

RESPONSE TO COMMENTS

SUMMERSIDE WEST PHASES 4, 5, & 6

Commenting Agency	Comment	Response
A. CIVIL ENGINEERING COMMENTS		
A1. South Nation Conservation Authority Comment received from Shoma Murshid June 20, 2018 (from an email from SNCA dated June 19, 2018)	1. The Conservation Partner do not support draft plan approval of the Summerside West Phases 4,5,6 Subdivision at this time. The Draft Plan of Subdivision must reflect the setbacks depicted in Figure 8-1 of the Environmental Management Plan, which are 30m from the 2-year waterline. The Draft Plan of Subdivision, dated September 25, 2017, does not reflect this setback, and the EIS submitted in support of the plan of subdivision does not propose a reduction in the setback.	This comment refers to the original version of the draft plan, not the updated version. The updated Draft Plan of Subdivision (dated September 25, 2018) reflects the Creek corridor width from the Mer Bleue Expansion Area Community Design Plan (CDP) Environmental Management Plan (EMP). More specifically, Blocks 486 and 488, which abut the west and east sides of the Creek respectively, reflect the “Maximum Potential Extent of Corridor” line in the EMP.
A2. South Nation Conservation Authority Review of material submitted by DSEL in July 2018 Comments received August 14, 2018	1. SNCA comments for the revised Functional Servicing Report remain outstanding – these comments will follow. 2. McKinnon’s Creek Corridor. A revised Plan of Subdivision is required that reflects an adequate corridor width along McKinnon’s Creek. The current analysis of cross-sections is both inadequate and fails to demonstrate an adequate width. We recommend at least one additional cross-section between AA and BB where the road right-of-way appears to infringe on the corridor. The corridor width must reflect all natural hazard setbacks and fully accommodate the recreational trail. It is our understanding from the EMP that any refinement to the setbacks (i.e., from top-of-slope and 2yr water level), including the placement of a recreational trail and storm water infrastructure, must be supported by an environmental study.	1. Comments were not received. 2. As requested, an additional cross-section ‘E-E’ between A-A and B-B has been added. The setback lines shown on the plans and in the cross-sections reflect the lines in the EMP. Section E-E confirms that there is no encroachment from between the road right of way and corridor; however, there is a minor overlap of the ROW lawn and the MUP mow strip (not the 3.0 m asphalt) that allows additional trees along both sides of the MUP. Please refer to the Landscape Design Summary by NAK Design Strategies (dated September 25, 2018). The location of the multi-use pathway within the creek corridor is supported by an ecological perspective in the memo – McKinnon’s Creek Corridor Update by Muncaster Environmental Planning (dated August 3, 2018).

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	<p>3. Draft TOR McKinnon’s Creek Alteration and Restoration Project. This is the first submission for a project to satisfy a requirement of the EMP, which states: <i>The detailed design of the McKinnon’s Creek will be undertaken as a single integrated design from the Avalon South pond outlet to the downstream extent of the proposed lowering just upstream of Navan Road to ensure that the form and function of this completed reach is optimized.</i></p> <p>The detailed design is critical for guiding and satisfy all enhancement and compensation requirements related to McKinnon’s Creek through the development process, including the corridor analyses for this application. As such, SNC recommends a coordinated review of the project with the City starting with the TOR. We recommend that the author(s) and agencies involved in developing the plan be clearly stated to ensure the necessary coordination to achieve multiple objectives.</p>	<p>3. A draft TOR, prepared by J.F. Sabourin and Associates, was submitted with the intent to set up a meeting to discuss the draft submission. Coordination has been initiated with DSEL, JFSA, Mattamy, IBI Group, Minto and Claridge as it relates to this exercise.</p> <p>It is understood that Phase 4 can proceed independently of the detailed design completion; however, would be part of the process to initiate the design.</p>
<p>A3. CDP Master Servicing Study group (Ted Cooper)</p> <p>Review of Functional Servicing Report (July 24, 2018)</p> <p>Comments received from Shoma Murshid August 14, 2018</p>	<p>1. Baseline hydrologic and hydraulic modelling - As was discussed at the June 20, 2018 meeting, IBI updated the hydrologic and hydraulic models in the N5 Pond catchment area (i.e. the model that had been used to support the Summerside West Ph. 1-3 development). As was reflected in the Meeting Notes prepared by Fotenn, it was recommended to DSEL that a request should be made with IBI to get the current model (“<i>Ted Cooper noted that there were inconsistencies in IBI’s model of the pond and it has been updated. He recommended that DSEL request the current model</i>”). Despite this, the baseline models used / referenced in the subsequent July 25, 2018 FSR remain outdated (i.e. were either IBI’s model prepared to support the original development (versus the updated hydrologic and hydraulic models in the N5 Pond Catchment area, or the December 2017 Area 10 MSS). The modelling completed in the FSR needs to be based on the current / up-to-date modelling.</p>	<p>1. Please refer to the Summerside West Phase 4 / Comparison of 100-Year Maximum Water Levels in the Avalon West Stormwater Management Pond memo prepared by J.F. Sabourin and Associates (dated September 26, 2018). This memo was prepared to summarize the maximum water levels in the Avalon West Stormwater Management (SWM) pond during the 100-Year 24-Hour SCS Type II design storm, as reported over the history of the pond design. Table 1 in the memo summarizes the maximum 100-year water level in the existing pond and Table 2 summarizes the maximum 100-year water levels in the expanded pond proposed to accommodate Summerside West Phase 4 development. Complete discussion is provided in the JFSA Memo.</p> <p>Please refer to the attached McKinnon’s Creek and Pond Lowering memo by DSEL (dated September 26, 2018). This memo provides information supporting the difficulties with the proposed lowering of the operating levels in the Avalon West (N5) SWM Facility. It is noted that lowering of operating levels in the pond would require lowering of the pond bottom to remain in conformance with MOE design criteria. It would</p>

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	<p>2. Scope of improvements to McKinnon’s Creek need to be factored in Draft Plan of Subdivision / FSR - As was reflected in previous comments on earlier submissions, the scope of improvements to McKinnon’s Creek to be included prior to draft approval – as documented on Pages 134-135 of the MSS - is to include the reach between the existing NH 5 pond outlet, downstream to the proposed outlet of the North and South Ponds located +/- 450m below Wall Road. While it is acknowledged that a Terms of Reference for this work was included in the most recent submission, the submission failed to include conceptual design alternatives of these works that were discussed at recent consultation meetings. The design concepts are required by the City to ensure compatibility of the proposed Draft Plan with possible outcomes of the future detailed design exercise. The alternative design concepts should include mark-ups of the cross-sections included in this current submission, and what Jennifer Boyer has requested in addition (another cross section is required between A-A and B-B), that would show how adjustments to channel depth, slope and side slopes can fit within the corridor width proposed in the Draft Plan of Subdivision.</p> <p>3. Proposed SWM Pond Expansion - The proposed SWM Pond expansion does not include any encroachment into the existing McKinnon’s Creek corridor, as had been proposed in the approved Area 10 MSS. Instead, the proposed expansion is restricted in size and results in the proposed 100-year peak operating level being computed as 84.63m – which is 0.20m higher than the peak 100-year level documented in the MSS (that included a larger pond footprint expansion into the McKinnon’s Creek corridor). Appendix H of the FSR (the July 25, 2018 JFSA letter report) compared the computed peak operating levels against the results from the Summerside West Ph. 1-3 report (84.64m), rather than the Dec. 2017 MSS. FSRs are expected to demonstrate conformity with the applicable MSS. As noted in B. 1), above, the modelling prepared for the Summerside West Ph. 1-3 development has been superseded, and the modelling / reporting needs to be updated using the latest modelling.</p>	<p>not be economically feasible to dig deeper in an existing pond originally constructed in soft clay conditions.</p> <p>3. Please refer to the Summerside West Phase 4 / Comparison of 100-Year Maximum Water Levels in the Avalon West Stormwater Management Pond memo prepared by J.F. Sabourin and Associates (dated September 26, 2018). This memo was prepared to summarize the maximum water levels in the Avalon West Stormwater Management (SWM) pond during the 100-Year 24-Hour SCS Type II design storm, as reported over the history of the pond design. Table 1 in the memo summarizes the maximum 100-year water level in the existing pond and Table 2 summarizes the maximum 100-year water levels in the expanded pond proposed to accommodate Summerside West Phase 4 development. Complete discussion is provided in the JFSA Memo.</p> <p>Various storm servicing options were explored when developing the preferred servicing solution for SS West, Phase 4. For a discussion of storm servicing options, please</p>

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	<p>a) Some rationale for the finding that peak flows at Points A1 and B increase compared to existing conditions should be provided (i.e. is this because these reference points are closest to where the culvert crossings removed from the analysis are located?), and whether the finding presents any concerns, and/or how it will be factored in the detailed design of the creek improvements.</p> <p>Considering the recent problems with peak operating levels in the existing N5 SWM Pond, the City (and public) expect the pond expansion to represent an opportunity to improve upon the current situation – as was documented in the MSS.</p> <p>b) Further to the 2nd point above, extending the improvements in McKinnon’s Creek further upstream to the N5 pond outlet presents an opportunity to significantly lower the peak operating levels of the existing N5 pond – possibly to the extent that there would be no need to expand the N5 SWM Pond (after the channel improvements are completed), while also avoiding the need of the SWM Pond encroachment into the McKinnon’s Creek corridor, and reducing significantly, the length of submerged sewers upgradient of the existing N5 SWM pond. The City could support the construction of a temporary SWM Pond to service the Ph. 4 lands on an interim basis. Support for an interim facility would be contingent on maintaining 100-yr peak operating levels at or below the peak level computed in IBI’s updated modelling, and reaching an agreement with the City committing Mattamy to design and construct the necessary instream improvements and modifications to the existing N5 pond.</p>	<p>refer to the Alternative Servicing Approaches memo by DSEL dated September 26, 2018. This proposed pond option (Option 3 in the memo) provides additional storage for the existing pond and there are opportunities to improve conditions for the Avalon West SWM Facility. Furthermore, the pond is designed such that it could be expanded, per the MSS, once the McKinnon’s Creek Project is approved.</p> <p>The current maximum 100-year pond level with this option is 84.47 m, which presents an improvement from the current MOE approved 100-year water level of 84.64 m.</p> <p>Further information on this pond expansion is presented in Summerside West Phase 4 / Avalon West Stormwater Management Pond Expansion memo by J.F. Sabourin and Associates (dated September 26, 2018). This memo is enclosed in Appendix H of the Functional Servicing Report by DSEL (dated September 26, 2018).</p> <p>b) As noted above, please refer to the attached McKinnon’s Creek and Pond Lowering memo by DSEL (dated September 26, 2018). This memo provides information supporting the difficulties with the proposed lowering of the operating levels in the Avalon West (N5) SWM Facility. It is noted that lowering of operating levels in the pond would require lowering of the pond bottom to remain in conformance with MOE design criteria. It would not be economically feasible to dig deeper in an existing pond originally constructed in soft clay conditions.</p> <p>Various pond options were explored when developing the preferred servicing solution for SS West, Phase 4, including the independent temporary pond. Please refer to the Alternative Servicing Approaches memo by DSEL (dated September 26, 2018). This proposed pond option (Option 2 in the memo) does not provide an opportunity to improve existing conditions.</p>

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	<p>4. Documentation of servicing options for lands south of Ph. 4 lands, east of McKinnon’s Creek, and west of Tenth Line Road & July 11, 2018 Memo -The most recent submission needs to be updated to include details about how the lands south of the Phase 4 lands, east of McKinnon-s Creek, are to be graded and serviced (i.e. conceptual grading and servicing plans like those provided in the July 11, 2018 memo to me need to be included in the FSR). I have forwarded the July 11, 2018 memo to Will Curry for his review/comment. I have the following comments:</p> <ul style="list-style-type: none"> a) Macro Grading Plan (Mark-up of Figure 9.1 of MSS) - The proposed grading plan appears to be inconsistent / incompatible with grading at existing residences on Tenth Line Road, and needs to be adjusted accordingly. After making these adjustments, it is anticipated that grades along Tenth Line may need to be kept lower compared to the proposed elevations in the plan. As a result, inadequate cover of services could result, which could increase the area that cannot drain against grade (with adequate cover) to the N5 SWM Pond. b) Alternative Servicing Approaches (Section 2) - The expectation was that when exploring alternative servicing scenarios in the area east of McKinnon’s Creek, that the scenarios would attempt to work with the natural topography in the area – i.e. that in order to minimize grading / fill requirements, the location of OGS unit(s) would be towards the south end of the land – <u>not at the north end of the land</u>. In order to evaluate the alternative approaches, impacts on flow conditions in McKinnon’s Creek need to be assessed by comparing changes resulting from no quantity control being provided in the area east of McKinnon’s Creek against current flow levels / rates in McKinnons Creek from the build-out of the N5 pond catchment area. The analysis needs to be 	<p>4. Please note that the details for servicing of the external lands have been included in the updated Functional Servicing Report by DSEL (September 26, 2018). A new section has been added – Section 5.4.1 External Drainage, which describes the storm servicing for the lands south of Phase 4, east of McKinnon’s Creek.</p> <ul style="list-style-type: none"> a) This area has been designed to a certain point to match the grades in the MSS. The grading has been improved by introducing a high point where the southern end of Tenth Line Road would drain to McKinnon’s Creek. We are unable to complete the design but have included the maximum extent feasible to drain through SS West, Phase 4. We have protected for the drainage of Tenth Line Road and will not cut off any drainage when the detailed design of Tenth Line Road is completed. b) Various storm servicing options were explored when developing the preferred servicing solution for SS West, Phase 4. One of these options is the addition of an oil and grit separator. Please refer to the Alternative Servicing Approaches memo by DSEL dated September 26, 2018. Regardless of the location of the oil and grit separator, it would not be possible to have an oil and grit separator without providing quantity control due to the requirement to control water levels in the existing McKinnon’s Creek. Furthermore, on a site that has grade raise restrictions, the headlosses in an OGS would raise the grades in an area where we are trying to keep grades as low as possible to minimize the need for surcharge programs and / or light weight fill.

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	<p>revised and documented accordingly, before the viability of this option is ruled out.</p> <p>c) Potential to Lower McKinnon’s Creek Profile (Section 3) - The scenario examined / evaluated in this section is inconsistent with what was required to be evaluated per the MSS. Rather than considering improvements that could be made to McKinnon’s Creek, between the N5 pond outlet and the current upstream limit of the planned watercourse lowering, about 450m below Wall Road, the analysis completed in the July 11, 2018 memo limited itself to the reach between the N5 pond outlet and Tenth Line Road. Since the reach between the N5 Pond outlet and Tenth Line Road has already been channelized within the existing / challenging grade constraints of McKinnon’s Creek, it really was no surprise about DSEL’s findings. This is why the scope of investigation was to extend between the N5 Pond outlet and the current upstream limit of the planned watercourse lowering. The analysis needs to be revised accordingly.</p> <p>d) Potential to Lower Operating Level in Pond (Section 4) - The potential to lower the operating of the N5 SWM Pond can be accomplished through two approaches: i) by expanding the SWM Pond footprint area; and/or ii) through improvements to McKinnon’s Creek (i.e. lowering the profile). The DSEL memo only documented one alternative that considered an expansion of the pond into the McKinnon’s Creek corridor (as contemplated in the MSS) that maintained the current NWL at elevation 83.15m, but lowered the 100-yr peak level to 84.49m. The submission did not evaluate alternative approaches to lower the operating level of the N5 Pond by lowering McKinnon’s Creek – as required to be assessed by the MSS. The analysis needs to be revised accordingly.</p>	<p>c) As noted above, please refer to the attached McKinnon’s Creek and Pond Lowering memo by DSEL (dated September 26, 2018). This memo provides information supporting the difficulties with the proposed lowering of the operating levels in the Avalon West (N5) SWM Facility. It is noted that lowering of operating levels in the pond would require lowering of the pond bottom to remain in conformance with MOE design criteria. It would not be economically feasible to dig deeper in an existing pond originally constructed in soft clay conditions.</p> <p>d) As noted above, please refer to the attached McKinnon’s Creek and Pond Lowering memo by DSEL (dated September 26, 2018). This memo provides information supporting the difficulties with the proposed lowering of the operating levels in the Avalon West (N5) SWM Facility. It is noted that lowering of operating levels in the pond would require lowering of the pond bottom to remain in conformance with MOE design criteria. It would not be economically feasible to dig deeper in an existing pond originally constructed in soft clay conditions.</p> <p>Please also refer to the Alternative Servicing Approaches memo by DSEL (dated September 26, 2018) and the Summerside West Phase 4 / Comparison of 100-Year Maximum Water Levels in the Avalon West Stormwater Management Pond memo prepared by J.F. Sabourin and</p>

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		<p>Associates (dated September 26, 2018). This memo was prepared to summarize the maximum water levels in the Avalon West Stormwater Management (SWM) pond during the 100-Year 24-Hour SCS Type II design storm, as reported over the history of the pond design. Table 1 in the memo summarizes the maximum 100-year water level in the existing pond and Table 2 summarizes the maximum 100-year water levels in the expanded pond proposed to accommodate Summerside West Phase 4 development. Complete discussion is provided in the JFSA Memo.</p> <p>The water levels for the various options (independent pond, pond expansion not encroaching into McKinnon’s Creek and MSS expansion encroaching into McKinnon’s Creek) are documented in these memos. Please note the ultimate expansion, encroaching into McKinnon’s Creek would only be completed once the McKinnon’s Creek design is complete. Phase 4 is not linked to the approved design of McKinnon’s Creek; however, the process of the McKinnon’s Creek design has been initiated by the circulation of a draft Terms of Reference to stakeholders and approval agencies.</p>
<p>A4. Development Review Services Engineering (Will Curry)</p> <p>Review of Functional Servicing Report (July 24, 2018)</p> <p>Comments received from Shoma Murshid August 14, 2018</p>	<p>Functional Servicing Report, dated July 24, 2018</p> <ol style="list-style-type: none"> 1. The revised SWM Facility expansion again does not seem to show appropriate sediment placement in an acceptable area. Clearly, the Consultant or Developer has not met the City’s expectations even though we specifically met with them to discuss issues and expedite the process. 2. The City still requires an appropriate proposed Sediment Disposal area conveniently offset from the rear residential properties and in an area that is accessible with vehicles and or placed appropriately near a roadway but not in the ROW as shown. 3. The addition of Landscaping must be considered when designing these areas also. 	<ol style="list-style-type: none"> 1. Please refer to the attached sketches which show the existing sediment management areas for the existing / approved pond and the proposed sediment management areas for the proposed pond expansion. 2. Please note that the sediment management area on the west side of McKinnon’s Creek was previously approved with the existing pond. The sediment management area on the east side is adjacent to a park and access has been improved. 3. Please refer the Mattamy Homes SWM Pond Preliminary Landscape Plan (Sheet L0) which was provided for the proposed design of the Avalon West SWM Facility expansion.

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	<p>4. Figure 4 - Maybe Trunk 2 and Trunk 1B should be called Sewer Line 1 and Sewer Line 1B. Consider, review and revise.</p> <p>5. Figure 6 - Composite Servicing Plan: This may have been missed in a previous City review, as it is not something that requires a lot of review, as it is hard to make a mistake.</p> <p>It is not clear as to why the sanitary so-called Sewer Trunk system proposed is intended to be so deep in Phase 4. The City does not accept Designs that incorporate deep sewers for no specific reason. Especially start of the run sewers such as the sanitary, shown in this figure 6 has them with 5.49 metres cover. The use of the word Trunk may be inappropriately used here. Collectors are permitted to be deep as per the Sewer Design Guidelines. Section 4.1 has no information about any special requirements for deep sanitary sewers and must be revised including Figure 6. Note that the sanitary sewer here has not been designed in accordance with the City of Ottawa Standards. If there is a requirement for these deep Trunks sewers then there is also a requirement for a high-level sanitary sewer system as no house service connections will be permitted to connect to deep sanitary collectors.</p> <p>City of Ottawa SDG Appendix 1: Definitions</p> <p>“Trunk Sewer: For the purpose of this document a trunk sewer is considered to be the same as a collector sewer. See Collector Sewer.</p> <p>“Collector Sewer (Sanitary): The components of the sanitary sewer system that are 525mm or larger or conveys flows equal to or greater than 170 l/s to the discharge point.</p> <p>Revise all.</p>	<p>4. The intent of the Functional Service Report design was to confirm that the site was serviceable and conforms to the Mer Bleue MSS. As the sanitary sewers in these locations in the MSS were referred to as trunks, we have remained consistent with this annotation.</p> <p>5. The sanitary trunk design in the FSR has been completed in conformance with the Mer Bleue MSS. This not only includes the terminology, but the depths that were approved in the document. The sanitary sewers are not excessively deep at approximately 5 m; however, the sanitary design will be optimized and explored further at the time of detailed design.</p>

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	<p>6. Phases 5 & 6 have deep sanitary sewers also. You have not described in Section 4.1 any rationale as to why. Please provide. Clearly, it is to get under McKinnon’s Creek, however no upstream sanitary sewers of the creek need to be deep. If they do then describe in detail and clearly, why.</p>	<p>6. As noted above, sanitary trunk design in the FSR has been completed in conformance with the Mer Bleue MSS. This not only includes the terminology, but the depths that were approved in the document. The sanitary sewers are not excessively deep at 4-5.5 m; however, the sanitary design will be optimized and explored further at the time of detailed design.</p>
	<p>7. Show in addition to the deep sewers your proposed High-level sewers, where required, if you intend to keep deep sewers.</p>	<p>7. Sewer design will be further explored at the time of detailed design; however, it is noted that the sewers in phase 1 were deeper and did not require high level sewers. We have not included them for the FSR submission but are open to discussion as we move forward with detailed design.</p>
	<p>8. Relocate or eliminate the sanitary MH you show in the vicinity of the creek bank. Not practical from a future ownership perspective.</p>	<p>8. The manhole has been removed, as requested.</p>
	<p>9. Any MHs or sewers in the vicinity of the creek will have to be lined and made watertight at Detail Design. Information should be provided as to why you are proposing to construct this deep infrastructure. You should at least say similar “Information for the proposed sanitary collector under the creek will be provided at the Detail Design stage with those Phases”. Please provide text.</p>	<p>9. Wording has been added to Section 4.2, as requested.</p>
	<p>10. It clearly has to be indicated in the report that Sump Pumps will not be used for phases 4, 5 & 6</p>	<p>10. It is not stated in the report that Sump Pumps will not be used for Phases 4, 5 and 6, even though the FSR design does not rely on them. They would only be considered if there is a significant time delay with the McKinnon’s Creek project. The use of sump pumps is prescribed by the City of Ottawa technical bulletin and, if desired, SS West would have to meet the City’s screening criteria to implement sump pumps.</p>

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<p>A5. Resiliency & Natural Systems (RNSP) (Jennifer Boyer)</p> <p>Review of Functional Servicing Report (July 24, 2018)</p> <p>Comments received from Shoma Murshid August 14, 2018</p>	<ol style="list-style-type: none"> 1. A revised Draft Plan of Subdivision is missing from this submission, to correspond to the most recent discussions and comments related to the McKinnon’s Creek Corridor. 2. Terms of Reference for McKinnon’s Creek Alteration & Restoration Project - This Terms of Reference was a new submission, submitted with the 2nd Part 2 Engineering Submission. There was limited input from RNSP staff and I was not offered formal input into a Draft ToR. It was my understanding that a meeting was to be held with SNC staff and City staff to discuss the ToR in advance of the submission, as this is not specifically for the Mattamy Summerside West submission. Based on the technical nature and scope of the Terms of Reference, this requires further review in consultation with South Nation Conservation. Comments will be provided in the near future after this submission is reviewed with the appropriate parties. 3. SWM Concept- DSEL is proposing to expand the SWM Pond into the McKinnon’s Creek Corridor, at an estimated length of 250 linear metres, as stated in the most recent meeting with City Staff. However, the proposed SWM Pond expansion now, based on the late July mini resubmission does not include any encroachment into McKinnon’s Creek Corridor, which has been contained to the western ‘triangular’ block in Summerside West. <ol style="list-style-type: none"> a) The Terms of Reference submitted with the most recent (late July mini resubmission) submission has failed to include the conceptual design alternatives of these works. b) For all submissions, and Stormwater Management concepts, each requires cross sections, rationale, and describe how the environmental function of the creek will be impacted an what rehabilitation options will be considered; 	<ol style="list-style-type: none"> 1. Please find enclosed a revised Draft Plan of Subdivision prepared by J.D. Barnes (dated September 19, 2018). The Draft Plan reflects setbacks and maximum potential corridor extents per the CDP EMP. 2. A draft TOR has been submitted to initiate the discussions with the appropriate approvals agencies and stakeholders. It is expected that a meeting will be set up to discuss the TOR and further consultation will be forthcoming. <ol style="list-style-type: none"> a) It was not the intent to submit a detailed design with this submission. The draft TOR was created to initiate the discussion with the stakeholders and approval agencies. b) The current design includes a pond design that does not encroach on McKinnon’s Creek. Any future encroachment will be addressed by the detailed design of McKinnon’s Creek. The draft TOR was created to start this conversation. For the current preferred design of the SWM pond

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	<p>4. Channel Cross Sections & McKinnon’s Creek Corridor Width - Channel Cross Sections were submitted with the most recent mini submission to the City of Ottawa late July 2018. As shown on Cross Section A-A, and Cross Section B-B, the Maximum Extent of the Corridor will still not accommodate a Multi-Use Pathway. There is encroachment into the Right-of-Way. Therefore, the Draft Plan of Subdivision has not been changed as requested to overlay the McKinnon’s Creek Corridor to the Maximum Extent of the Corridor plus the requirement to add a minimum 5+metres additional space for the Multi-Use Pathway.</p>	<p>expansion, please refer to the Functional Servicing Report by DSEL (dated September 26, 2018).</p> <p>4. Please refer to the updated cross-sections for McKinnon’s Creek (dated September 25, 2018), which includes the additional E-E cross-section, which was requested between A-A and BB. The cross-sections show that the MUP fits within the corridor and they are in conformance with the EMP.</p> <p>Please refer to the Landscape Design Summary by NAK Design Strategies (dated September 25, 2018).</p> <p>The location of the multi-use pathway within the creek corridor is supported by an ecological perspective in the memo – McKinnon’s Creek Corridor Update by Muncaster Environmental Planning (dated August 3, 2018).</p>
	<p>5. The McKinnon’s Creek Corridor Cross Sections need to be discussed and reviewed by the Parks Planner, especially in relation to the recreational corridor and placement of the Multi- Use Pathway. Attached are the Specification Plans for the Multi-Use Pathways, in which it was indicated a minimum 5 metres outside of the 15 metres of the Top of Bank from McKinnon’s Creek was required. This is still subject to review by Parks Planning. The MUP is a 3 metre wide asphalt pathway, with mow/maintenance strips on either side, which are to be outside of the 15 m TOV.</p>	<p>5. The Draft Plan of Subdivision (dated September 25, 2018) has been updated to reflect a block for parkland by McKinnon’s Creek, which does not encroach into the corridor. As identified in the updated cross-sections, the MUP does not encroach on the 15 m TOV limit. Please refer to the updated cross-sections, the Landscape Design Summary by NAK (dated September 25, 2018) and the McKinnon’s Creek Corridor Update by Muncaster (dated August 3, 2018).</p>
	<p>6. The proposed SWM Pond Expansion on the triangular block; shows a reduced Creek Corridor on the east side. There is not 15 m TOV on the east side of the creek on Cross-Section A-A; therefore how will this impact the corridor requires further analysis, and how this will not impact the function of the corridor. Based on this, another cross section is required between A-A and B-B to show the SWM Pond Expansion, which is not illustrated on the 2018-07-25_766_base Drawing with the Cross-Section locations.</p>	<p>6. The cross-section has been updated to show the 15 m TOV on both sides of McKinnon’s Creek. Please refer to the updated cross-sections and the Landscape Design Summary by NAK (dated September 25, 2018) for more details.</p>

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<p>A6. Parks Planning and Recreation (Mary Ellen Wood)</p> <p>Draft Terms of Reference for McKinnon’s Creek</p> <p>Comments received from Shoma Murshid August 14, 2018</p>	<p>1. In reference to the attached documents / plans I’ll make the following general comments as it’s important the following items be included in the TOR:</p> <p>a) Under Channel Design and Natural Feature Restoration:</p> <p>i. Add a point to include the pathways as a channel design feature – this may include the rural reach as well – check with Transportation as the ultimate goal is to achieve connectivity with Navan via a McKinnons Creek pathway system.</p> <p>ii. Add a point under 5. Landscaping and Planting Plan: Rehabilitate and improve both reaches of the riparian corridor with naturalized plantings</p> <p>b) On the creek corridor plans:</p> <p>i. Include the MUP in relation to the setbacks, ensuring locations are acceptable from a slope stability and conservation authority perspective.</p> <p>ii. A minimum 5 metres outside the Top of Bank from McKinnon’s Creek is required for the multi-use pathway (3m asphalt with 1m on either side of path for clearance).</p> <p>iii. The proposed cross section does not appear to provide sufficient table land to provide space for naturalized plantings outside of any setback constraints. Provide additional space to landscape and plant trees on both sides of the MUP. Naturalized plantings will aid in water quality for the creek, and provide an aesthetic quality to the community.</p> <p>iv. Where the MUP is parallel with the adjacent window street, a planted buffer (min. 3m width) must be positioned between the street and the MUP. The Parking Plan illustrates parking along Street 8 parallel to the MUP, the planted buffer</p>	<p>a)</p> <p>i. and ii. The draft Terms of Reference was submitted to initiate the discussion with the appropriate approval agencies and the owners group.</p> <p>b)</p> <p>i. The MUP and setbacks were worked through during the Mer Bleue EMP. It is expected that when these setbacks were established, they were completed with SNC and geotechnical input; however, it should be noted that no works are proposed within the 15 m TOV limit.</p> <p>ii. The MUP is 5 m wide total including 3m asphalt with 1 m mow strip on either side. This is set outside of the TOV line as previously discussed.</p> <p>iii. The cross-sections have been revised to accommodate plantings on both sides of the MUP. Please refer to the updated cross sections and the Landscape Design Summary memo prepared by NAK (dated September 25, 2018).</p> <p>iv. The cross-sections have been revised to accommodate plantings on both sides of the MUP. Please refer to the updated cross-sections and the Landscape Design Summary, prepared by NAK (dated September 25, 2018).</p>

Commenting Agency	Comment	Response
	<p>will provide a separation between parked cars and MUP users.</p> <p>v. The 14.75m ROW cross section is not illustrating street trees on the east side. Street trees should be accommodated/illustrated along the east side between the curb line and property line.</p> <p>vi. Ensure the pathway on the south side of the creek is connected to the walkway block to the north and to the pathways around the storm pond. Please illustrate on all plans.</p> <p>vii. Ensure that it is made clear in the TOR for the alteration and restoration project and on the plans that sufficient table land is to be made available for the pathways, outside of any setback constraints for slope stability or that the Conservation Authority may have.</p> <p>viii. No multi-use pathway is illustrated in the cross-section on the north/east side of McKinnon’s Creek Corridor. The CDP, the Area Parks Plan, and NAK’s Pedestrian Circulation and Connection Plan for Summerside West (attached) illustrate a multiuse pathway along the north/east side of the creek. A multi-use pathway is to be included in the cross-section along the north/east side of the creek.</p> <p>ix. The Drawing 2018-07-25_766_base does not illustrate the most recent draft plan. There is a walkwalk block 463, which should be illustrated to provide access to the multi-use pathway along the north/east side of the creek.</p> <p>x. A revised draft plan of subdivision was not included with this submission. Parks will reiterate pervious comments that the revised draft plan has eliminated the parkette adjacent to McKinnon’s Creek. Park Planning disagrees with the removal</p>	<p>This revised plan will provide the requested buffer between the parked cars and MUP users.</p> <p>v. The cross-sections have been revised to accommodate plantings on both sides of the MUP. On the west side, trees have been added at 1.5 m from the curb in the 14.75 m ROW (boulevard on this side of the road is 2.25 m total). Please refer to the updated cross-sections and the Landscape Design Summary prepared by NAK (dated September 25, 2018).</p> <p>vi. Please refer to the revised Pedestrian Circulation and Connection Plan prepared by NAK (dated September 25, 2018).</p> <p>vii. The draft TOR was submitted to initiate the discussion with the appropriate approval agencies and the owners group.</p> <p>viii. Plans have been updated to reflect both sides of McKinnon’s Creek. Please refer to the revised cross-sections which show an additional recreational path on the north/east side of the creek. Please refer to the Landscape Design Summary memo prepared by NAK (dated September 25, 2018).</p> <p>ix. There is a pathway access connection at the northern and southern extent of Phase 4 and it is reflected on the current draft plan and corresponding FSR drawings.</p> <p>x. The revised Draft Plan of Subdivision (dated September 19, 2018) proposes a 0.3 ha parkette that provides connectivity to McKinnon’s Creek. NAK has revised the Facility Fit Plan</p>

Commenting Agency	Comment	Response
	<p>of the parkette and is willing to work with the developer on an appropriate parkette size (willing to reduce parkette size down to 0.4ha) to ensure a parkette is accommodated along McKinnon’s Creek as an entrance trail head that can accommodate a tot-lot play structure, swing set with benches for the community.</p>	<p>for this parkette (dated September 2018) to reflect the new block size/configuration.</p>
	<p>xi. Again, Parks will reiterate the original request for information on the park block adjacent to McKinnon’s Creek to illustrate floodplain, table land, grading, cross section to demonstrate any impacts on how and where within the park block development may occur.</p>	<p>xi. The Draft Plan of Subdivision reflects the location of floodplain and the intent is to remove the floodplain through the detailed design process. Discussions have been initiated with the SNC with respect to the approval process.</p>
B. GEOTECHNICAL COMMENTS		
<p>B1. Urban Design</p> <p>Comments received from Shoma Murshid January 26, 2018</p>	<p>Previous City Comments (from January and February 2018) received no Consultant comment back to the City. These comments are listed below, with responses provided in the column to the right.</p> <p>J26. In locations where all six conditions in the Tree Planting in Sensitive Marine Clay Soils – 2017 Guidelines cannot be met (e.g. if soils are generally >40% plasticity) the 2005 Clay Soils Policy will apply, meaning only small, low-water demand trees can be planted at a minimum separation distance of 7.5m from a building foundation. In these cases, the Zoning By-law will be used to ensure sufficient front yard setbacks to accommodate street trees in the right-of-way. For example, if street trees are planted in the right-of-way at a distance of 2m from the front lot line, then the minimum front yard setback would be 5.5m (7.5m – 2m). Please clarify this for us to enable you further.</p>	<p>Comments addressed in Paterson Report PG4049-2 Revision 1 dated August 8, 2018.</p> <p>J26. Additional testing on selected soil samples completed by Paterson to confirm tree setback recommendations. Tree planting recommendations and testing results are presented in Paterson Report PG4049-2 Revision 1 dated August 8, 2018.</p> <p>The tree planting memo prepared by NAK (dated May 25, 2018) and submitted to the City in a previous submission identifies proposed building setbacks to enable street trees to be planted. Setbacks will be determined through the Zoning By-law Amendment process.</p>
<p>B2. City Staff (Josh White)</p> <p>Comments received from Shoma Murshid January 26, 2018</p>	<p>M42. The report is incomplete. It does not follow the City Guidelines for minimum BH spacing.</p> <p>M43. Settlement monitoring is incomplete.</p>	<p>M42 & M43. Supplemental borehole coverage in accordance with City of Ottawa geotechnical investigation guidelines and updated settlement monitoring data presented in Paterson Report PG4049-2 Revision 1 dated August 8, 2018.</p>

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<p>B3. City Staff (Josh White)</p> <p>Comments received from Josh White February 27, 2018</p>	<p>B13. Further ground water monitoring is required for the site, as there are multiple locations where the groundwater table is shown less than .30 meters from the surface but the expected long-term ground water level is between 1.5 and 2.5 metres.</p> <p>B14. Please include discussion on the proposed mitigation for areas where the grade raise exceeds the maximum permissible grade raise.</p> <p>B15. It appears that the report is recommending that there be no construction during a rain event and that any stock piled material will need to be kept dry or it cannot be reused. Is this the case?</p> <p>B16. The report is incomplete. It does not follow the City Guidelines for minimum BH spacing.</p> <p>B17. Settlement monitoring is incomplete. Is the plasticity of the soils known? It is indicated in the preliminary Geotech report that the soils are moderate to highly sensitive clay soils. Next steps should include more detailed information related to the plasticity of the soils.</p>	<p>B13. Addressed in Section 4.3 of the revised report (dated August 8, 2018).</p> <p>B14. Addressed in Section 5.0 of the revised report (dated August 8, 2018).</p> <p>B15. Not clear what section of the report that Comment B15 is referring to. However, our report does not limit construction during rain events. Also, the reuse of fill is typically evaluated by the geotechnical consultant during the construction program.</p> <p>B16. Additional boreholes completed in accordance with City standards. The results of our supplemental program are presented in the revised report (August 8, 2018).</p> <p>B17. Settlement monitoring details presented in Section 4.4 of our revised report (dated August 8, 2018).</p>
C. URBAN DESIGN COMMENTS		
<p>C1. Development Review Services (Mark Young)</p> <p>Comments received from Shoma June 22, 2018</p>	<ol style="list-style-type: none"> 1. Thank you for NAK planting/setback analysis. This should be used to inform zoning setbacks by way of exception. 2. Connection from terminus of Street 16 and Street 12/School and Park via walkway block or street connection. 3. Consider removal of window street abutting Street 3 (collector) 4. Where Street 8 becomes single loaded and reduces in width, the reduction in boulevard width appears to happen on the 	<ol style="list-style-type: none"> 1. To be addressed at the Zoning By-law Amendment stage, which has not yet commenced. 2. The school block has been moved to the northwest on the revised Draft Plan of Subdivision (dated September 25, 2018), therefore this comment no longer applies. 3. The window street abutting Street 3 has been removed on the revised Draft Plan of Subdivision (dated September 25, 2018). 4. As per the revised Draft Plan of Subdivision, the narrower window street right-of-way (Street 10; formerly Street 8) is

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	residential/loaded side of the street. Will this not result in an off-set in the road surface and the associated infrastructure?	now centred on the wider Street 10 ROW to the west of Sweetclover Way and Street 14.
	5. The western leg of Street 13 should be 18 m vs. 14.75 m as it is double loaded.	5. The Concept Plan and Draft Plan have been revised to increase the right-of-way (ROW) width of Sweetclover Way to 18 metres.
	6. A cycling facility should be considered on the south side of Sweet Valley Drive where it abuts Claridge’s land. A similar facility is being considered on the east side of Tenth Line Road. This would provide for a strong east-west connection between the overall open space network, with a safe crossing at a controlled intersection. Please confirm that this can be accommodated within an 18 m r.o.w. as Minto is providing 22 m to the east.	6. Minto has a larger ROW due to transit services that run along Lakeridge Dr and may be extended to Tenth Line Rd. Assuming that they will not be looping through Summerside, the 18.0m local roadway is sufficient. The cycling facilities are being address via a Multi-Use Pathway (MUP) on the south side of Minto’s road, and may be an applicable facility within Summerside as well. Given the 18.0m ROW, the MUP will likely cause larger setbacks for any houses fronting on the south side, so that may need to be considered. The local road designation may also allow you to argue that it is a low speed environment, and it should be a shared use roadway. It may be harder to get City agreement on this, but may be worth a try without sacrificing south side frontage.
D. CDP CONFORMITY REVIEW COMMENTS		
<p>D1. PIED (Taavi Siitam)</p> <p>Comments received from Shoma June 22, 2018</p>	<p>1. Between Peter’s comments, and Alain’s provided at the meeting, I only have the following to add. In the latest revision (June 6, 2018), it was very positive to see the removal of the single-loaded street that was fronting onto the west end of the Collector (leading to Mer Bleue Rd). The area is the main entrance to the community and the draft plan concept should continue to evolve it as the “community gateway” that it was intended to be (as described in CDP, Section 6.2, p.32). As places that establish “a sense of neighbourhood identity and promote the image of the community”, a concerted effort should be made to design and deliver that, rather than being treated no differently that residential block/streets within the neighbourhood.</p> <p>2. This area was envisioned as having buildings fronting the collector with flexibility for commercial uses at-grade (across from the Commercial Area to the south), similar to CentrepoinTE Drive near Ben Franklin (e.g. small services,</p>	<p>1. Noted.</p> <p>2. As depicted on the Concept Plan (dated September 5, 2018) and revised Draft Plan of Subdivision (dated September 25, 2018), the units in Phase 6 (opposite the commercial block to the south of Summerside West) side onto the new collector</p>

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	<p>businesses fronting Centrepoint). This would give ensure that the Collector street is both appropriately addressed at the principal street (being a gateway, rather than treated like a side-yard) but also its uses will reflect unity within the gateway, as the place of principal commercial/retail/office activity, i.e. if there was to be a small, mainstreet environment evolve in this community, this is where it would, and can, happen. This is reflected in the CDP's demonstration plan, with street-frontage and either a rear-lane or rear-parking development scenario.</p> <p>I recognize this is a later phase in this development, however, it's important that this vision be acknowledged, planned and protected for.</p>	<p>street (Street 3). Corner units will have wrap-around porches that will activate the frontages on the north side of the collector. Rear lane townhomes are not proposed for this community. Mattamy is not a commercial developer.</p>
<p>D2. PIED (Taavi Siitam)</p> <p>Comments received from Shoma Murshid June 28, 2018</p>	<p>1. The location of the pedestrian bridge should be indicated on the concept plan, as it's very important that this does not get "pushed" off the plan and forgotten about as someone else's issue (i.e. Claridge). It is a joint-developer issue, since it's a piece of community infrastructure. Looking at the latest concept plan (I'd cut/pasted it below Peter's comments), it looks like a pedestrian connection to the future bridge is being provided as part of Phase 4. This connection should be specifically noted for this used, as it will have implications for the MUP design and future connection to the future bridge. It is not clear whether the entry to the bridge will be on Mattamy or Claridge land. This is perhaps being discussed with Claridge?</p>	<p>1. The revised Concept Plan and Draft Plan of Subdivision propose an access block to the McKinnon's Creek corridor in the southwest corner of Phase 4 (Block 496) and the updated Pedestrian Circulation and Connection Plan prepared by NAK (dated September 25, 2018) reflects the proposed location for a pedestrian bridge. The bridge is anticipated to be located in this general location (along the boundary of Mattamy's and Claridge's lands). The design and construction of a bridge is a CDP landowners group matter, not a draft plan of subdivision approval matter.</p>
<p>D3. Zoning & Interpretation Team (Peter Giles)</p> <p>Comment received from Shoma Murshid June 22, 2018</p>	<p>1. Let's make sure the zoning by-law amendment reflects the required setback for medium to large street trees.</p>	<p>1. Noted. Will be addressed at the Zoning By-law Amendment stage. The tree planting memo prepared by NAK (dated May 25, 2018) and submitted to the City in a previous submission identifies the proposed building setbacks to allow street trees to be planted.</p>
<p>D4. Zoning & Interpretation Team (Peter Giles)</p>	<p>1. Excellent job on the NAK tree planting memo that deals with street tree planting in sensitive marine clay soils.</p>	<p>1. Noted.</p>

Commenting Agency	Comment	Response
	<p>220-222 to shorten the block lengths for pedestrians and improve connectivity to the McKinnons Creek MUP.</p> <ul style="list-style-type: none"> ○ Regardless of whether it is a street or walkway block that is introduced through Blocks 220-221, where it meets Street 21 will create a desire line across Street 21 to the MUP along McKinnons Creek (black star). As a result, this location should be reviewed for a potential PXO. Even if it does not warrant a PXO, a mid-block curb extension should be added here to shorten the crossing distance and slow vehicles in order to improve safety for pedestrians. <p>Previous comment #9: The CDP (p.20, 29) and Secondary Plan (Section 4, under Pedestrian and Cycling Mobility) identify the crossing of McKinnon’s Creek as the responsibility of the developer. This is not a “nice to have” feature – it’s necessary to unite Phase 4 with Phases 5 and 6 and to provide active transportation connectivity from Phase 4 to the schools, parks, and commercial areas in the rest of the neighbourhood. This crucial piece of infrastructure should be identified in the Draft Plan of Subdivision and Concept Plan, detailed in Draft Plan Conditions, and built as part of Phases 4-6. Potential ped/cycle bridge locations:</p> <ul style="list-style-type: none"> ○ In the Draft Plan of Subdivision and Concept Plan, there is a walkway block at the SW corner of Phase 4 <ul style="list-style-type: none"> ○ In the Parks Plan, Parkette 2 (along McKinnons Creek), SE corner: identification of “Possible Future Bridge Connection”, which would connect to the MUP in the SWM Block 171. If this location is chosen, an east-west walkway block should also be provided from the western edge of Phase 4, on Street 22, perhaps around Lot 81, to connect to the MUP in the SWM Block 171 and to the bridge. 	<p>The revised Concept Plan (dated September 5, 2018) and Draft Plan of Subdivision (dated September 25, 2018) propose an access block (Block 496) to the McKinnon’s Creek corridor in the southwest corner of Phase 4.</p> <p>The bridge is anticipated to be located in this general location (at the boundary of Mattamy’s and Claridge’s lands). The design and construction of a bridge is a CDP landowners group matter, not a draft plan of subdivision approval matter.</p>

Commenting Agency	Comment	Response
	3. Parking Plan is a good effort considering the lack of specific guidance. Details on Parking Plan requirements should be available in early 2019.	3. The Parking Plan has been updated by Mattamy Homes (dated September 19, 2018) to reflect the revised Concept Plan (dated September 5, 2018).
<i>E. TRANSPORTATION COMMENTS</i>		
E1. Development Review Services Comments received from Shoma Murshid June 22, 2018	<p>1. I've looked at the memo and am waiting to review another incoming memo (still waiting for it) that was requested directly to Mattamy in a meeting held at English Catholic School Board office on June 21, 2018, to address and or justify the relocation of school block from street 11 to street 1. There may be some more workaroud of proposed streets as a result of a revised memo.</p> <p>2. The connection to Tenth Line road from Mattamy Summerside needs to be shown on the plan. This connection has to be in line with the street proposed in Avalon Isgar.</p>	<p>1. The school board memo was prepared and sent to the school board in July 2018. After discussions with the school board, the school location was moved to the northwest on the updated Draft Plan of Subdivision (dated September 25, 2018). The school board has agreed to the new location.</p> <p>2. The southern street in Phase 4 (Sweetvalley Drive) now aligns with the Minto- Avalon street on the east side of Tenth Line Road.</p>
<i>F. ENVIRONMENTAL COMMENTS</i>		
F1. PIED (Jennifer Boyer) Comments received from Shoma Murshid June 22, 2018	<p>The Geomorphologic Concept Plan for McKinnon's Creek, 2017 was submitted with the first submission for review on December 19, 2017. As noted on the Response to Comments table (#6, pg.3), that this plan overlays the various components of McKinnon's Creek hazard limits, which are considered non-developable. Maximum Potential Extent of the Corridor width as shown on this plan, from the meanderbelt hazard limit. The extent of the meanderbelt and the McKinnon's Creek corridor was then to be overlaid on the Draft Plan of Subdivision and the Subdivision Concept Plan.</p> <p>As noted in the comments from City Staff dated January 22, 2018, the Draft Plan of Subdivision overlaid the McKinnon's Creek Corridor Plan in which the maximum width of the hazard limits extending into the area of the proposed development, namely Streets 8 and 22.</p> <p>The Response to Comments (#7, pg.3) states that even though SNC and City staff state there is minimal room for a pathway, the response to comments states that the above noted plan is</p>	<p>Please see the enclosed memo from Muncaster (dated August 3, 2018), which addresses these comments. The revised Draft Plan of Subdivision (dated September 25, 2018) reflects the hazard limits and associated setbacks, including the "Maximum Potential Extent of Corridor" from the CDP EMP.</p>

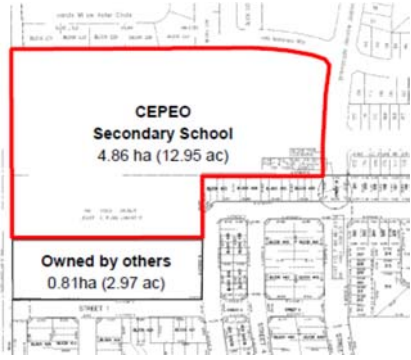
Commenting Agency	Comment	Response
	<p>sufficient for draft plan approval purposes. Yes, the McKinnon’s Creek Corridor Concept plan is sufficient, however the Draft Plan of Subdivision illustrates Street 8 encroaching into the meanderbelt hazard limit on the west side of McKinnon’s Creek; and Street 22 on the east side of McKinnon’s Creek.</p> <p>The Draft Plan of Subdivision requires the surveyed setback distance shown in the Creek Corridor with arrows showing the proper distances to delineate the correct setback. Currently, according to measurements, there are 8 metres missing off the west side of the meanderbelt on the Draft Plan of Subdivision. This requires revision to reinstate the full setback, and there is currently no room for a MUP pathway system.</p> <p>As noted in the Environmental Management Plan, the meanderbelt hazard limit and setbacks for McKinnon’s Creek are non-developable. Any refinement to the setback of the corridor, through the completing of a site specific Environmental Impact Statement was to ensure the ecological integrity of the creek and if/ and where to properly locate any pathway outside the hazard limit; discuss the rehabilitation options for the creek, headwater drainage feature recommendations, and any off-setting requirements.</p> <p>Based on a preliminary review of the 2nd submission package for 2564 Tenth Line (Summerside West Phases 4, 5 and 6), I am unable to provide Draft Plan Conditions at this time. The Draft Plan of Subdivision requires revision to accommodate the McKinnon’s Creek corridor, as noted above.</p>	
<p>F2. South Nation Conservation Authority</p> <p>Comments received from Shoma Murshid August 14, 2018</p>	<p>The Tree Conservation Report and Environmental Impact Statement was reviewed in the context of the Environmental Management Plan (EMP), prepared by Morrison Hershfield Limited.</p> <p>SNC accepts the responses to our comments, dated January 22, 2018, with the exception of comment #4, which stated: <i>The description of the headwater drainage features and management recommendation reflects the Headwater Drainage Feature (HDF) report completed by Bowfin Environmental;</i></p>	

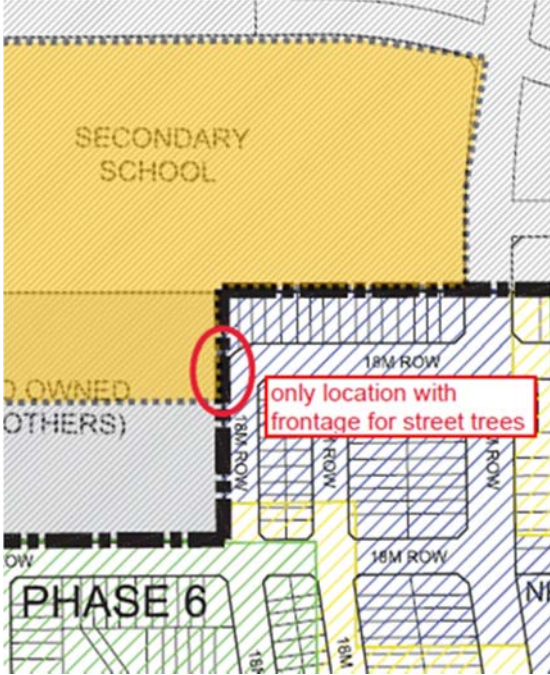
Commenting Agency	Comment	Response
	<p><i>however, no detail is provided on the implementation of the management recommendation.</i></p> <p><i>The EMP states in Section 10 (page 134), that this will be refined during detail design. Please include a discussion of how the recommendations of the HDF report will be implemented.</i></p> <p>The report provides three measures to achieve the HDF management recommendations. We offer the following comments on the revised report:</p> <ol style="list-style-type: none"> 1. The first measure states that there will be an increase in flow contributions from the SWM pond to McKinnon's Creek, which will increase the duration of available fish habitat. The pre and post development flows from the SWM pond must be the same. Please clarify and provide calculations if the flows will indeed change. 2. The extensive planting of trees and shrubs along McKinnon's Creek is not an appropriate mitigation measure for the loss of the HDFs. This planting will already be required as part of the rehabilitation planting plan, and shouldn't be counted twice as mitigation. Further, there should be discussion on the use of well-vegetated swales, constructed wetland features, LID features, etc. to replicate the functions of the HDFs. 3. Please describe the wetland habitat that will be created adjacent to the expanded SWM pond and how it mitigates the loss of the HDFs. Is this a new wetland feature or already part of the design for the SWM pond expansion? The creation of amphibian habitat elsewhere along McKinnon's Creek cannot be counted twice as mitigation if it is already part of a rehabilitation plan. 	<ol style="list-style-type: none"> 1. Maybe 'flow' is the wrong word – Muncaster's understanding from IBI was that the base flow during the lower flow periods would last longer as the hydrograph is smoothed out by the SWM pond. This would be beneficial for fish habitat as McKinnon's would have more useable fish habitat over a longer period 2. Please see page 2 of the August 3, 2018 memo from Muncaster for the mitigation measures for the loss of the HDF. 3. The wetland habitat will be separate from the stormwater management pond itself. The objective is to create amphibian habitat that is separate from where the fish are most likely to be. Gentle side slopes (eg. 3- 1) will be used, with typical water depths between 0.6 and 1.4 metres. Aquatic plants will be planted. See the HWF compensation amphibian pond approved by RVCA for Stittsville development, which is attached to Muncaster's memo (dated August 3, 2018).

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	<p>4. For the Mitigation category, HDFs must remain open, even if they are relocated. Please discuss how this will be achieved.</p>	<p>4. This is what the HDF manual requires for the Mitigation Management Recommendation:</p> <ol style="list-style-type: none"> 1. <i>The channel may be maintained, relocated or enhanced. No natural channel design is required. Can be replaced by well-vegetated swales or constructed wetland features.</i> 2. <i>Replicate on-site flow and outlet flows at the upstream end of the system to maintain direct connection to downstream</i> <p>Wetland features will be constructed and the stormwater management pond contributions will make the connection to downstream habitat better.</p> <p>The Terms of Reference for McKinnon’s Creek will include analysis/design for plantings along the Creek. The enclosed Landscape Plan for Stormwater Pond Design prepared by NAK (dated September 20, 2018) reflects the potential area for planting along the pond.</p>
	G. FORESTRY COMMENTS	
<p>G1. PIED (Mark Richardson)</p> <p>Comment received from Shoma Murshid June 22, 2018</p>	<p>1. They still need a permit. I’ll issue one whenever you request it.</p>	<p>1. Noted.</p>
<p>G2. Forestry, Public Works (Tracy Smith)</p> <p>Comment received from Shoma Murshid June 22, 2018</p>	<p>1. I require draft approval condition of requirement to review and approve landscape plan prior to registration.</p>	<p>1. Noted.</p>

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H. PARKLAND COMMENTS		
<p>H1. Parks & Recreation (Mary Ellen Wood)</p> <p>Comments received from Shoma Murshid June 22, 2018</p>	<p>1. The revised draft plan has eliminated the parkette adjacent to McKinnons Creek and increased the size of the proposed neighbourhood park block. Park Planning disagrees with the removal of the parkette. The parkette provides a green space within a walkable distance for residents with young families and is a short destination for elderly residents. In the original draft plan, which was reflective of the Area Parks Plan, the parkette offered minor active recreation opportunities beside the proposed multi-use pathway through the creek corridor. Parks would like to maintain the minor active recreation opportunity through a parkette in this location. Parks would be open to reducing the parkette size, down to 0.4ha to maintain an area for a tot-lot play structure and swing set with benches. Reduced land dedication from the parkette should be transferred and contribute to the proposed neighbourhood park block (block 467). The park budget in the Facility Fit Plan for the parkette can be adjusted to reflect the reduce size, and funds redistributed to the neighbourhood park.</p>	<p>1. A 0.3 ha parkette is now proposed at the north end of McKinnon’s Creek. The lands to the immediate north and east may be required for stormwater management.</p> <p>In an email received on September 7th, 2018, Mary Ellen Wood confirmed that she is in support of the proposed park sizes and locations on the revised Draft Plan of Subdivision (dated September 25, 2018).</p>
<p>2. The Neighbourhood Park (Block 467 on the revised draft plan), is acceptable by Parks as shown on the revised draft plan with full street frontage on Street 7 and Street 3. The size of the neighbourhood park may be revised to reflect comment 1 above.</p>	<p>2. Noted. The Neighbourhood Park is now Block 460 and has full street frontage along Jerome Jodoin Drive and Street 3.</p>	
<p>3. The Neighbourhood Park block shown on the Concept Plan dated June 6th, 2018 which illustrates 9 residential units and a walkway block is not acceptable by Parks. The proposed concept plan does not meet our design criteria of 50% street frontage as outlined in the Park Development Manual – 2nd Edition 2017. Please revise the concept plan to reflect a park block with a minimum of 50% frontage on abutting streets.</p>	<p>3. The Neighbourhood Park block has been moved back to its original location. The area is close to the size shown in the CDP (1.2 ha + 0.8 ha dry pond shown in the CDP and 1.87 ha on the revised draft plan). 50% street frontage has been provided along Jerome Jodoin Drive and Street 3. A dry pond is not proposed.</p>	
<p>4. The Neighbourhood Park size (block 467) and the unit counts are inconsistent between the June 6th Concept Plan, the revised draft plan and FoTenn’s response letter. At this time, Parks cannot comment on if there is an over or under dedication of parkland until the configuration of park blocks and unit counts are confirmed.</p>	<p>4. A total of 738 units are currently proposed. At 1 ha/300 units, 2.46 ha of parkland is required. Combined with an under-dedication of 0.1167 ha from a previous phase of Summerside West, the total area of parkland required is 2.5767 ha.</p>	

Commenting Agency	Comment	Response
	<p>5. With the requested parkette beside the McKinnons Creek, Park had originally requested additional information for this park block, this request remains outstanding. Details on floodplain, table land, grading, cross-section should be included to demonstrate any impacts (if any) on how and where within the park development may occur.</p> <p>6. Parks will reiterate the previously provided comment and received response to ensure it is included as a draft condition. Please have the owner enter into a Cost-Sharing Agreement with the land owners within the CDP area for the cost of tree planting/landscaping within Blocks 487 and 488 as per the TCR/EIS recommendations. Cost-Sharing Agreement should also address the cost of the 3m multi-use pathway proposed through the creek corridor.</p> <p>7. Parks Planning will provide a full suite of draft plan conditions for draft approval once the parkette location and neighbourhood park block configuration is resolved to our satisfaction.</p>	<p>The revised Concept Plan and Draft Plan of Subdivision propose 2.6 ha of parkland (1.87 ha Neighbourhood Park + 0.3 ha Parkette + 0.43 ha addition to Sweetvalley Park).</p> <p>5. NAK has updated the Facility Fit Plan for this parkette to reflect the new block size/configuration (September 2018). The Facility Fit Plan proposes senior/junior swings, a lookout with seating, and walkways.</p> <p>6. The landowners are in the process of developing a Cost Sharing Agreement for the CDP lands.</p> <p>7. Noted.</p>
I. SCHOOL BOARD COMMENTS		
<p>I1. CEPEO</p> <p>Comments received from Shoma Murshid June 22, 2018</p> <p>(letter from school board dated June 14, 2018)</p>	<p>1. The CEPEO lands are depicted incorrectly in the Concept Plan and other related plans. The extent of the lands currently under agreement for purchase by our Board includes the following lands, which will be merged upon closing of the land purchase process (expected before the end of 2018):</p> <ul style="list-style-type: none"> • 2409 Mer Bleue Road, being part of Lot 4, Concession 11, PIN 14563-1816(LT); and, • 2415 Mer Bleue Road, being part of Lot 4, Concession 11, PIN 14563-0513(LT), Part 1, Plan 50R-6110. 	<p>1. The Concept Plan (dated September 5, 2018) has been updated to address this comment.</p>

Commenting Agency	Comment	Response
	<p>Please see the attached plan for reference, and revise land use plans as necessary. Also note that the existing residential uses on both parcels will be retired upon closing.</p>  <p>The image is a site plan for the CEPEO Secondary School. A large rectangular area is outlined in red and labeled 'CEPEO Secondary School 4.86 ha (12.95 ac)'. To its south is a smaller rectangular area labeled 'Owned by others 0.81ha (2.97 ac)'. The plan shows surrounding streets, including 'STREET 1' and 'STREET 2', and various lot numbers and dimensions.</p>	
	<p>2. We would also like to propose that a fence be erected to the Board’s satisfaction between the CEPEO school site and any adjacent new residential developments, if the case arises;</p>	<p>2. Noted.</p>
	<p>3. That street trees be planted within the City ROW where a street is directly adjacent to the CEPEO school site; and,</p>	<p>3. There is only a very small area with street frontage, where one or two trees might be added – see markup.</p> <p>This area has high plasticity clay soil; i.e. any trees will have to be planted a distance equal to their height from building foundations. The building setbacks will therefore dictate the size of trees that can be planted here;</p> <ul style="list-style-type: none"> ○ Small ornamental trees 7.5m ○ Medium canopy trees 12.5m ○ Large canopy trees approx. 15m

Commenting Agency	Comment	Response
		
	<p>4. That the subdivision agreement contain wording acceptable to the CEPEO that the above noted conditions (1-2) will be implemented.</p>	<p>4. Noted.</p>
<p>I2. OCSB</p>	<p>1. The OCSB was circulated the revised Concept Plan (dated September 5, 2018) on September 11, 2018.</p>	<p>1. An email from Shoma on September 12, 2018 stated that the school board is satisfied with the revised concept plan.</p>
<p>J. PLANNING COMMENTS</p>		
<p>J1. File Lead (Shoma Murshid)</p>	<p>1. If Block 486 ends up being required for the expansion of the SWM pond, then how will the required MUP and requested parkette along the riparian feature be provided, as outlined in the Mer Bleue CDP?</p>	<p>1. A 0.3 hectare parkette is proposed is now proposed in this location on the updated Concept Plan and Draft Plan of Subdivision (Block 484). The Landscape Plan for Stormwater Pond Design prepared by NAK (dated September 20, 2018) illustrates that the pond can be expanded without impacting the location of the Multi-Use Pathway.</p>
	<p>2. Please accommodate the comments from Environmental and SNCA in order to better identify the possible location for the required MUP and parkette. The MUP and parkette</p>	<p>2. Please see above.</p>

Commenting Agency	Comment	Response
	<p>locations, as required under the CDP, will be further refined and finalized, once the SWM pond detailed design provided further clarity on possible locations. Thus, the MUP and parkette locations may end up being revised, post draft approval, via a revision to draft approval, prior to registration.</p>	
	<p>3. Planting MEMO - Please clarify/amend this memo, whether the setbacks identified within the table are for medium or small sized trees.</p>	<p>3. Comment is not clear.</p> <p>The setbacks in the tables on the first page of the memo refer to the distance between trees and building foundations for all trees, based on the specific ROW cross sections. The far right table columns then indicate whether this distance complies with the requirements for tree planting in either (1) low-to-moderate, or (2) high plasticity soils.</p>