

## February 13 Public Meeting Notes

### 7-9 pm Richmond Arena

Approximately 125 people were in attendance with 76 people signing in

Councillor Moffatt opened the meeting.

Introduced Cheryl McWilliams and developer's team

Cheryl McWilliams, City Planner for the files

- Reviewed formal public meeting information
- Statutory notice requirements read

Community Planning Background – Community Design Plan(CDP) approved in 2010

Application filed in 2011 for subdivision of approximately ½ of the Western Development Lands. Outlines additional opportunities to comment and provide input until a decision is made by the City. After draft approval notice is given there is opportunity to appeal the decision is available to the public. Zoning application has also been filed and its public meeting will be scheduled for a later Agriculture and Rural Affairs Committee (ARAC). The CDP, for the western development lands was reviewed and approved by Council, for context, densities, interim flood plain and potential school sites and so on.

Pamela Sweet – FoTenn.

Reviewed the CDP process and the subsequent subdivision process for the 1000 homes. 60% to be singles, 40% attached dwellings, 2.5 acres park, for active recreation, natural environment areas and open space on the eastern edge of the development.

The Van Gaal Drain will realigned to the east property line and form part of the open space and recreational trail linkages.

It will take 10-15 years to build out the development with the construction process to be finalized through the planning process. Developer's experts are available to answer questions regarding engineering, transportation etc...The Slide Show prepared by the applicant is available.

Transportation

- Upgrades will include the widening of Perth to 4 lanes with cycling routes on Ottawa and Perth Street. Pedestrian walkways will include a bridge over the storm pond. The transit facilities will connect to the Kanata portion of the Transit system. A roundabout will be installed at Perth Street and the new collector road. The new collector road will run north south through the subdivision and will be 22 metres in width while other streets will be 16.5 metres. Cycling will also run along the collector road. Sidewalks are on one side of the new collector and both sides of Perth Street.

Servicing

- There is a master servicing study and Class EA for the water and sanitary systems proposed. The stormwater management report and drainage report is on file with the City.

Water

- Water will be by new municipal wells into the deeper bedrock aquifer with a pump and distribution system. With a longer term opportunity to expand to the rest of the Village.

Sanitary

- A new force main will cross the river, expansion of the pump station, twinning of the forcemain and upgrading on Martin and King Streets.
- It will add capacity for additional links to the system

Stormwater Management

- For the western lands there will be 2 ponds and the development will drain into them via storm pipes with the road system conveying the flows during times of flooding.
- The water will be treated in the ponds and then that will flow into the Jock River.

- Examples of similar ponds were shown
- The edge of the ponds will form passive recreation areas
- The 2 ponds will meet the needs of all the subject lands.
- Van Gaal Drain – will be realigned and designed to be naturalized.

#### Timelines

- Public Meeting
- Notice of Draft approval
- 20 day appeal period
- Zoning Amendment is a condition of draft approval
- Pre-Construction
- Registration
- Building Permits – approximately 100 per year.
- The developer's team was introduced.

#### Question and Answers

- The meeting was open for Questions with Cheryl McWilliams chairing this portion.

- 1) Marianne Scott asked why there were no lands for schools as there is already a shortage in Richmond

Cheryl McWilliams – noted the school boards had only identified one site and an alternative in the western development lands through the CDP process. They confirmed their preferred site when circulated the subdivision application, knowing it was not within this proposed development.

- 2) Heather Martineau asked who the builder(s) was going to be? And how will the existing owners be impacted and more specifically how will wells be affected? And how would the number of permits be limited to 100 per year? Remember that this is a village not an urban area.

Frank Cairo, Richmond Village North and South (Caivan), responded on behalf of the owner noting it was their intent to build and also sell to other builders which can provide increase variety in the streetscape. Historically, in Richmond, only 50 units per year have been built and the market will determine the actual numbers. Recently there have been larger lots sizes. Unaffordable to some who want to stay in Richmond. Affordability is an important consideration for housing needs.

Water solution is funded initially by development. There should be no impact on existing wells.

John Krug from Stantec indicated there will be a requirement for a permit to take water. Making sure that it will not impact other wells is require and legislated under Ontario Water Resources Act.

- 3) Bruce Webster – Indicated that in his experience is that when his well went dry it took 5 months to have it resolved. He questioned the storm pond in the 100 year flood plain. Asked what the average size of the lots would be.

Frank Cairo pointed to the road layout and that specific lot sizes would be determined at zoning, but depths are at 27-30 metres. Foresee lots widths at 9-15 metres for singles with towns at 6-9 metres.

Bruce Webster indicated that the lot sizes are not typical for villages in Ottawa.

Frank Cairo indicated that housing stock needs to be available for varying demographics and income levels.

- 4) Ken Faux, 11 Queen Charlotte, had been to every CDP meeting and did note that there had been discussions about wanting townhomes and small size lots. Size of lots will create tract homes at end of village- that will no longer be (look like) a Village.

Cheryl McWilliams – Zoning by-law will speak to specific lots sized. Zoning will go to ARAC.

- 5) Carol Campbell- Did not believe that young people want to move here. Does not want houses with siding falling off such as exists along Strandherd.

- 6) Mike Milton – Will the Van Gaal and Arbuckle Drain improvements cost tax payers?

Frank Cairo – drainage for the development will not cost taxpayers. The stormwater solutions for development will be 100% funded by the developers save for example Drainage Act arrangements. Discussion is ongoing on a legal drain and the petition for the Arbuckle drain which will probably be abandoned.

Cheryl McWilliams – reviewed Drainage Act process

- 7) Douglas Arnold Do not want a Barrhaven or Stittsville style of development, but it will happen. Mattamy homes was to pay for upgrades to pumps station and forcemain. How much will taxpayers pay?

Frank Cairo– there is advancement of agreement for funding. If it is growth related it will collected by development charges. Development pays for development.

- 8) Bruce Webster - Does all upgrades get paid for by new development?

Frank Cairo - financing and other mechanism are still to be determined. There are mechanisms such as front-ending agreement and development charges capital expenditures.

- 9) Douglas Arnold - How can developers afford upfront costs and only build 100 homes per year.

- 10) Aaron Nemchin – How far in advance would existing homeowners know if their water source (well) is impacted?

Steve Wilson (Golder Associates) – Master Servicing Study identified servicing through communal municipal wells as the preferred alternative and based on testing there is a lot of water of good quality available.

- 11) Bruce Webster – The Master Servicing Study was approved by the Minister with comments/conditions. Has that information been transferred from Mattamy to Caivan? Studies for wells were on shallow wells. Nothing to protect the existing shallow wells. DSL Report a second permit to dewater maybe required. What is the recharge areas for this aquifer?

A Permit to take water is required for dewatering and pump tests. During a 72 hr pump test on one of the proposed wells, wells completed into the upper and lower aquifers were monitored. The recharge areas for the Oxford is to the south southwest and northwest The Groundwater Vulnerability report demonstrates no impacts on existing wells.

- 12) Les Battam had additional aquifer questions.

- 13) Amber McCoy Asked about the timeframe for the development of the remaining western lands, and what if the balance does not develop what will happen with the stormwater – will there be flooding?

Adam Fobert (DSEL) – noted that the pond serves this development plus some of the lands to the south.

Cheryl McWilliams – indicated that the Groundwater Vulnerability Study has been posted.

- 14) Danika Ellson, 6305 Perth Street Asked when will the Van Gaal Drain be widened and improved. Will the lands be greenspace and what about private property?

Adam Fobert (DSEL) indicated it will be the first step before construction and that the RVCA was reviewing for permits for drainage works.

Frank Cairo – hopes the drain works will begin within the next 12 months.

- 15) Bruce Webster - Asked about flood elevations noting it was flat land and basements seem to be below flood level.

Adam Fobert (DSEL) – indicated sump pumps with marine battery back ups are proposed. The clay soils will restrict water movement. Fill from the basements will be used to back fill. Grade raises and sump pumps will solve basement flooding. Grades will be similar to the existing homes on the other side of the drain.

- 16) Ken Faux expressed concern with drainage, grading and flood plain. In the spring the flooding above the drains come up on properties. Is water from the new development going to increase water on abutting property? Will stormwater from the pond into the Arbuckle Drain make matters worse?

Adam Fobert (DSEL) – There will be no changes to up and down stream water levels.

- 17) Aaron Nemchin – identified water issues in spring and fall in Richmond.

Adam Fobert (DSEL) advised that many variables pertaining to stormwater management are considered in the design such as imperviousness, flow pipes etc.

- 18) Laura Hanes – asked if sump pumps where pumping all at once will the pond overflow and will the streets in the development collect the water too?

Adam Fobert (DSEL)- noted that this will not flood existing homes. Legislation and professional engineers are assuring that. Discharge rates from sumps will be less than surface drainage. Peak discharge will be less than the existing into the receiving watercourse but volumes will be higher.

- 19) Graham Green indicating he has been cropping these lands and the flooding is surface water in the spring that cannot make it into the drain. Tile drains drain the field into the drain now and the surface water is a result of tile drains still being frozen. He has never seen the ditch overflow its banks.

- 20) Douglas – spoke about concerns in the past with the quality of the engineering approvals at the City.

- 21) Mariannne Scott expressed concerns with the traffic volumes of Perth and questioned when the collector road would be built to connect through.

Chris Gordon – Stantec – noted that the CDP identified a potential future link north of the new collector spine and that it is not needed within the timeline of the CDP. Needs to be considered within the City's Infrastructure Master Plan as possibly needed in the future.

- 22) Gerry Van Gaal asked what side of Perth Street will be developed first.

Frank Cairo indicated the south side would be constructed first with the new pond dealing with all water.

- 23) Diane Cloutier wanted notes from the meeting or any future meeting.

- 24) Bruce Webster indicated that looking at the original application there are variance requested to typical zones. With shorter setbacks and narrower streets.

Frank Cairo – there is no zoning on the property. The new zoning requested will implement the CDP.

- 25) Dawn Asselstine expressed concerns with the pump stations and upgrades and fixes to the existing problems. Will the physical building size of the pump station increase making it a bigger eyesore?

Cheryl McWilliams – pump station will change but not sure of the details.

Stantec – a new small building is needed for the auxiliary power.

- 26) Heather Martineau – will Cheryl McWilliams make notes available

Yes but they will be notes not minutes

- 27) Peter Moore – indicated he was part of the CDP process and many of the issues have already been addressed there.

- 28) Douglas- expressed concerns with the CDP process and the completeness and openness of the process.

- 29) Danika Ellson looked for additional information on transportation and on dealing with speeding. Road widening will increase speeding and questioned the timelines for the works.

Stantec noted the round about will slow traffic, the construction timing for the round about is unknown as it will depend on the transportation studies required for each phase of the development.

- 30) William Aida questioned why any resident would support this project as it brings nothing to Richmond but minimizes its own impacts.

Councillor Moffatt – spoke to the cost sharing of the sanitary upgrades.

- 31) Meagan Cavanagh moved to Richmond for the Village and has issues with traffic and speeding and wants a traffic light. Kids, as pedestrians, do not understand roundabouts. Only one exit for the development is a problem.

- 32) Carol Campbell Expressed concerns with flooding and what recourse people have is something goes wrong.

Cheryl McWilliams - we need level of comfort that the issues are addressed before draft approval.

- 33) Doug McLeary Why is the developer no longer Mattamy and will Caivan remain in the long term  
Frank Cairo indicated that Mattamy advanced the CDP process, but there are multiple owners within the CDP area not just Mattamy. Mattamy still has lands. Caivan is coordinating with Mattamy but they will file a separate application.