built Form Overlays, as applicable and that:

- a) Allows and supports a wide variety of housing types with a focus on missing-middle housing, which may include new housing types that are currently not contemplated in this Plan;*
- b) Generally provides for up to 3 storey height permission, and where appropriate 4 storey height permissions to allow for higher-density Low-rise residential development; and*
- c) Provides an emphasis on regulating the maximum built form envelope, based on the context, that frames the public right of way.*

- **The future residential development will contribute to greater range of housing typologies in the Cardinal Creek Village Community to meet the needs of future residents.**

3.3.5 Designation

Section 6.3 – Neighbourhoods

The *Official Plan* notes that neighbourhoods are contiguous urban areas that make up the heart of communities. The intent of the *Official Plan* is to allow *Neighbourhoods* to permit a mix of building forms and densities. It is acknowledged that not all *Neighbourhoods* are at the same stage of development, maturity, and evolution. The intent of the *Official Plan* is to reinforce those *Neighbourhoods* that contain all elements and presently function as 15-minute neighbourhoods, guide those that have missing elements to gain them, and enable conditions for future 15-minute neighbourhoods.

Policy 6.3.1 – Define neighbourhoods and set the stage for their function and change over the life of this Plan

Section 6.3.1 Policy 2 states:

Permitted building heights in Neighbourhoods shall be Low-rise, except:

- a) Where existing zoning or secondary plans allow for greater building heights; or*
- b) In areas already characterized by taller buildings within the Neighbourhood designation.*

- The development is a low-rise residential subdivision, and the proposed land use will remain compatible with the surrounding built forms and contribute to the overall housing stock.

Section 6.3.1 Policy 4 states:

The Zoning By-law and approvals under the Planning Act shall allow a range of residential and non-residential built forms within the Neighbourhood designation, including:

- a) Generally, a full range of Low-rise housing options sufficient to meet or exceed the goals of Table 2 and Table 3b;*
- The proposed subdivision broadens the range of residential built form and diversification of the local housing stock through low-rise built form.
- The *Plan of Subdivision* application is intended to create blocks to facilitate future development of the Subject Site and fully conform with provisions of the applicable zones.

Policy 6.3.2 - Guide the evolution of neighbourhoods based on their context, location, age, maturity and needs, generally towards the model of 15-minute neighbourhoods.

Section 6.3.2 Policy 2 states:

The City will establish form-based regulation through the Zoning By-law, Site Plan Control and other regulatory tools as appropriate, consistent with Transect direction. Such form-based regulation may include requirements for articulation, height, setbacks, massing, floor area, roofline, materiality and landscaped areas having regard for:

- a) Local context and character of existing development;*
- b) Appropriate interfaces with the public realm, including features that occupy both public and private land such as trees;*
- c) Appropriate interfaces between residential buildings, including provision of reasonable and appropriate soft landscaping and screening to support livability;*
- d) Proximity to Hubs, Corridors and rapid-transit stations;*
- e) Transition in building form to and from abutting designations;*
- f) The intended density to be accommodated within the permitted building envelope; and*
- g) The provisions of Subsection 4.2 Policy 1)(d).*
- The proposed subdivision layout and existing zoning conform to the CDP, which aims to create a complete residential community offering a full range of housing options, supported by parks, schools, and opportunities to work and shop near residential neighbourhoods.

3.3.6 Protection of Health and Safety

Section 10 – Protection of Health and Safety

Environmental conditions whether occurring naturally or not can result in hazards to human life or health and damage or loss to property value. The environmental conditions or constraints to development may include natural hazards such as flood plains and unstable soils to hazards

resulting from human activity such as contaminated sites, mine hazards, and land affected by noise. In accordance with *Section 10* of the *Official Plan*, development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to health or safety or of property damage and shall not create new or aggravate existing hazards.

Policy 10.1 – Prevent Injury, loss of life and property damage

Policy 10.1.1 – Natural Hazards: Flooding Hazards and Erosion Hazards

Section 10.1.1 Policy 1 states:

Development and site alteration shall not be permitted in the 1 in 100 year flood plain or in an erosion hazard area.

- **The Subject Site is not situated within any flood plains or unstable slopes as per the *City of Ottawa Official Plan Schedule C15 – Environmental Constraints*.**

Policy 10.1.4 – Natural Hazards: Unstable soils or bedrock

Development shall generally be directed to areas outside of unstable soils or bedrock as defined as a Hazardous Site in the Provincial Policy Statement.

- **The Subject Site is not situated within unstable slopes or contain any organic soils as per the *City of Ottawa Official Plan Schedule C15 – Environmental Constraints*.**

Policy 10.1.6 – Contaminated Sites

Section 10.1.6 states:

The City shall ensure that development only takes place on sites where the environmental conditions are suitable for the proposed use in accordance with provincial legislation and regulations.

- **The Subject Sites environmental conditions are suitable for the proposed residential subdivision.**
- **The Phase I ESA prepared by Paterson concluded that no potentially contaminating activities were identified.**

Policy 10.1.7 – Waste Disposal Sites

Section 10.1.7 states:

Operating waste disposal sites are landfills, dumps, incinerators and any other facilities providing for the long-term storage or destruction of municipal solid waste. Composting, recycling and transfer facilities are considered processing operations. In addition to operating its own facilities, the City has jurisdiction over enacted consents for private waste disposal facilities. The City's criteria in granting consents for these facilities include an assessment of the impact from waste types and quantities, landfill capacity in Ottawa and consistency with the City's Solid Waste Master Plan.

- **The Subject Site is not in proximity to any waste disposal sites.**

Policy 10.2 – Minimize incompatible land uses

Section 10.2.1 Policy 2 states:

All noise studies prepared in support of development shall be consistent with the City's Environmental Noise Control Guidelines and shall include noise mitigation and a warning clause where necessary, as a condition of approval.

- **A Transportation Noise Assessment was prepared by Gardient Wind Engineering & Scientists dated July 9, 2026, is included in this submission.**

Policy 10.3 – Build resiliency to the impacts of extreme heat

Section 10.3 Policy 1 states:

Trees will be retained and planted to provide shade and cooling by:

- a) Applying the urban tree canopy policies in Subsection 4.8 and other sections of the plan;*
- b) Prioritizing them in the design, and operation of parks and the pedestrian and cycling networks and at transit stops and stations for users wherever possible; and*
- c) Encouraging and supporting maintenance and growth of the urban tree canopy on residential, commercial and private property.*

- **A Streetscape Plan will be provided as part of the detailed design process.**
- **An updated Tree Conservation Report (TCR) prepared by Kilgour & Associates LTD., dated July 9, 2026, is included in support of the *Plan of Subdivision* application. The report concluded that any tree removal associated with the Plan of Subdivision should be compensated through replacement planting.**

3.3.7 Official Plan Volume 2C: Area-Specific Policies

The Subject Site is situated within the *Cardinal Creek Village Boundary* as per the *City of Ottawa's Official Plan Volume 2C: Area-Specific Policies Schedule 42.A – Designation Plan* as shown on **Figure 11**.

Policy 42.1 states:

the policy area shall be developed to be generally consistent with the Cardinal Creek Village Concept Plan as approved by City Council in 2013...In cases where more land-efficient development, infrastructure or stormwater management facilities are proposed, an Official Plan Amendment will not be required.

- **Further discussion on how the proposed development is generally consistent with the Cardinal Creek Village Concept Plan (2013) is provided below in the next section.**

3.4 Cardinal Creek Community Design Plan (2013)

The *Cardinal Creek Village Concept Plan [CDP] (2013)* is a City Council approved document that was developed for the Cardinal Creek Community based on the existing conditions of the study area, servicing and transportation elements, policies of the Official Plan, and public consultation.

The Subject Site is designated by various land uses including residential, a minor collector, a major collector, a neighbourhood park and urban natural features as per the Cardinal Creek Village Concept Plan- Land Use plan shown in **Figure 14**.

As per Section 3.5 – Residential Areas of the Cardinal Creek Village Concept Plan (2013), this designation permits various housing typologies such as detached dwellings, semi-detached dwellings, link detached dwellings, and grade-related multiple-attached dwellings (such as townhouses). Multiple-attached dwellings are to be situated throughout the Residential Areas to provide for a complete range of grade-related housing opportunities and create diverse neighbourhoods.

- **The proposed development will feature a mix of housing typologies that provide additional housing choices within the Cardinal Creek Village Community to meet the needs of individuals and families.**
- **The residential typologies will include a single-detached dwelling unit and semi-detached dwellings.**

Section 3.8 – Greenspace Network comprised of lands designated as Urban Natural Features and Major Open Space, parks, stormwater management facilities, and pathways/active transportation linkages as shown on **Figure 15**. Subsections 3.8.1 – 3.8.6 provide further policies on those lands designated as Urban Natural Feature, Parks, Schools, Stormwater Management Facilities, and Pathway System.

- **To the west of the Subject Site Cardinal Creek is identified as an *Urban Natural Heritage Feature*. This is preserved as a greenspace corridor to ensure no negative impacts for the environmental features and natural habitats. This greenspace corridor does not form part of the Plan of Subdivision application.**
- **Two neighbourhood parks (Millstone and Mantha Park) are part of the registered subdivision for Cardinal Creek and are in proximity to the Subject Site.**
- **To the east of the Subject Site is a Multi-Use Pathway along Cardinal Creek Drive.**
- **The pedestrian pathways, and sidewalks will ensure that greenspaces, schools, parks and other community amenities are well connected and accessible by various modes of transportation.**
- **No schools are proposed within this plan of subdivision however; within the Cardinal Creek village three blocks are designated for future elementary school sites.**

Section 4.3 – Community Streetscape Guidelines speaks to the design of Community Edges, Road Network, Collector Roads, Local Roads, and Street Trees.

- Famille-Laporte Avenue and Géographe Terrace are existing collector and local roadways that were constructed as part of the overall Cardinal Creek Village subdivision.
- Street One on the proposed draft plan of subdivision in an 18-metre public ROW providing a looped cul-de-sac street for access to blocks 6-17. The access to Street One is off of Famille-Laporte Avenue.
- There are 9 driveways proposed fronting on to Famille-Laporte Avenue. The other driveways of semi-detached dwellings will front onto Géographe Terrace and Street One.

Section 4.4 – Parks and Open Space addresses the design guidelines of the Community Park, Neighbourhood Parks, Natural features and Open Space, Stormwater Management Ponds and Drainage Corridors, Linkages and Pathways, and Hydro Corridor.

- As previously discussed, no blocks within this plan of subdivision are designated for neighbourhood parks.
- Two neighbourhood parks (Millstone and Mantha Park) are part of the registered subdivision for Cardinal Creek and are in proximity to the Subject Site.
- To the west of the Subject Site Cardinal Creek is identified as an *Urban Natural Heritage Feature*. This is preserved outside of the draft plan of subdivision as a greenspace corridor to ensure no negative impacts for the environmental features and natural habitats.
- Pedestrian pathways, and sidewalks will ensure that greenspaces, schools, parks, and other community amenities are well connected and accessible by various modes of active transportation.

Section 4.5 – Site Design and Built Form Guidelines speaks to the design guidelines of the Arterial Mainstreet 'A', Arterial Mainstreet 'B', Mixed Use Areas, Residential Dwellings, Apartment Buildings, Schools, and Street Tree Planting.

- The proposed subdivision will be designed to create a cohesive residential neighbourhood through semi-detached dwellings to enhance visual interest and contribute to an engaging streetscape.
- Dwellings within the looped cul-de-sac will be carefully designed to minimize the visual prominence of garages and provide opportunities for landscaping.
- Street tree planting will be determined as part of the Detailed Design process for the proposed development in accordance with the geotechnical recommendations.

Section 5.0 – Infrastructure notes that development within the Cardinal Creek Village Community will be supported by infrastructure including roads, transit, water and sanitary sewer services and stormwater management facilities.

- Local road network recognizes and forms a continuous and interconnected modified grid pattern.
- On-street and off-street pathways and sideways are proposed to provide connectivity within the community and to adjacent areas.
- Local transit services are within the maximum walking distance of 400m. The Subject Site has access to OC-Transpo route 221.

- The Subject Site is in proximity to a future transit corridor and will be subject to further detailed planning by the city.
- Sanitary sewer services, and water supply will be provided through the extensions of the municipal systems.

Section 6.1 – Development Approvals speaks to how development approvals are to proceed for lands situated within the Cardinal Creek Village Concept Plan.

- The proposed development will be processed through a Plan of Subdivision.
- As illustrated on the Draft Plan of Subdivision, the proposed development will create an area for future residential, and a new local road organized in a looped cul-de-sac off of Laporte Avenue.
- Detailed discussion on how the proposed development meets the general intent of the *Cardinal Creek Village Concept Plan* including the guiding principles and the *Community Design Guidelines* have been discussed previously.

3.4.1 Urban Design Guidelines for Greenfield Neighbourhoods

The purpose of the *Urban Design Guidelines For Greenfield Neighbourhoods (2007)* is to “illustrate the City’s expectations during the development review process for greenfield neighbourhoods within the Urban Area of the City of Ottawa. They are focused on providing guidance for neighbourhood design during the subdivision review and zoning processes”. The proposed development has considered the *Community Design Guidelines* of the *Cardinal Creek Village Concept Plan (2013)* as well as the *Urban Design Guidelines For Greenfield Neighbourhoods*. The urban design guidelines include an extensive list which the following summarizes how the Cardinal Creek Village South subdivision addresses the applicable urban design guidelines:

- Cardinal Creek, west of the Subject Site, is identified as an *Urban Natural Heritage Feature* and is preserved outside the Draft Plan of Subdivision as a greenspace corridor to protect environmental features and natural habitats.
- Millstone Park, located off Cartographe Street, provides convenient pedestrian access to community greenspace.
- Street tree planting will be confirmed through detailed design in accordance with applicable recommendations.
- The proposed street pattern supports walkability and pedestrian access to transit stops and neighbourhood amenities.
- Existing sidewalks will be universally accessible for residents of all ages and abilities.
- Building design will emphasize windows and doors as prominent features along street frontages.

3.5 City of Ottawa Zoning By-law

The Subject Site is zoned as *Minor Institutional Zone, Subzone A (I1A) / Residential Third Density Zone, Subzone Z (R3Z)* in the *City of Ottawa Zoning By-law 2008-250*. The Subject Site is currently zoned as *Institutional Zone (INZ) / Neighbourhood Zone 3, Subzone B (N3B)* in the *City*

of Ottawa Zoning By-law 2026-050. As the Subject Site was originally intended for an elementary school, it was dual zoned with an institutional zone however, because no school board has acquired or occupied the Subject Site, the applicable residential zoning provisions support the proposed residential subdivision.

3.5.1 Zoning Review

Zoning By-law 2008-250

The purpose of the Residential Third Density Zone – R3 zone is to:

- (1) allow a mix of residential building forms ranging from detached to townhouse dwellings in areas designated as General Urban Area in the Official Plan;
- (2) allow a number of other residential uses to provide additional housing choices within the third density residential areas;
- (3) allow ancillary uses to the principal residential use to allow residents to work at home;
- (4) regulate development in a manner that is compatible with existing land use patterns so that the mixed dwelling, residential character of a neighbourhood is maintained or enhanced; and
- (5) permit different development standards, identified in the Z subzone, primarily for areas designated as Developing Communities, which promote efficient land use and compact form while showcasing newer design approaches.

Table 2 provides the zoning provisions that apply to the R3Z subzone.

Table 2: Zoning Provisions for the R3Z zone

Subzone	Prohibited uses	Principle Dwelling Type	Minimum Lot Width (m)	Minimum Lot Area (m ²)	Maximum Building Height (m)	Minimum Front Yard Setback (m)	Minimum Corner Yard Setback (m)	Minimum Rear Yard Setback (m)	Minimum interior side Yard setback
Z	None	Detached, Linked-detached	9	240	10 in Schedule 342, in other cases 11	3	3	6	1.8 total, 0.6 for one side yard
		Semi-Detached	7	190	10 in Schedule 342, in other cases 11	3	3	6	0.9

Zoning By-law 2026-050

The purpose of the *Neighbourhood* zone is to:

- Permit a full range of housing options and associated residential uses as contemplated within the Neighbourhoods designation of the Official Plan, and establish standards focused on regulating their built form and function.
- Regulate density and maximum building height using the primary Neighbourhood Zones, with the N5 and N6 Zones denoting mid- and high-rise respectively.
- Regulate elements of residential character, such as lot width and yard setbacks, using the N-subzones (A-F), with subzone A representing the most urban character and subzone F representing the most suburban character as defined in Table 6 of the Official Plan. These standards apply to all primary Neighbourhood Zones.
- The mid- and high-rise zones (N5 and N6) also conditionally permit non-residential uses, so as to permit a range of services in proximity to permitted high-density residential areas to implement the 15-minute neighbourhood policies of the Official Plan.

Table 3 provides the Zoning Provisions that apply to the N3B subzone.

Table 3: Zoning Provisions for the N3B zone

Table 801B- Provisions for Subzones A-F to N1-N6 Zones		
Subzone		B
(i)	Minimum lot width (m)	7.5
(ii)	Minimum lot width per principal vertically attached units	4.5
(iii)	Minimum front yard setback (m)	Area E of schedule A1:3; All other cases: 4.5
(iv)	Minimum total interior side yard setback (m)	1.8
(v)	Minimum exterior side yard setback (m)	3
(vi)	Maximum building width (m)	n/a
(vii)	Minimum rear yard setback [OLT-26-000364]	Area E of Schedule A1: 6m; All other cases: 25% of lot depth

The **Plan of Subdivision** application is intended to create blocks to facilitate future development of the Subject Site and fully conform with provisions of the applicable zones. Should building heights, setbacks or any other zoning provision exceed the requirements of the zones, a site-specific Zoning By-law Amendment application will be required to facilitate proposed development.

The proposed Plan of Subdivision application is consistent with the purpose of the Residential Third Density Zone and the Neighbourhood Zone.

4.0 PUBLIC CONSULTATION STRATEGY

The public consultation strategy will involve a variety of methods as follows:

- Signage posting on the Subject Site which provides members of the public with details of the proposed development and means of contacting the file lead to provide comments and/or questions.

- Digital copies of all required supporting studies and plans will be made available for public viewing through the City of Ottawa's Development Applications webpage (<https://devapps.ottawa.ca/en/>).

5.0 CONCLUSION

It is our assessment that the suggested proposed development is consistent with the *Provincial Planning Statement (2024)*, conforms to the *City of Ottawa Official Plan (2022)*, and *Cardinal Creek Concept Plan (2013)*, and complies with the provisions of *Zoning By-law 2008-250* and *Zoning By-law 2026-050*. This Planning Rationale along with the associated technical studies supports the proposed development.

The proposed development is an appropriate and desirable addition to the Cardinal Creek Village Community and represents good planning.

Yours truly,

NOVATECH

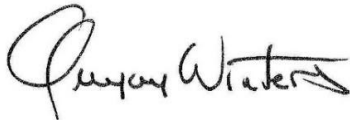


Alex Petracca, M.PL.
Planner, Planning & Development



Robert Tran, M.PL.
Project Planner, Planning & Development

Reviewed by:



Greg Winters, MCIP, RPP
Director, Planning & Development

Appendix A
Draft Plan of Subdivision
Prepared by Stantec

