



Petrie Island Canoe Club

Planning Rationale + Design Brief
Site Plan Control
October 21, 2022



Prepared for Petrie Island Canoe Club

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1.0 Introduction

1.1 Application Overview

Fotenn Consultants Inc., acting as agents for Petrie Island Canoe Club is pleased to submit the enclosed Site Plan Control application for the lands municipally known as 795 Trim Road (“the subject lands”) in the Orleans ward of the City of Ottawa. Petrie Island Canoe Club (‘PICC’) is a community sports organization whose mission is to offer paddling programs for all levels, ages and abilities. PICC currently operates a boat storage facility on Petrie Island, which consists of SeaCans installed on a permanent base. In order to support their programming, PICC requires a larger boat storage facility. As part of the enclosed Site Plan Control application, PICC plans to construct a single-storey marine facility for the purpose of storing canoes, to formally recognize the existing SeaCan storage facility, and to provide for temporary, seasonal docks and accessible beach access.

The City of Ottawa is the owner of the land and has confirmed intent to enter into lease agreement with the Petrie Island Canoe Club to permit operation for a minimum of five years.

1.2 Supporting Plans and Studies

In addition to this Planning Rationale, electronic copies the following plans and studies are enclosed in support of the Site Plan Control application;

- / An architectural package, prepared by CSV Architects, containing a Site Plan (A100) and Plans, Section and Elevation (A300), dated October 20, 2022;
- / A Grading Plan, prepared by McIntosh Perry, dated October 11, 2022;
- / Geotechnical Investigation, prepared by Paterson Group, dated October 22, 2021;
- / Phase 1 Environmental Site Assessment, prepared by McIntosh Perry, dated October 20, 2022;
- / An Environmental Impact Statement, prepared by Kilgour & Associates, dated October 11, 2022; and
- / A Survey Sketch, prepared by Annis, O’Sullivan, Vollebakk.

2.0 Site Context and Surrounding Area

The proposed development is located on Petrie Island, abutting the most eastern parking lot on the north side of Tweddle Road. Petrie Island is located in Ottawa River in the Orleans neighbourhood of the City of Ottawa.



Figure 1: Aerial image of the proposed development and the surrounding area.

The Canoe Club has been in operation since 2013, offering a variety of services to the community including youth camps, canoe and kayak lessons, and opportunities to learn about ecology and environmental stewardship. The current Petrie Island Canoe Club facility is located directly adjacent to the new proposed building (Figure 2).

The proposed development is located on a small section of the existing lot owned by the City of Ottawa. Per PICC's agreement with the City of Ottawa, the leased lands will be located generally as shown in Figure 1, extending from directly east of the parking lot, down to the beach. The area to be leased was originally described as being a slightly irregular rectangle that is approximately 30 metres by 92 metres, with a total area of 2,665 square metres. These dimensions are shown in the enclosed survey sketch prepared by Annis, O'Sullivan, Vollebakk.

However, through the planning and design of the proposed development, it was determined that a slightly adjusted leased area would allow the proposed building to be located outside the one-in-five year flood plain, and allow for a more functional project. Therefore, it is requested that the City Real Estate Office review the proposed new dimensions, of approximately 27 metres by 100 metres, with the same total area of 2,665 square metres. The City's lease of the development lands will not create a new lot.

The proposed lease area is located adjacent to the existing easternmost parking lot, within the large beach.



Figure 2: Image of existing condition and structure (green and white container).

3.0 Proposed Development and Design Brief

The Petrie Island Canoe Club is proposing to develop a canoe storage facility, including a concrete pad surrounding the structure, with an accessible amenity space on roof of the building. The site area for the development (identified in blue on the Site Plan (Figure 3)) is 2,665 square metres, with a building area of 496 square metres, and a gross floor area of 292 square metres. The storage building is 4 metres in height, with access to the roof from stairs located on the south side of the structure. Access to the interior of the building is located on the east side of the building, with four bay doors that offer access to the building for canoe loading.

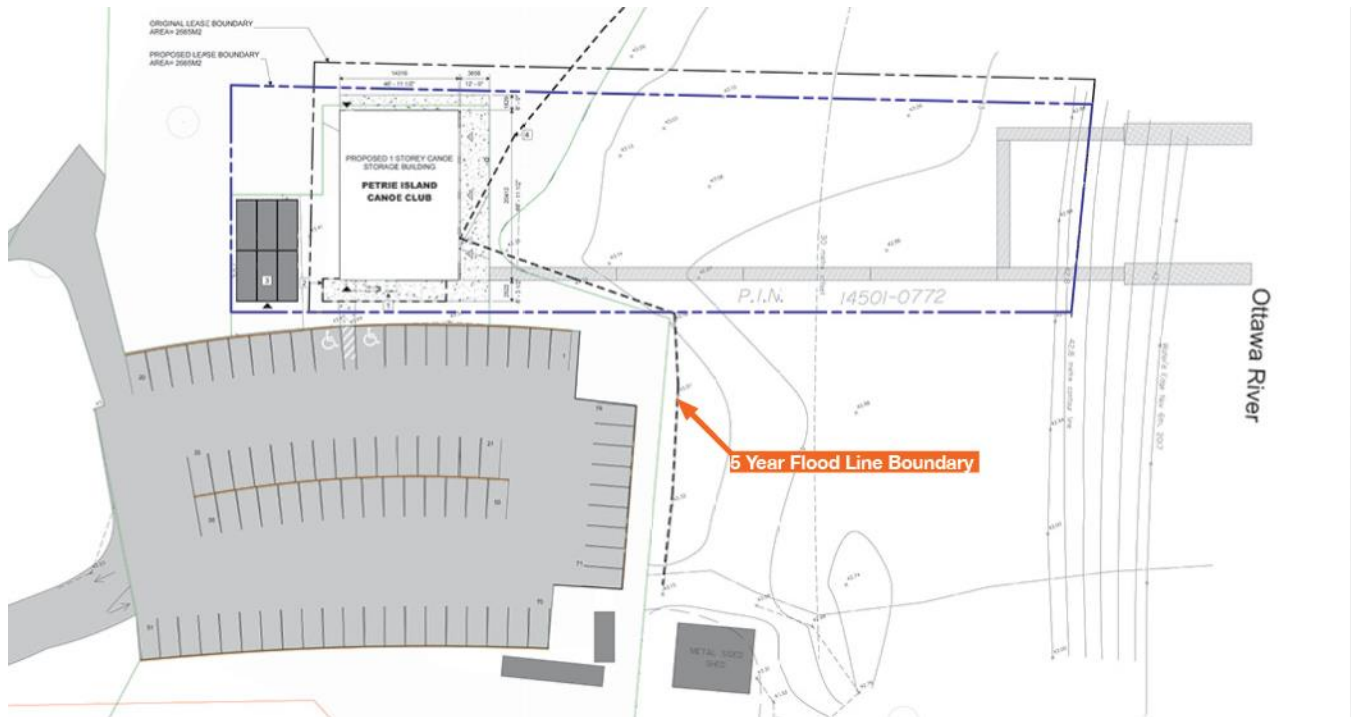


Figure 3: Proposed Site Plan.

The existing SeaCan structure will be re-oriented and re-located to allow the entirety of the proposed new building to be located outside the one-in-five-year floodplain, as shown in the proposed Site Plan. As part of the proposed site plan, new temporary, seasonal docks will be installed. Barrier-free access to the docks will be provided using Mobi-mats. Both the docks and the Mobi-mats will be removed for the winter and stored in the new building, and will be reinstalled in the spring, after risk of flooding.

As with the current PICC facility, users will access the proposed development from the existing parking lot. No new parking or vehicular access is required. When required, canoes will be carried by hand to the parking lot to be loaded onto vehicles.

No new planting or vegetation is proposed, to respect the existing beach character of the site. The new building, and the pad for the re-located SeaCans will tie into the existing grade, minimizing changes to the existing topography of the site.

The proposed new building and the relocated SeaCans will be designed so that they can safely flood in the one-in-100 year flood event. A Coastal Engineering Study will be conducted to inform the detail design for Building Permit and Rideau Valley Conservation Authority Permit applications. In general, the building will have no water or sewage

connections, and power systems will be designed to be disconnected in the off-season, to avoid any risk of environmental contamination. The structural materials will be designed to avoid elements breaking off and washing away. The internal contents of the building, including the canoes, will be attached to secured wall-mounted racks.

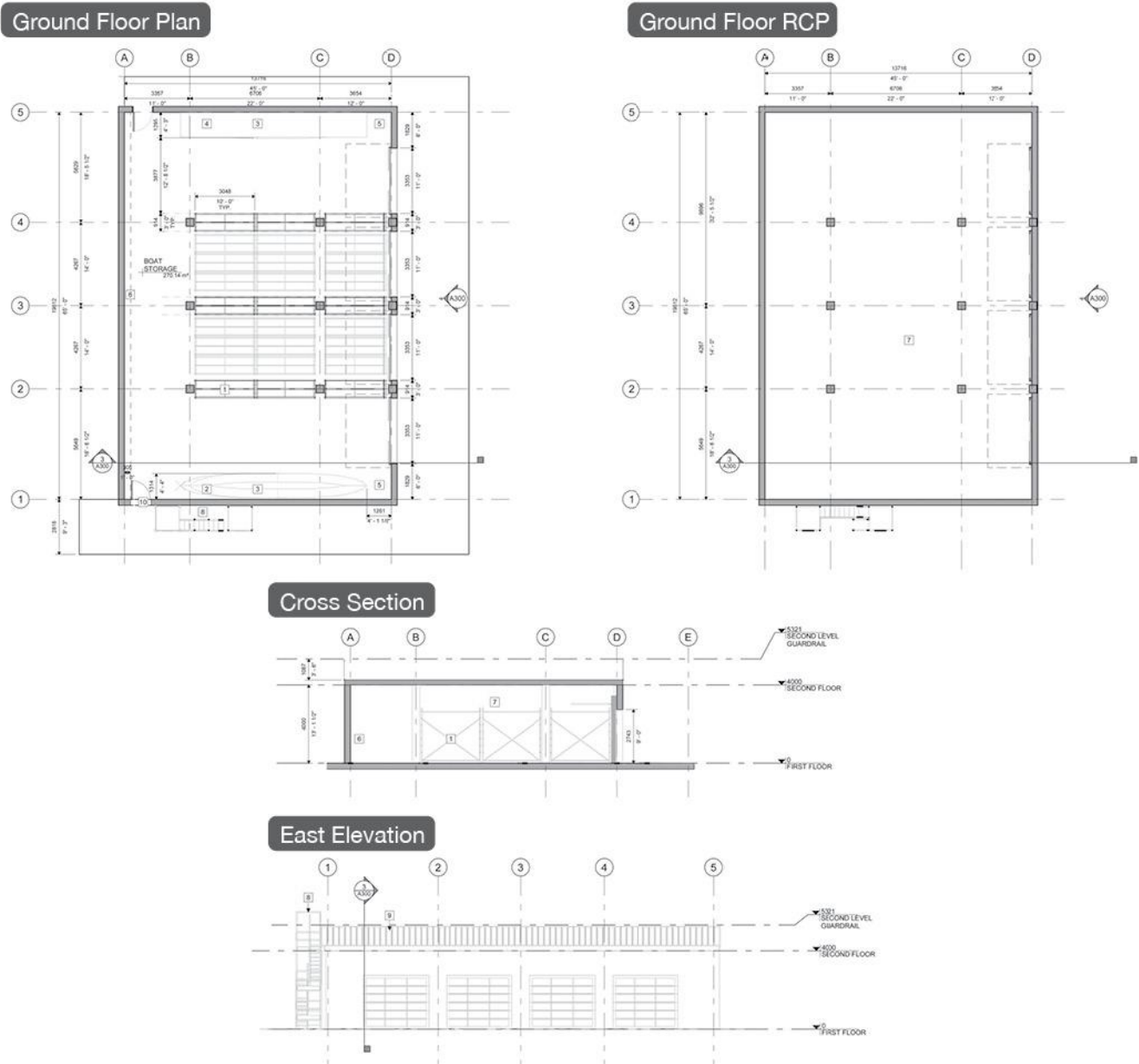


Figure 4: Technical Drawings of Proposed Development

4.0 Policy and Regulatory Framework

4.1 Provincial Policy Statement

The Provincial Policy Statement (PPS) sets out a vision for land use planning in the Province of Ontario that encourages planning and development that is environmentally-sound, economically strong and that enhances quality of life. The PPS promotes intensification of built-up areas to efficiently use land where existing infrastructure and public service facilities are readily available to avoid unjustified and uneconomic expansions. Planning authorities must identify appropriate locations and promote opportunities for intensification, redevelopment, and services or amenities that offer community benefit. The relevant policy interests to the subject application are as follows:

- 1.1.1 a) Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- 1.1.1 c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- 1.1.1 f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;
- 1.1.1 h) Promoting development and land use patterns that conserve biodiversity;
- 1.1.3.2 a) Efficiently use land and resources;
- 1.1.3.2 b) Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- 1.2.6.1 Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures;
- 1.5.1 a) Planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;
- 1.5.1 b) Planning and providing for a full range and equitable distribution 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;
- 1.5.1 c) Providing opportunities for public access to shorelines; and
- 1.5.1 d) Recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

The proposed development is consistent with the policies of the Provincial Policy Statement. The proposed development on the subject lands represents an efficient use of land that has access to existing infrastructure, public facilities, employment, amenities, and services. The proposed development will improve equitable access to shorelines, including for persons with disabilities. Further, the subject property is sensitively designed and oriented so as to minimize negative impacts to surrounding environmental features.

4.2 City of Ottawa Official Plan (2003, as amended)

The City of Ottawa's Official Plan provides a vision and a policy framework to guide the future growth of the City of Ottawa. The Official Plan (OP) is a statutory document that addresses and implements matters of provincial interest as defined by the Planning Act and the Provincial Policy Statement. The applicable policies of the OP have been reviewed below.

4.2.1 Major Open Space Designation

The site is designated "Major Open Space" on Schedule B – Urban Policy Plan of the City of Ottawa's Official Plan (Figure 5). The Major Open Space designation includes large parks, open space corridors along the Ottawa and Rideau Canal, parkway corridors, and corridors reserved for rapid transit and major roads. Major Open Spaces are a key component of the Greenspace Network and contributes to the quality of life in neighbouring communities as well as to the overall integrity of the natural environment.

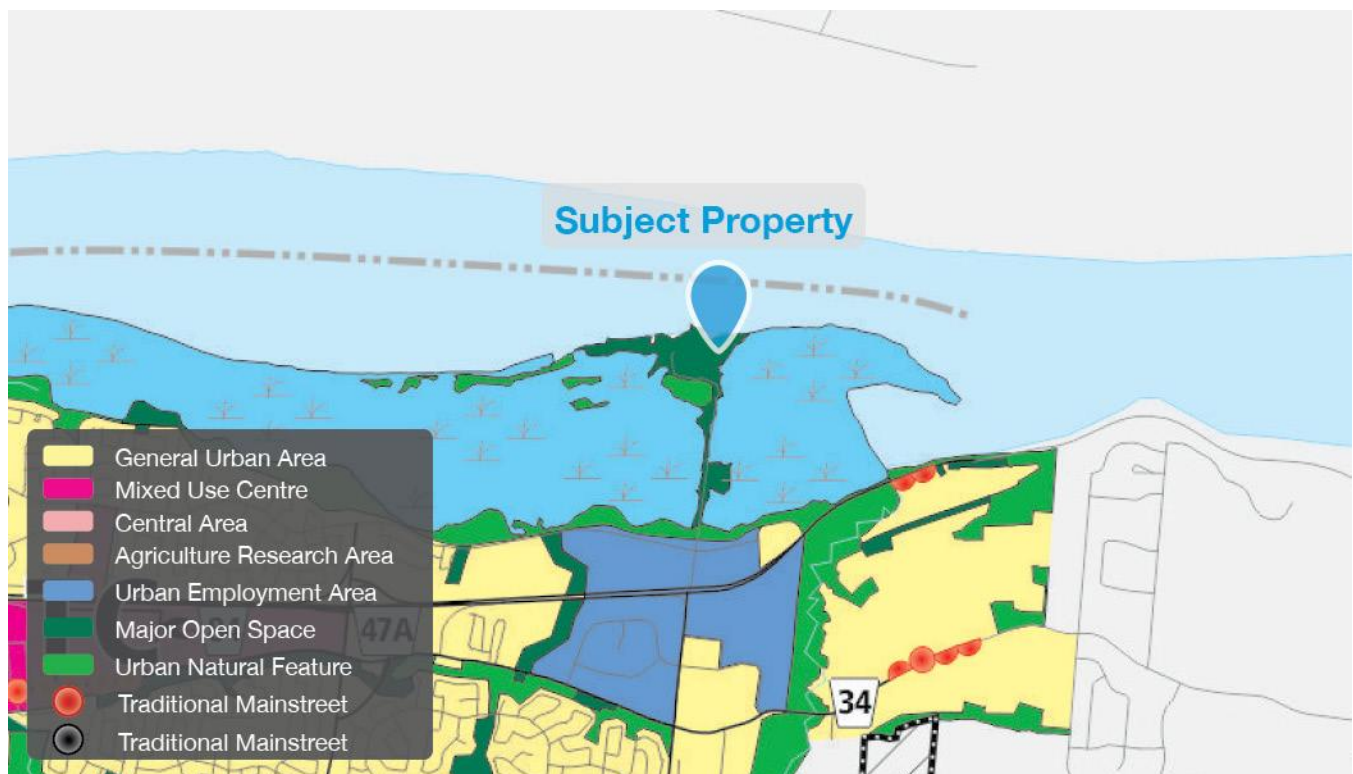


Figure 4: Schedule B - Urban Policy Plan, City of Ottawa Official Plan.

The proposed development meets the following policies of Section 3.3:

- Policy 3** The following activities and uses are permitted where they do not adversely impact the natural environment, cultural heritage and open characteristics of the area:
- a) Sport, recreation, leisure and cultural facilities including water-orientated facilities and activities along shorelines;
- Policy 4** In order to preserve what is irreplaceable, where a Major Open Space abuts a river corridor, as defined in Section 4.6.3, any activities or uses in Policy 3 must be ones that require a waterfront location.

The proposed development is an accessory structure to the existing Petrie Island Canoe Club. The proposed structure is a recreation marine facility that will house canoes when not in use, and which must be located along a waterfront. Further, the structure will support activities along the shoreline of the Ottawa River. The proposed development is consistent with the Major Open Space policies of the Official Plan.

4.2.2 Urban Design and Compatibility

In addition to the designation-specific policies contained in Section 3.3. of the Official Plan, additional sectors of the Official Plan contain applicable directions and policy relevant to the proposed development.

Sections 2.5.1 and 4.11 of the Official Plan address urban design and compatibility.

Section 2.5 of the Official Plan describes the basics of liveable communities – good housing, employment, ample greenspace, and a sense of history and culture – and proposes to create more liveable communities by focusing on community design and engaging in collaborative community building. Community design engages with the details of how buildings and landscapes relate. The Official Plan states that compatible development is development that is not necessarily the same as or similar to existing buildings, but that enhances and coexists with existing development without undue adverse impacts on surrounding properties. It is development that fits well and works well with its surroundings. Broadly applicable design objectives are outline Section 2.5.1 of the Official Plan, while more specific compatibility criteria are set out in Section 4.11 of the Official Plan.

The proposed development responds to the design objectives of Section 2.5.1 in the following ways:

1. To enhance the sense of community by creating and maintaining places with their own distinct identity:

/ **The proposed development will support community use of Petrie Island.**

3. It creates a place that is safe, accessible and easy to get to, and move through:

/ **The proposed development will improve access to the beach and docks for wheelchair users, through the placement of the Mobi-mats;**

/ **The proposed development will improve access to the shoreline and water for paddlers.**

4. It respects the character of existing areas:

/ **The proposed scale of the development is appropriate for the recreational context, and will have minimal impact on the experience of Petrie Island beach.**

6. To understand and respect natural processes and features in development design

/ **The proposed building is located outside the one-in-five-year floodplain. It will be designed so that it can be safely flooded in floods that are greater than the one-in-five year flood event.**

/ **The proposed development will support outdoor learning and help to instill an understanding of natural processes and spaces in its users.**

4.2.3 Urban Design and Compatibility

Section 4.11 outlines a set of criteria that can be used to objectively measure the compatibility of a development proposal. Good building design contributes to the compatibility of new development with the existing or planned character of its surroundings. Buildings influence the feel and function of public spaces. While the majority of the

policies of Section 4.11 are oriented towards buildings in the context of developed neighbourhoods, rather than buildings that support an open space or recreational function, the following table highlights how the proposed development meets the applicable policies of Section 4.11.

Building Design

Policy 8 To maintain a high quality, obstacle free pedestrian environment, all servicing, loading areas, and other required mechanical equipment and utilities should be internalized and integrated into the design of the base of the building where possible. If they cannot be internalized these services are to be screened from public view (i.e. trees, landscaping, decorative walls and fences etc.) and are to be acoustically dampened where possible. The location and operation of these areas and equipment should be designed to maintain a pedestrian friendly environment and not impede public use of the sidewalk.

The proposed development will not impede the use of abutting pedestrian environments such as the beachfront or parkland areas, nor does it impede the use of the adjacent parking area. The facility includes no mechanical equipment that require screening from public view.

Massing and Scale

Policy 10 Where there are no established criteria provided in an approved Secondary Plan, the City will assess the appropriateness of the proposal relying upon its approved Design Guidelines and the following criteria:

- / Building height, massing and scale permitted by the planned function of adjacent properties and the character established by the prevailing pattern of abutting development;
- / Prevailing patterns of rear and side yard setbacks, building separation and landscaped open spaces and outdoor amenity areas as established by existing zoning where that pattern is different from the existing pattern of development;
- / The need to provide transition between areas of different development intensity and scale.

The proposed development is located in the O1 zone which permits heights up to 11 metres. The proposed marine facility is single storey in height and is compliant with all other zoning provisions, including setbacks. Further, no other structures are in close enough proximity to warrant consideration for transition to other structures.

The proposed development conforms to the policy direction of Section 4.11. The development has been designed in a manner that will minimize impacts to the surrounding area and maintains the required setbacks to abutting properties.

4.2.4 Environmental Protection

Several sections of the Official Plan speak to environmental integrity and the protection of human health.

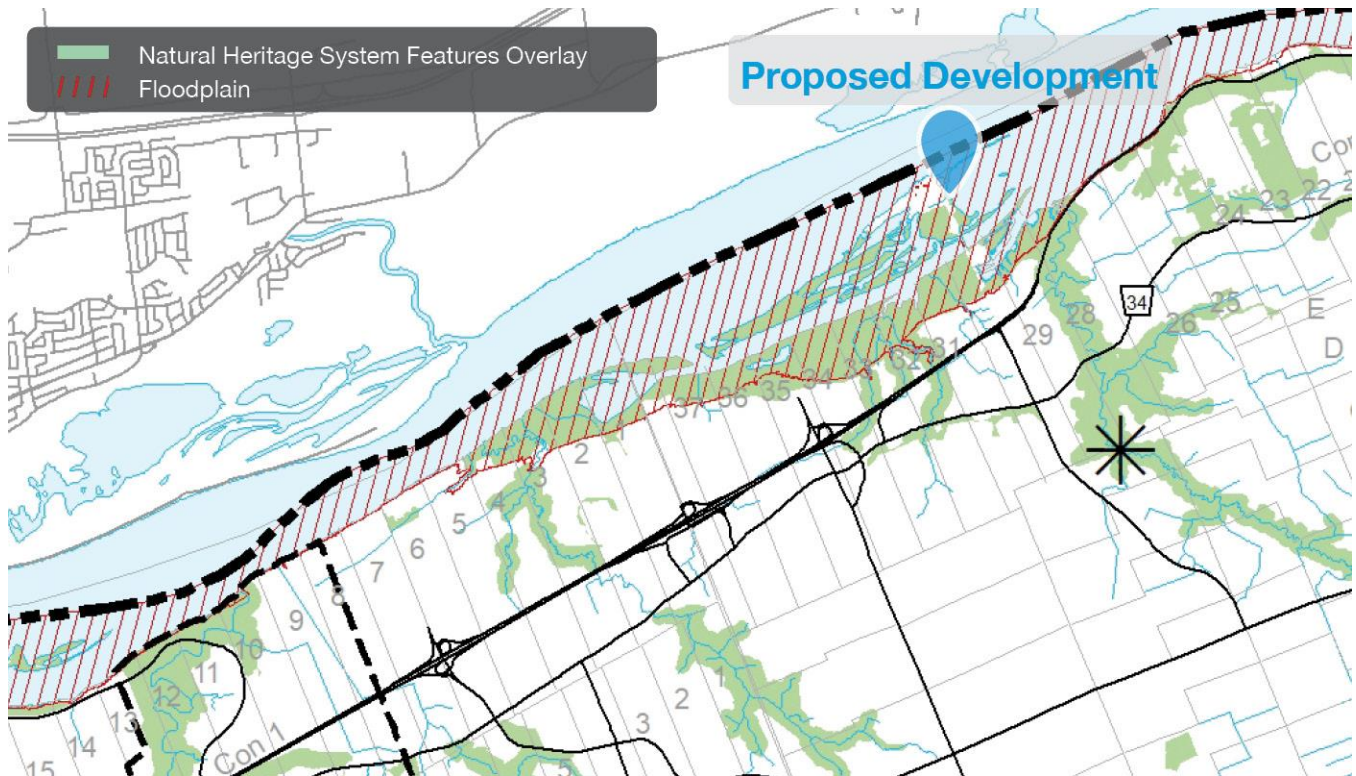


Figure 6: Extract from Schedule L1 of the Official Plan

Section 2.4 of the official Plan recognizes the environment as the collection of systems that makes the lives of humans and other species possible. Section 2.4.2 of the Official Plan contains policies to protect natural features and functions. Schedule L1 of the Official Plan identifies Petrie Island as being part of the Natural Heritage System. The City shall protect the natural heritage system by ensuring that land is developed in a manner that is environmentally-sensitive through the development review process, as discussed in Section 4.7 and 4.8 of the Official Plan, including through requiring an Environmental Impact Statement.

Section 2.4.5 of the Official Plan addresses greenspaces, which includes important sensitive habitat, like wetlands, as well as more manicured and urban forms of greenspace, like playing fields. Greenspaces in the urban area serve natural functions, as well as serving human needs as green retreats, living classrooms, and places for outdoor recreation. Consistent with the Greenspace Master Plan, the subject property has been designated as Major Open Space.

Section 4 of the Official Plan – Implementation – contains more specific requirements for ensuring environmental protection (4.7) and protecting health and safety (4.8]. The subject property is within a Flood Plain on Schedule K of the Official Plan, and is located within the Floodplain and Identified Natural Heritage System Features Overlay on Schedule L1 of the Official Plan. The subject property is also within the Conservation Authority Regulation Area.

An Environmental Impact Statement has been prepared in support of the proposed development, as required by **Section 4.7.1** of the Official Plan. Development within a natural feature is not permitted unless an EIS demonstrates that it will not negatively impact the health and integrity of the natural features and their ecological functions.

Policies 1 and 2 of **Section 4.7.3** – Erosion Prevention and Protection of Surface Water – set the minimum setback from surface water, which in absence of a specific plan, is generally established by the regulatory flood line. Alteration and development is not permitted within the setback, except in specific instances, which include “alterations necessary for recreation”. Per Policy 6, exceptions may be approved by the City in consultation with the Conservation Authority in

situations where development is proposed “on existing lots, where due to historical development in the area, it is unreasonable to demand [...] minimum setback distances because of the size or location of the lot, approved or existing use on the lot, or other physical constraint.” Where an exception is requested, an alternative setback will be considered in consultation with the Conservation Authority on the basis of a study that addresses natural vegetation and ecological function, the nature of the abutting water body, including the presence of a flood plain, and the need to demonstrate that there will be no negative impacts on adjacent ecological functions.

Petrie Island is entirely within the one-in-100 year flood plain. Development within floodplains is regulated under the Conservation Authorities Act, and requires written permission from the Conservation Authority prior to issuance of any building permit. The City does not permit site alteration or development in the flood plain, except for facilities which by nature must locate in the flood plain (**Section 4.8.1**).

The enclosed Environmental Impact Statement indicates that the proposed development will not negatively affect its ecological context. The proposed development is necessary to support better access to recreation, and due to the nature of its use – as a marine facility accessory to a park use – must locate within the flood plain. The proposed building is located outside the one-in-five year flood plain, but within the one-in-100 year flood plain. The building will not be serviced, and will be designed so that it can safely be flooded without causing environmental impacts. The building will not be occupied during the early spring, when the risk of flooding is highest. PICC has consulted with the RVCA, and will obtain a permit prior to site development.

4.3 New City of Ottawa Official Plan (2022)

The City of Ottawa has recently undertaken an Official Plan review. The final draft Official Plan was endorsed by Council in October and a by-law was passed on November 24th, 2021. The Official Plan has been sent to the Ministry of Municipal Affairs and Housing (MMAH) for final review and approval, with comments anticipated after in Fall 2022.

Given the timing of the planning application, Ottawa City Council’s approval of the new Official Plan (OP) and the pending Ministry approval, the Plan is not yet in full force and effect. Despite that, the direction from the City is that both the current Official Plan and Council-approved Official Plans should be considered during this transition period and the more restrictive policies should be considered in reviewing Zoning By-law Amendment applications.

It is also important to review the New Official Plan as it provides insight on the City’s direction on land use planning and growth management in the future, as approved by City Council. It should be noted that the new Official Plan version that was reviewed for the purposes of this Report was the version adopted by Council on November 24, 2021 as By-law 2021-386.

4.3.1 Transect Policy Area and Land Use Designation

Schedule A of the Draft New Official Plan divides the City into six (6) policy areas called Transects. Each Transect represents a different gradation in the type and evolution of built environment and planned function of the lands within it, from most urban (the Downtown Core) to least urban (Rural).

The subject property is located in the Suburban transect as identified on Schedule A of the new Official Plan (Figure 6). The Suburban Transect comprises neighbourhoods within the urban boundary located outside the Greenbelt. Suburban neighbourhoods generally reflect the conventional suburban model.

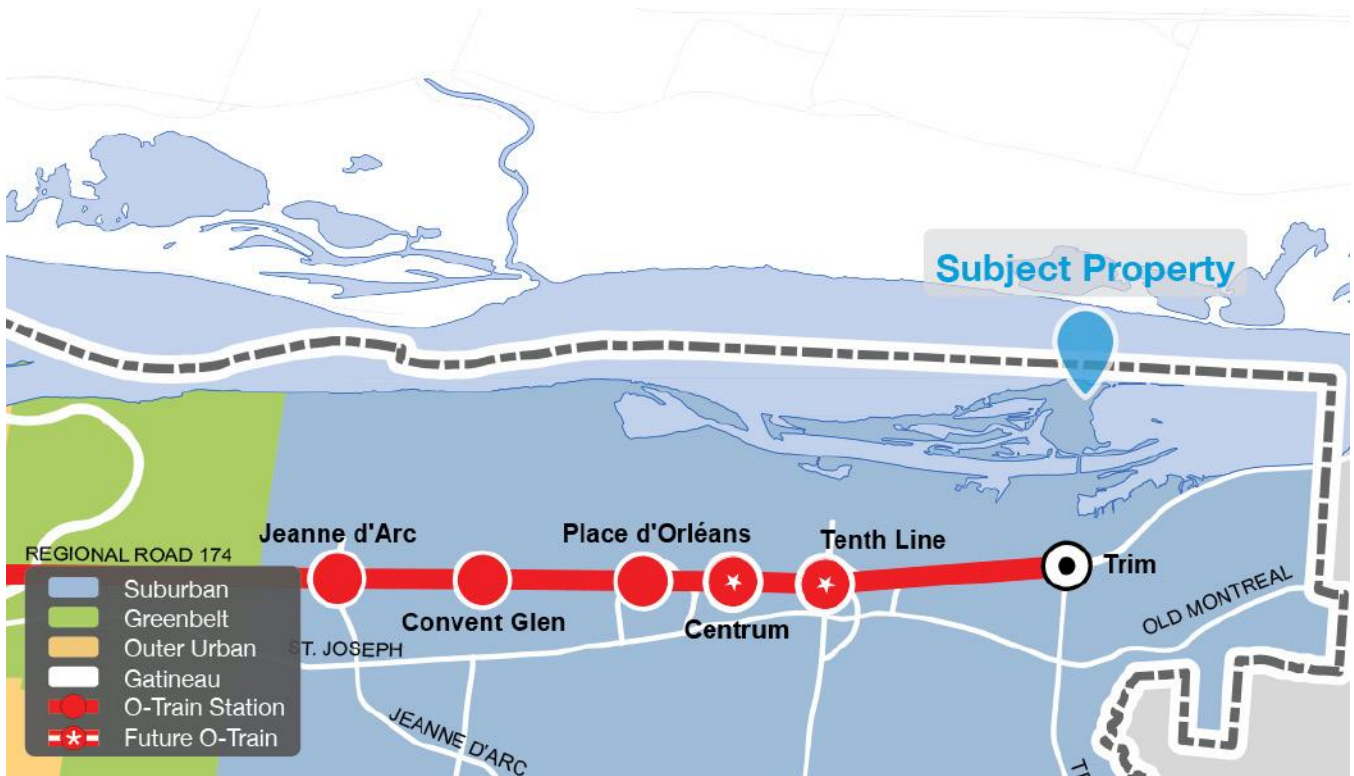


Figure 5: Schedule A - Transect Policy Areas, New City of Ottawa Official Plan.

The subject property is located in the Greenspace Designation, as identified in Schedule B8 (Figure 7) of the new Official Plan. The Greenspace designation identifies a network of public parks, other spaces within the public realm and natural lands that collectively provide essential ecosystem services to Ottawa's residents, support biodiversity, climate resilience, recreation and healthy living. Sub-designations, shown in Schedule C12 of the new Official Plan, are used to denote the different types of greenspaces, based on their various functions. The sub-designation for the area for proposed development is Park, and is located just to the north of lands designated Urban Natural Features, and just east of Significant Wetlands. Schedule C12 also recognizes that Petrie Island includes important "Water Linkages".



Figure 6: Schedule B8 – Suburban East Transect, New City of Ottawa Official Plan.

Public access and connections to Greenspaces shall be facilitated and enhanced wherever possible, including through permitting appropriate activities and ancillary uses (Section 7.1, Policy 4). The subject property is directly adjacent to the Urban Natural Feature sub-designation. Section 7.3 contains policies to protect the ecosystem services of natural features and recognize their role in building resilience to future climate conditions. While development and site alteration are generally prohibited in Urban Natural Features, the City may allow pathways and small-scale amenities where they will support more intensive public use and equitable access, subject to zoning and Site Plan Control. Development and site alteration within 30 metres of this designation must still demonstrate no negative impacts on the natural features or their ecosystem services.

The proposed development is an accessory marine facility to the existing Petrie Island Canoe Club facility and is permitted as a purpose supporting public use. Further, the proposed development is permitted as part of the existing zoning of the site. The enclosed Environmental Impact Statement confirms that the proposed development will have no negative impacts on area's broader ecosystem or natural features. The proposed use, built form and site design is permitted in the Greenspace designation and is appropriate for the Suburban Transect.

4.4 City of Ottawa Comprehensive Zoning Bylaw (2008-250)

The subject area is split-zoned. The proposed permanent structures are located entirely in the Parks and Open Space Urban Exception 1402 – O1[1402].

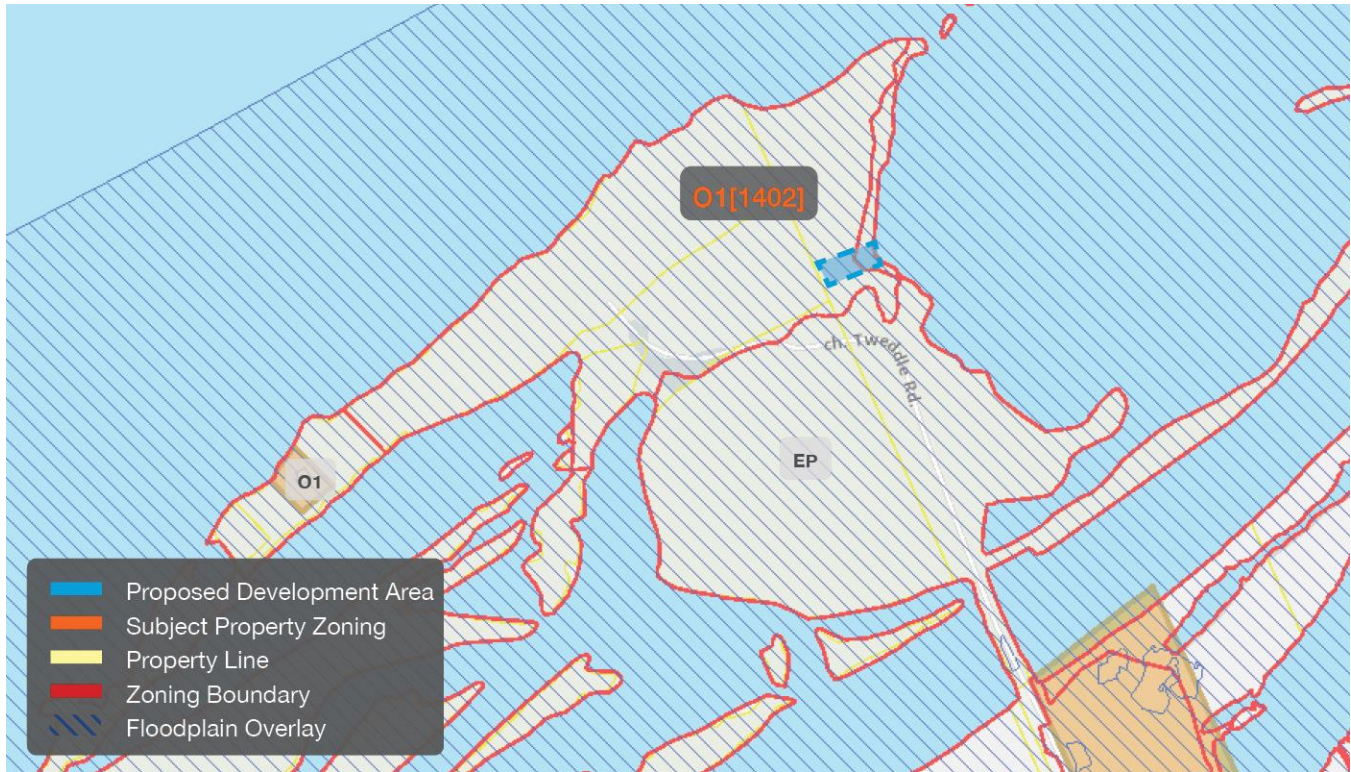


Figure 9: Zoning map of proposed development area and surrounding area.

The purpose of the O1 zone is as follows:

- / Permit parks, open space and related and compatible uses to locate in areas designated as General Urban Area, General Rural Area, Major Open Space, Mixed Use Centre, Village, Greenbelt Rural and Central Area as well as in Major Recreational Pathway areas and along River Corridors as identified in the Official Plan, and
- / Ensure that the range of permitted uses and applicable regulations is in keeping with the low scale, low intensity open space nature of these lands.

Permitted Uses in the O1 zone include:

- / Environmental preserve and education area
- / Park
- / Urban Agriculture

As shown in Figure 9, the easternmost part of the proposed development is located in the Environmental Protection (EP) Zone. Temporary docks and pathways, which will be removed at the end of each paddling season, are proposed to be installed to improve accessibility to the water. The purpose of the Environmental Protection Zone is to:

- / Recognize lands which are designated in the Official Plan as Significant wetlands, Natural Environment Areas and Urban Natural Features that contain important environmental resources which must be protected for ecological, educational and recreational reasons;
- / Permit only those uses which are compatible with and assist in the protection of the environmental attributes of these lands, or are in keeping with applicable Official Plan policies; and
- / Regulate development to minimize the impact of any buildings or structures within these environmental areas.

Environmental preserve and education area are permitted uses in the EP zone. The definition of Environmental preserve and education areas does not include buildings, but may include boardwalks, pedestrian bridges and other similar outdoor structures provided for complementary leisure facilities.

The subject property is also located within a Floodplain Overlay. Provisions that pertain to the Floodplain Overlay include:

- / General Provisions - Despite the provisions of the underlying zone or other zoning provisions of the Zoning By-law, development is prohibited within any area subject to a floodplain overlay;
- / General Provisions - Despite Section (1), development may be permitted in an area subject to a floodplain overlay as follows:
 - For an addition to a building or structure for a use permitted in the underlying zone which does not exceed an amount equal to 20 percent of the gross floor area of the building or 20 metres square whichever is less;
 - For an accessory building or structure to a use permitted in the underlying zone which does not exceed a gross floor area of 50 square metres and a height of one storey;
 - For a change of use from one permitted use to another;
 - To permit the following uses whether or not they are listed as permitted uses in the underlying zone:
 - Marine facility
 - Utility installation which requires approval under the Environmental Assessment Act, or
 - For a secondary dwelling unit that is neither partially nor fully located below grade.

The proposed development qualifies as Marine Facility, which is accessory to a Park use, which makes the use permitted within the subject property.

The following table summarizes the proposed development's compliance with the O1 zone.

Zoning Mechanism	Provision	Provided	Compliance
Minimum Lot Area	No minimum	6,686 m ²	✓
Minimum Lot Width	No minimum	101.4 m	✓
Minimum Front Yard Setback	7.5 metres	> 7.5 metres	✓
Minimum Rear Yard Setback	7.5 metres	> 7.5 metres	✓
Minimum Corner Yard Setback	7.5 metres	> 7.5 metres	✓
Minimum Side Yard Setback	7.5 metres	> 7.5 metres	✓
Maximum Height	11 metres	4 metres	✓
Maximum Lot Coverage	20%	< 20%	✓

The proposed development is fully compliant with all the zoning provisions in the O1 zone and is permitted use within the Floodplain Overlay. The parts of the proposed development which are located in the EP Zone are permitted in that zone.

5.0 Supporting Studies

5.1 Environmental Impact Study

Kilgour & Associates prepare an Environmental Impact Statement, dated July 25, 2022. The purposes of the EIS is to provide a set of mitigation measures to be considered during development, such as the use of standard erosion and sediment control (ESC) measures, specific mitigation measures to prevent and minimize impacts to SAR and SAR habitat, and appropriate design considerations for development within the 1:100 year floodplain in close proximity to a provincially significant wetland. The assessment within the report of the potential for impacts to the natural heritage system is based on the implementation of these mitigation measures. It is Kilgour's professional opinion that the proposed development could proceed without significant negative impacts on natural features or their ecological functions if all design considerations are achieved and the mitigation measures provided within this report are followed.

5.2 Environmental Site Assessment (Phase I)

A Phase One Environmental Site Assessment was prepared by McIntosh Perry, dated September 6, 2022. The Site is currently developed with three existing sea cans, occupied by the Petrie Island Canoe Club. This proposed development does not represent a change to a more sensitive land use; therefore, a Record of Site Condition (RSC) will not be required.

A total of two (2) potentially contaminating activities (PCAs) were identified for the Phase One Study Area. Of the 2 PCAs identified, both were deemed to represent areas of potential environmental concern (APECs). The PCAs identified for the Phase One Study Area include:

- / The historical landfill (Petrie Island Landfill) located immediately south of the Site between the 1950s-1970s.; and
- / The presence of imported fill of unknown quality (beach sand) used to construct the beach around 1976, and the presence of a gravel/sand operation on Petrie Island.

Based on historical review and the ERIS report, the Grandmaitres ran a sand/gravel operation at Petrie Island (Sand Extraction from Petrie (petrieisland.org); which included dredging extracted sand from under the Ottawa River. The dredging of the Ottawa River to obtain sand qualifies as importation fill of unknown quality, which is identified as PCA#30 in Table 2 – Potentially Contaminating Activities of O.Reg.153/04, as amended. Any on-Site PCA is automatically considered an APEC, as per O.Reg.153/04.

Additionally, the former landfill also represents an APEC to the Site. Multiple soil exceedances, such as various metal parameters, PHC parameters, and semi-VOC parameters that were identified in the 2020 Golder Landfill Review and Screening Level Risk Assessment and limited groundwater samples were collected during the investigation. Additionally, groundwater contamination was identified in 2002 Paterson Petrie Island Beach House Project – Phase I/II Report, but the location of this was not provided. Groundwater flow in the area has not confirmed and has potential to flow towards the Site. It is in our opinion that further investigation is required at the Site to determine the impact of the historical landfill in relation to the Site.

A limited Phase 2 Environmental Site Assessment is recommended, but not required because no change in land use is occurring and an RSC is not required. Onsite investigations for the limited Phase 2 Environmental Site Assessment could be conducted as part of site construction activities.

5.3 Geotechnical Investigation

A geotechnical investigation was prepared by Paterson Group, dated October 22, 2021. The objectives of the geotechnical investigation were to determine the subsoil and groundwater conditions at the site, by means of a borehole, and to provide geotechnical recommendations for the design of the proposed development including construction considerations which may affect its design.

From a geotechnical perspective, the subject site is suitable for the proposed building. It is recommended that foundation support for the proposed building consist of conventional spread footings bearing on the existing fill, which is prepared in accordance with the recommendations provided. Due to the proximity of the proposed building to the Ottawa River, it is understood that the building will be subject to scour and flood loads. For scour protection, a geotextile lined, rip-rap filled trench is recommended surrounding the building foundations. For flood loads, it is recommended that the foundations be designed to act as dead-man anchors.

The proposed building must be designed in keeping with the recommendations of this report.

6.0 Conclusion

It is our professional opinion that the proposed Site Plan Control application to permit the proposed canoe storage facility on the subject property constitutes good planning and is in the public interest. As outlined in the preceding sections:

- / The proposed development is consistent with the Provincial Policy Statement (2020), by representing an efficient use of land, improving access to the shoreline including for Ontarians with disabilities, and respecting and protecting natural processes and human safety.
- / The proposed development conforms to the Official Plan's policies for the Major Open Space. The proposal responds to its environmental context by proposing a low-rise marine facility that is sensitive to the existing ecosystem.
- / The proposed development meets the urban design and compatibility objectives, principles, and policies in Sections 2.5.1 and 4.11 of the Official Plan.
- / The proposed development conforms to the New Official Plan's policies and responds to its context within the Suburban Transect. A Marine Facility is appropriate for the subject lands within the Open Space designation.
- / The proposed development meets the applicable requirements in the Comprehensive Zoning By-law 2008-250.
- / The proposed development is supported by technical studies submitted as part of this application.

Sincerely



Tyler Yakichuk, MPlan
Planner

Bria Aird, MCIP, RPP
Planner

