

June 12, 2023

BY EMAIL

City of Ottawa
Planning, Real Estate and Economic Development
110 Laurier Avenue West, 4th Floor
Ottawa, ON K1P 1J1
By email only: jeff.ostafickuk@ottawa.ca

Attention: Jeff Ostafichuk

**Reference: 3711, 3715, 3719, and 3725 Carp Road
Rail Safety Report
Our File No.: 121173**

This letter provides a review of railway safety issues as it relates to the proposed commercial and residential development at 3711, 3715, 3719, and 3725 Carp Road by Karson Holdings Inc. The Concept Plan for the proposed development is attached for reference.

Railway safety standards are outlined in the *Guidelines for New Development in Proximity to Railway Operations* prepared for the Federation of Canadian Municipalities by the Railway Association of Canada May 2013. The Guidelines are intended to provide greater consistency in the application of railway safety standards across Canada, establish an effective railway approvals process, and enhance the quality of living environments in proximity to railway operations. Following is our review of the proposed development and our recommendations as they pertain to the Guidelines.

Consultation with the Railway (Section 3.2)

From consultation with Nylene Canada, we understand the following:

- The City of Ottawa owns the land.
- The railway is classified as a Principal Branch Line.
- Nylene Canada has care and control of the rail corridor.
- Siemens (formally Railterm) provides maintenance and CN provides the deliveries.
- Currently there is one scheduled delivery per week to Arnprior with one locomotive and less than five cars.
- Train speed is limited to 10mph (16kph) near the Village Carp (adjacent the development).

Email correspondence with Nylene Canada, referencing the above, is attached.

Building Setbacks for New Developments (Section 3.3)

The standard recommended building setback for new residential developments in proximity to railway operations from a Principal Branch Line is 15-metres measured from the mutual property line to face of building. Appropriate land uses within the setback area include public and private roads, parkland and other outdoor recreational space, garages and other parking structures and storage sheds.

The Concept Plan shows a building setback of 15m to the property line and appropriate land uses within the setback area. We conclude the design is compliant with the criteria of Section 3.3.

Noise Mitigation (Section 3.4)

Noise Mitigation was reviewed under separate cover. See Transportation Noise and Vibration Assessment prepared by Gradient Wind dated March 20, 2023.

Vibration Mitigation (Section 3.5)

Vibration Mitigation was reviewed under separate cover. See Transportation Noise and Vibration Assessment prepared by Gradient Wind dated March 20, 2023.

Safety Barriers (Section 3.6)

Safety barriers are constructed to reduce the risk of railway incidents by deflecting derailed cars. The purpose is to minimize property damage and potential loss of life.

The standard safety barrier is an earthen berm intended to absorb the energy of a derailed car. The berm should be constructed parallel to the railway corridor to a height of 2.0 meters above grade with side slopes not exceeding 2.5:1 (criteria for a Principal Branch Line). The berm height is typically measured from grade at the property line. Alternately, a Crash Berm or Crash Wall could be investigated as a potential safety barrier. These options would be reviewed at the detailed design stage.

Security Fencing (Section 3.7)

Security fencing should be installed to discourage trespass onto the railway corridor. The fence should enclose the property to the extent practical. A chain link fence 1.83m (6ft) high is recommended. Locations would be provided at the detailed design stage.

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Prepared by:



Lisa Bowley, P. Eng.
Project Manager
Land Development Engineering

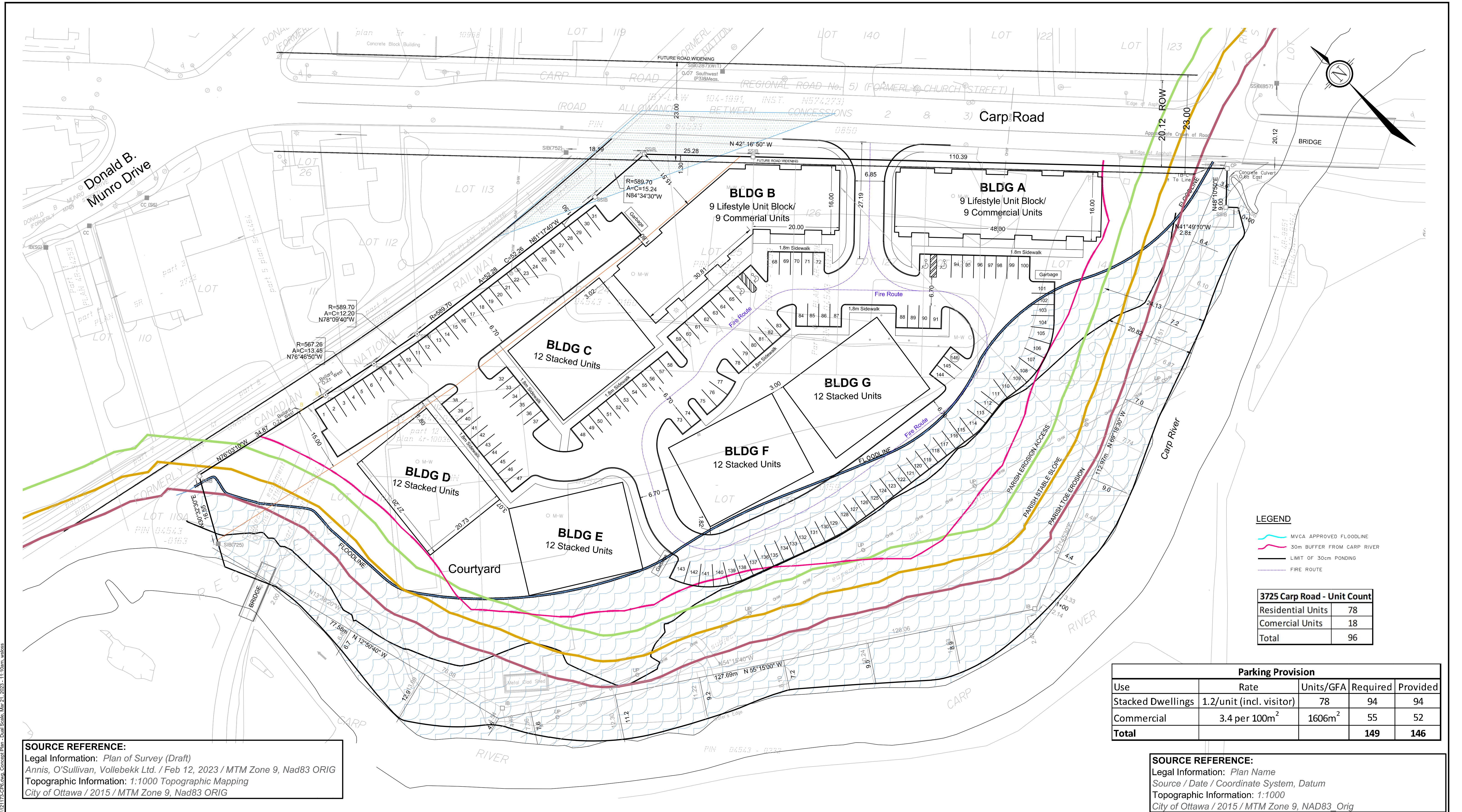
Reviewed by:



Susan M. Gordon, P.Eng., MBA
Director
Land Development

Attachments:

- Concept Plan (121173-CP6, revision 2)
- Nylene Canada Email to Novatech dated May 11, 2023



LEGEND

- MVCA APPROVED FLOODLINE
- 30m BUFFER FROM CARP RIVER
- LIMIT OF 30cm PONDING
- FIRE ROUTE

3725 Carp Road - Unit Count

Residential Units	78
Commercial Units	18
Total	96

Parking Provision

Use	Rate	Units/GFA	Required	Provided
Stacked Dwellings	1.2/unit (incl. visitor)	78	94	94
Commercial	3.4 per 100m ²	1606m ²	55	52
Total			149	146

SOURCE REFERENCE:
 Legal Information: Plan of Survey (Draft)
 Annis, O'Sullivan, Vollebakk Ltd. / Feb 12, 2023 / MTM Zone 9, Nad83 ORIG
 Topographic Information: 1:1000 Topographic Mapping
 City of Ottawa / 2015 / MTM Zone 9, Nad83 ORIG

SOURCE REFERENCE:
 Legal Information: Plan Name
 Source / Date / Coordinate System, Datum
 Topographic Information: 1:1000
 City of Ottawa / 2015 / MTM Zone 9, NAD83 Orig

NOTE:
 THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

SCALE

1:400 (A1)

0 4 8 12 16

No.	REVISION	DATE	BY
2.	GENERAL REVISION	MAR 21/23	JL
1.	UPDATED LEGAL BOUNDARY	MAR 15/23	JL

NOVATECH
 Engineers, Planners & Landscape Architects
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 Ottawa, Ontario, Canada K2M 1P6

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 Facsimile: (613) 254-5867
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CITY OF OTTAWA
 3725 CARP ROAD

DRAWING NAME
 CONCEPT PLAN 6

PROJECT No. 121173-00
 REV 02
 DRAWING No. 121173-CP6

From: Tom Fishenden <tom.fishenden@nylene.com>
Sent: Thursday, May 11, 2023 1:57 PM
To: l.bowley@novatec-eng.com
Cc: Ralph Anzarouth; Susan Gordon; Greg Winters; James Ireland
Subject: FW: 3725 Carp Road: Nylene Rail (121173)
Attachments: 121173-CP6.pdf

Hello Lisa, Ralph is away however please see the responses to your questions below.

An existing rail line is located along the northern property line. We understand from the City of Ottawa pre-consultation notes (PC2022-0160, June 2022) that you are the Nylene Rail contact, we are hoping to confirm a few items with you:

1. The rail line is operated by ARNCI on behalf of Nylene Canada Inc. with corridor maintenance by Rail Term. **Nylene Canada ULC has care & control of the rail corridor, the City of Ottawa owns the land. Siemens (formally Railterm) provides maintenance and CN provides the deliveries.**
2. The rail line is designated as a Principal Branch Line. **Correct**
3. There is approximately one scheduled delivery per week to Arnprior with one locomotive and less than five cars. **Currently 1 delivery per week with one locomotive and it typically has between 3-5 cars with it. However It may contain more cars a few times a year.**
4. Train speed is limited to approx. 10mph (16kph) near the Village of Carp (adjacent the development site). **Correct, the speed is 10 mph.**

Regards,
Tom

Tom Fishenden
Logistics Manager



200 McNab Street
Arnprior, Ontario K7S 3P2
☎ Phone: (613) 623-3191 x318
☎ Direct: (613) 623-9603
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✉ tom.fishenden@nylene.com

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From: Ralph Anzarouth <ralph.anzarouth@nylene.com>
Sent: Thursday, May 11, 2023 11:19 AM
To: Tom Fishenden <tom.fishenden@nylene.com>
Subject: Fwd: 3725 Carp Road: Nylene Rail (121173)

Hi Tom. Got this request from Novatech. Can you please have a look and reply to Lisa as appropriate?

Thanks.

Ralph Anzarouth
Managing Director
Nylene Canada

Phone: (613) 623-0556
Cell: (613) 797-4966
Fax: (613) 613-8922
ralph.anzarouth@nylene.com

Begin forwarded message:

From: Lisa Bowley <l.bowley@novatech-eng.com>
Date: May 11, 2023 at 10:24:25 AM EDT
To: Ralph Anzarouth <ralph.anzarouth@nylene.com>
Cc: Susan Gordon <s.gordon@novatech-eng.com>, Greg Winters <G.Winters@novatech-eng.com>, James Ireland <j.ireland@novatech-eng.com>
Subject: 3725 Carp Road: Nylene Rail (121173)

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Ralph,

We are working on a development application at 3725 Carp Road in the Village of Carp (within the City of Ottawa). The Community Design Plan for the Village identifies this site as an important redevelopment opportunity within the Village core. As per the approved zoning, a mixed-use development is proposed with seven three-storey buildings on a new private street network with surface parking.

We have attached a preliminary concept for your reference (Concept Plan 121173-CP6, revision 2).

An existing rail line is located along the northern property line. We understand from the City of Ottawa pre-consultation notes (PC2022-0160, June 2022) that you are the Nylene Rail contact, we are hoping to confirm a few items with you:

1. The rail line is operated by ARNCI on behalf of Nylene Canada Inc. with corridor maintenance by Rail Term.
2. The rail line is designated as a Principal Branch Line.
3. There is approximately one scheduled delivery per week to Arnprior with one locomotive and less than five cars.

4. Train speed is limited to approx. 10mph (16kph) near the Village of Carp (adjacent the development site).

We would appreciate your input on the existing rail line so that we can follow the *Guidelines for New Development in Proximity to Railway Operations*.

Thank you,

Lisa Bowley, P.Eng., Project Manager | Land Development Engineering

NOVATECH

Engineers, Planners & Landscape Architects

240 Michael Cowpland Drive, Suite 200, Ottawa, ON, K2M 1P6 | Tel: 613.254.9643 Ext. 246

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