



Village of Richmond Community Vision

1.) Create a Livable and Sustainable Community

The Village of Richmond values its strong community, historic character, and unique natural environment. The village seeks to achieve a sustainable, healthy balance between protecting the environment, maintaining a viable economic base, and promoting the ideals of the community. The revitalization of existing areas within the village core is important to the community.

Residents wish to maintain the village way of life, ample open space, community gardens, and agricultural activities that are unique to Richmond and ensure that growth occurs in a planned, managed way. The community strives for a balance that embraces the rural way of life with the convenience of the nearby urban amenities.

Richmond should be a place where all age groups and income levels can live and can have access to uses and services that meet their needs. Richmond should support a mix of uses, housing types, and facilities that should cater to all income levels and age groups. Richmond residents want the possibility to age in place with the ability to live, work, and play at all stages of life. Businesses in the village core should attract and should be supported by the community and visitors. These businesses should reflect the village character, both in the size and in the services that are provided to the residents and visitors.

Development should occur in a manner consistent with the village lifestyle and pace of life. All development should be supported with adequate servicing, transportation, and economic development strategies to ensure that growth is sustainable and contributes to the life of the community. New development should cater to the range of housing and services required by youth, families, and seniors. Commercial development should respect Richmond's desire to revitalize its main street areas. This development should be in keeping with the village-scale and historic character present both in Richmond and in the surrounding communities of Eastern Ontario.

2.) Protect and Enhance Richmond's Historic Village Character

Richmond should maintain the pace of life, sense of community, friendly atmosphere, and scale of development that reflects the village's historic past and rural, small-town character and heritage architecture. The village's rural and historical roots should be reflected in future development. New development should incorporate the historic (and walkable) grid pattern with modern design and operating modifications to control traffic.

Richmond should have focal points in the heart of the village and along the Jock River reflecting the existing historical themes evident in the community. McBean Street, from Ottawa Street to Perth Street, and the village entrances on Perth Street should be developed as a showcase of the pride in the community's history and culture. A renewal plan for Perth Street should be developed that will balance the commercial, residential,

and pedestrian needs of the area while recognizing the historic fabric and use of the street.

The Jock River is a treasure and together with the surrounding greenspace has great potential to serve as a central focal point in the village. As part of the village core the river could be enhanced through increased accessibility, amenities like canoe launches and fishing points, flora and fauna, and park areas.

Visitors should be welcomed to Richmond's vibrant core, its attractive businesses, abundant natural open spaces, historic built environment, and well-maintained streets. The village should create a friendly and safe pedestrian environment such that the historic core and natural environment is accessible for all residents and visitors.

3.) Protect the Natural Environment and Incorporate Constraints into the Plan

The agricultural lands, surrounding natural environment and the ability to easily enjoy open spaces, forests, creeks and rivers help define Richmond's rural character. The protection of Richmond's natural areas, floodplains, drainage systems, and source water is a key desire of the community both to safeguard the environment and maintain the character of the village. The residents of Richmond should participate as active stewards of the environment by seeking to minimize their environmental impact, educating the public, and creating partnerships with the City of Ottawa and the Rideau Valley Conservation Authority.

In existing natural areas there should be a balance between access and the protection and maintenance of the natural environment. These areas could include improvements such as the creation of natural paths, increased natural areas, and the creation of a system of connected green corridors as a means to enhance the enjoyment of the areas while protecting the natural environment. Existing park and natural areas, such as the Rideau Trail and the bird sanctuary at the lagoons, should be maintained and protected as a destination for residents and visitors. The Jock River and surrounding floodplains are very important natural features in the village and should be protected from development.

Protecting the natural environment, aquifers, source water and floodplains affecting the village should be a priority over development. Floodplains within Richmond should be protected from development and maintained as important green spaces. The extensive agricultural lands surrounding Richmond, which are protected by Provincial policy, will help limit development outside village boundaries. Environmentally friendly and forward looking development and technology should be encouraged, where possible.

4.) Expand and Maintain Transportation Infrastructure

Richmond residents want to improve linkages, including transit and cycling, between the

village and the surrounding transportation network. Richmond's reliance on the automobile to connect outside of the community places seniors and youth at a disadvantage. Improved and regular bus service during the day, evenings and on weekends will allow young people and older people to travel to urban Ottawa for education, employment, and services needs while still living in Richmond. In addition the future possibility may exist for the use of the existing rail line to Ottawa to provide a rail transit service.

Within the village core, car use can be minimized by making alternative methods of travel such as walking and cycling more attractive. There should be a system of multi-use pathways, including footbridges, for pedestrians and cyclists across the Jock River that are connected with a network of village sidewalks. Outside the village, the creation of dedicated bicycle lanes that link Richmond to other communities would widen travel options available beyond that of only automobile usage.

A village transportation strategy, as developed through this planning process, including sidewalks, pathways, bridges, roads and transit, should be created to ensure that new development does not overload the existing infrastructure and conforms and integrates with the existing grid infrastructure in place in Richmond. The strategy will also address transportation issues for the existing built areas of the village.

5.) Create and Protect Open Space, Recreation and Community Services

Richmond's plan will capitalize on the beauty of the Jock River area and create parklands with seating, multi-use pathways, and appropriate community venues along the central corridor. This park area will serve to create a green core within the village and should provide a safe, accessible area all residents can enjoy. Further, a multi-season pathway for walking, cycling, and skiing along the full length of the Jock River and in other natural areas around the village will make the river more accessible. The village core and neighbourhoods should be connected to recreational areas and key community facilities with sidewalks, roads, and pathways. Within the village, cycling and walking will be supported with the creation of a pedestrian and cycling friendly network of pathways and crosswalks. Such an approach will assist residents in pursuing a healthy, active lifestyle.

The creation and expansion of community facilities such as the arena, pools, skateboard park, basketball court, baseball diamonds, and soccer fields will help ensure that there are recreational facilities and multi-use parks for all seasons. Further the community and the City should work cooperatively with the Richmond agricultural society to make the best use of the Fairgrounds. Facilities should exist for all age groups, especially for underserved segments such as youth aged 12 – 16 and seniors. The Richmond Conservation Area and bird sanctuary should be protected and enhanced for bird watching and passive recreation.

Richmond should work to attract and support more community services, such as a

medical clinic and day-care centre, so that resident needs can be accommodated in the village. The village should grow in such a way as to sustain local schools.

Richmond can be a destination for the region – the Fall fair is a major seasonal draw, but this could be developed into something larger. Richmond has a vibrant community with local institutions (such as churches, clubs, fairgrounds, and historic sites) that should be protected and fostered with supportive land uses and growth policies. Richmond residents value the open spaces, agricultural lands, and vacant areas (even if it is privately owned) as important aspects of the community.

6.) Ensure Sustainability of Servicing (Groundwater, Wastewater, and Stormwater Systems)

Proposed Principles: Richmond wants to ensure that the quality and quantity of the village's groundwater is sustained over the long term. A detailed management plan for groundwater protection should be created with information and education available to residents. Private wells that serve the existing community must be protected and maintained. Richmond wants to promote and incorporate the principles of water conservation.

New development that may put the groundwater supply and wastewater treatment capacity at risk should utilize city services such as municipal water and sewer. New development should not grow beyond a safe threshold for the available resource base as defined by the appropriate environmental studies. Additionally, new development will incur all expenses required to upgrade the necessary systems to maintain existing quality & services. Existing residents should have the option to hook up to city services, such as water and sewer, if these services become available.

Residents of the Village of Richmond would like to explore having a local, self-sufficient water supply and wastewater treatment facility.



**Village of Richmond
September 2008
Community Design Workshop**

Ottawa

Village of Richmond



Community Design Workshop Village of Richmond Planning Project September 22 to 25, 2008 3480 McBean Street

Councillor Glenn Brooks and the Richmond Village Steering Committee invite you to participate in a community design workshop for the Village of Richmond.

The workshop is a walk-in, storefront operation. Drop in at any time - day or evening - see what's going on, speak to the team, ask questions and help create the plan for Richmond. The village has a proud past—help us create a bright future!

More information about the project, including a schedule of events, is available at ottawa.ca/richmond or by contacting:

David George,
Steering Committee Chair
613-838-3785
david@asterion.ca

Don Morse,
Project Manager
City of Ottawa
613-580-2424 ext 13850
Donald.Morse@ottawa.ca

Workshop Highlights

On Monday after lunch, join us for a bus tour of local villages to see what we can learn from other places.

BBQ KICK-OFF between 5 and 6:30 Monday. Join Councillor Brooks, have dinner, tour the workshop and speak with your neighbours and the design team and take the community design survey. Remember, first come, first serve.

On Tuesday morning, take part in a walking tour of the village core. Talk about McBean Street, Perth Street, the Jock River and the surrounding area and how these spaces can be improved.

On Tuesday evening, attend an open house presentation on the community design survey.

SEE THE PLAN, GIVE US YOUR FEEDBACK!!!
On Thursday from 7 to 9 p.m., come and see the Plan you have designed. This final event will be held in the South Carleton High School cafeteria, 3673 McBean St.



3480 McBean Street

Workshop Schedule*

September 22

9 am to 1 pm
1 pm to 6 pm
5 pm to 8 pm

Introduction

Focus Groups and Community Design Survey
Benchmarking tour (by bus)
Community BBQ and Community Design Survey

September 23

9 am to noon
1 pm to 2 pm
2 pm to 6 pm
7 pm to 8 pm

Village Core

Walk and talk tour of village core
Open house and Big Ideas presentation
Round tables for input on Village Plan
Open House Presentation on Design Survey
a) The Process
b) Results of Design Survey
c) Input on Village Core Plan

September 24

9 am to noon
1 pm to 2 pm

2 pm to 8 pm

Village Plan

Village plan design
Open house and Steering Committee meeting to review and provide feedback
Production of concept plan

September 25

9 am to noon
1 pm to 6 pm
7 pm to 8 pm

8 pm to 9 pm

Production

Final renderings and graphic reproductions
Studio production for final presentation
Final presentation at South Carleton High School
3670 McBean Street
Feedback on presentation

*All events will either take place or start at 3480 McBean Street except where noted.

Community Design Workshop for Richmond, Ontario

	Sept 22 Introduction	Sept 23 Village Core	Sept 24 Village Plan	Sept 25 Production/Presentation
9:00	Focus Groups I&II	Walk and Talk Tour of the Village Core	Focus on Village Plan Design	Final Renderings and Graphic Reproductions
10:00	Focus Groups III & IV			
11:00	Focus Groups V & VI			
12:00	Focus Groups VII & VIII			
1:00	Lunch / Break	Lunch / Break / Internal Coordination	Lunch / Break / Internal Coordination	Studio Production for Final Presentation
2:00	Benchmarking Tour	Open House for Main Ideas Presentation	Open House for Village Plan Presentation to Steering Committee	
3:00		Round Tables on Project Topics	Production of Conceptual Plan	
4:00		Round Tables on Project Topics		
5:00		Round Tables on Project Topics		
6:00	Community BBQ	Round Tables on Project Topics		
7:00		Open House Focus on Village Core		
				Final Presentation Feedback



Mattamy Homes
December 8-10, 2008
Concept Plan Design

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city's parks department then arrived at the meeting, and briefed the residents on the history of the project from the parks department perspective.

The city, she said, hired a geotechnical engineering firm to provide them with options with what would be required to bring the field to standards.

Grade details still require discussion with the developer, but that peat removal would be easiest in December as the soils are frozen and the winter would allow time for the land to settle.

"If it looks good, we are hoping to get in the park features in the spring," she said.

Park construction, she said, will take about two months, depending on weather conditions.

The city requires construction drawings be conducted through the city's tender process. The city will then contract a company out to install and design the park amenities.

Cerveney informed the residents that it will take at least two years before the community can actually use it, as it needs time to settle. This is a standard required for the seeding of a sports field.

She noted the city uses seed because not only does seed provide a better turf, but sod is a mixture of grasses not always found in the area, and is also very expensive. She also noted that sod is treated heavily with fertilizer, and more maintenance is also required.

In the long run, the grass will be better quality if seeded.

"We'll have much more success if we have good soil," she said.

"It all depends what's under that grass. We need good soil."

The developer must provide the city with a final grading plan for the park in order for the construction

Cerveney added the city planned for the park

name, Cerveney added



DESIGN WORKSHOP

NEIGHBOURHOOD CONCEPT PLAN

Monday December 8th to Wednesday December 10th
@ the old hardware store – 3480 McBean Street, Richmond

We want your help to provide input and review concept plans for Mattamy Home's future development lands in the Village of Richmond. The Design Workshop is sponsored by Mattamy Homes. Everyone is welcome to participate – please join us.

Design Workshop

The workshop will be set up as an open, store front. Please drop in anytime day or evening (see hours below), to talk to Mattamy's consultant team, ask questions, and help us shape a neighbourhood concept plan for our lands consistent with the Vision Principles established through the Richmond Village Community Design Plan process.

The Consultant Team

The architecture and planning team from Looney Ricks Kiss (LRK) will guide the workshop process with assistance from Mattamy's technical team related to: water and sanitary servicing, hydrogeology/groundwater, stormwater, transportation, planning, and natural environment.

Workshop Schedule & Highlights

Monday, December 8th open house from 4:00 p.m. to 8:00 p.m.
Concept Plan Alternatives Open House

Tuesday, December 9th open house from 1:00 p.m. to 8:00 p.m.
Preferred Neighbourhood Concept Plan Presentation at 6:00 p.m.

Wednesday, December 10th open house from 10:00 a.m. to 8:00 p.m.
Final Presentation at 6:00 p.m.

This workshop is being conducted to assist Mattamy Homes in preparing an Official Plan Amendment application for our future development lands. The workshop is also a formal meeting under the Municipal Engineers Association Class Environmental Assessment Process as the Master Servicing Study being prepared by Mattamy Homes is being planned as a Schedule C undertaking.

Contact Information

More information about Mattamy's Design Workshop is available at:
www.mattamyrichmond.com
Or call our planning consultant
Natalie Hughes, Planner
FoTenn Consultants Inc.
613-730-5709, ext. 236
Hughes@fotenn.com

247060/1128

DESIGN WORKSHOP: NEIGHBOURHOOD CONCEPT PLAN

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WHEN

Monday December 8th to Wednesday December 10th

WHERE

3480 McBean Street, Richmond @ the old hardware store



CONTACT

For more information, please visit:

www.mattamyrichmond.com

or call our planning consultant:

Natalie Hughes, Planner

FoTenn Consultants Inc.

613-730-5709, ext. 236

hughes@fotenn.com

MATTAMY'S DESIGN WORKSHOP SCHEDULE

Monday December 8th	Concept Plan Alternatives
4:00 p.m. – 6:00 p.m.	Open House to view alternative Concept Plans
	Break Out Sessions to discuss Concept Plans and obtain feedback
	Presentation by Groups
6:00 p.m. – 8:00 p.m.	Open House to view alternative Concept Plans
	Break Out Sessions to discuss Concept Plans and obtain feedback

Tuesday December 9th	Preferred Neighbourhood Concept Plan
1:00 p.m. – 6:00 p.m.	Round Tables on Technical Studies, Design Elements
6:00 p.m. – 7:00 p.m.	Presentation of Preferred Neighbourhood Concept Plan
7:00 p.m. – 8:00 p.m.	Break Out Sessions to discuss and obtain feedback on Concept Plan

Wednesday December 10th	Preferred Neighbourhood Concept Plan & Patterns
10:00 a.m. – 5:00 p.m.	Open House
6:00 p.m. – 7:00 p.m.	Presentation of Preferred Neighbourhood Concept Plan & Patterns
7:00 p.m. – 8:00 p.m.	Feedback from the Public on Neighbourhood Concept Plan



WORKSHOP HIGHLIGHTS

Monday, December 8th – Doors open at 4:00 p.m.

Participate in reviewing and providing input on preliminary concepts for Mattamy lands in Richmond.

Tuesday, December 9th - Doors open at 1:00 p.m.

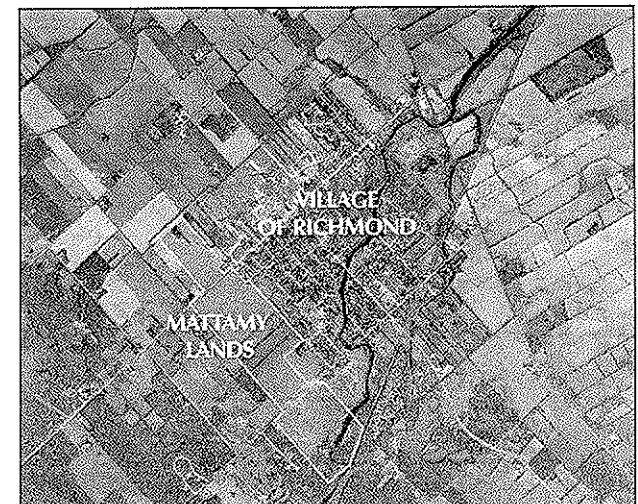
Drop in and visit our planning and technical round tables pertaining to Water and Sanitary Servicing, Stormwater, Transportation, Planning & Design, and Natural Environment for review, discussion and feedback.

At 6:00 p.m. LRK will present the preferred concept plan based on input received Monday night. After the presentation, participants will break out into smaller groups to discuss the concept plan in terms of most and least preferred features of the Plan.

Wednesday, December 10th - Doors open at 10:00 a.m.

Please drop in to see how we are progressing on the neighbourhood concept plan. Visit our planning and technical round tables that present your input and our findings to date.

At 6:00 p.m. LRK will present the preferred neighbourhood concept plan and design patterns for Mattamy lands in the Village of Richmond.





Mattamy Homes
February 12, 2008
Public Open House



Class Environmental Assessment Master Plan for Sanitary and Water Servicing for Richmond Village

Notice of Public Open House

Thursday, February 12th, 2009

5:00 p.m. to 8:00 p.m.

~ Presentation at 7:00 p.m.~

St. Philips Roman Catholic Church Hall
127 Burke Street, Richmond

Mattamy Homes is preparing an Official Plan Amendment application for the land along the western limit of the Village of Richmond (hatched area shown on map). A 3-day public design workshop held in December 2008 resulted in a preliminary land use concept plan for these future residential lands.

Mattamy Homes is also preparing a Master Servicing Plan that will identify water and sanitary servicing strategies for the entire Village of Richmond. This study is being conducted in accordance with the requirements of Phases 1 through 4 of the Municipal Class Environmental Assessment (EA) process, an approved process under the EA Act.

The purpose of this Public Open House is to present the land use concept plan for the Mattamy lands, the results of Phase 1 and 2 of the water and sanitary Class EA for the Village of Richmond, and the technical studies conducted for the Class EA and the land use concept plan. These technical studies include Richmond Village Community Transportation Study as well as stormwater management and natural environment studies for Mattamy lands.

Pending the results of Phase 2, a future public session will be held for Phase 3 of the Master Servicing Plan Class EA to show the design options for the water and sanitary servicing projects.

Please plan to attend the public open house to review information and to provide input.

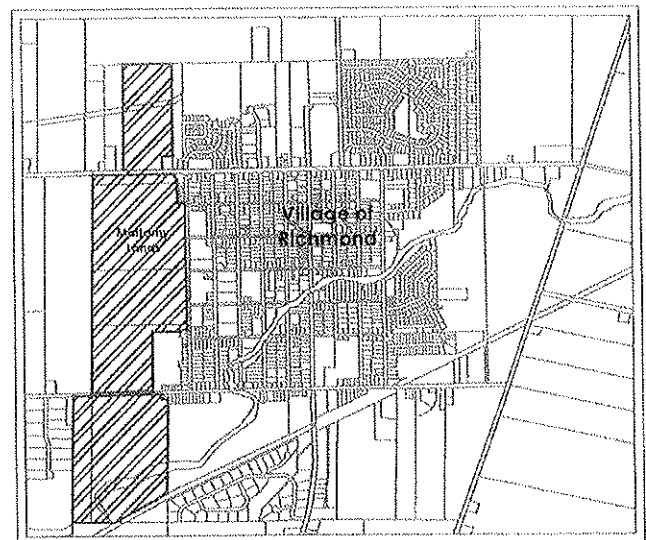
Contact Information:

More information about Mattamy's Richmond Neighbourhood Plan, the Master Servicing Plan, and the technical studies are available at:

www.mattamyrichmond.com

Or contact:

Susan Murphy
Mattamy Homes
Tel: 613-831-3532
E-mail: susan.murphy@mattamycorp.com



TY

endeers find opportunities

excelHR.com

Right Job



PHOTOS BY CHRIS MIKULA, THE OTTAWA CITIZEN

Left: Dozens of job hunters attended the day-long Ottawa Job and Education Fair at Lansdowne Park yesterday.

Above: Amy Ste. Marie, a recruiter with Excel Human Resources, seen talking to job seekers, said there are about 40 IT positions available in the federal government and private sector, with new positions becoming available on a daily basis.

ly and mentally, but they also must be prepared to move, because the chances of getting a permanent job in the capital right away are slim.

"When you sign up, you could serve anywhere in Canada," he said.

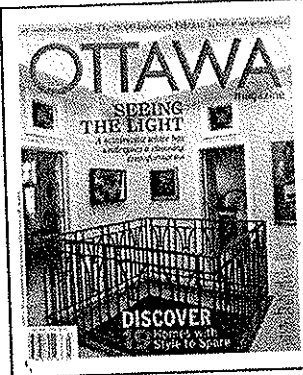
Shahed Kamal attended the fair, hoping to snag an IT job. The 45-year-old was recently

said Mr. Kamal. He is, however, fluent in English and his native Bengali.

Edmund Chung had worked for an Ottawa bank for 10 years when he was laid off just before Christmas. With his severance package dwindling, he thought he'd attend yesterday's fair to see what's out there.

"I'm just looking around to

Ottawa Magazine Interiors Issue



- Meet the next wave of designers
- Inside the ultimate lakeside home
- Gorgeous kitchens (and where to get the look)
- Small houses with big style
- Exquisite local gardens

Included with the Ottawa Citizen in select areas on Sunday, February 8.

Available on newsstands February, 2009

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www.ottawamagazine.com



Class Environmental Assessment Master Plan for Sanitary and Water Servicing for Richmond Village

Notice of Public Open House

Thursday, February 12th, 2009

5:00 p.m. to 8:00 p.m.

~ Presentation at 7:00 p.m.~

St. Philips Roman Catholic Church Hall
127 Burke Street, Richmond

Mattamy Homes is preparing an Official Plan Amendment application for the land along the western limit of the Village of Richmond. A 3-day public design workshop held in December 2008 resulted in a preliminary land use concept plan for these future residential lands.

In order to plan for the servicing in this area, Mattamy Homes is also preparing a Master Servicing Plan that will identify water and sanitary servicing requirements for the entire Village of Richmond. This study is being conducted in accordance with the requirements of Phases 1 through 4 of the Municipal Class Environmental Assessment (EA) process, an approved process under the Environmental Assessment Act.

The purpose of this Public Open House is to present the land use concept plan for the Mattamy lands, the results of Phase 1 and 2 of the water and sanitary Class EA for the Village of Richmond, and the technical studies conducted for the Class EA and the land use concept plan.

Pending the results of Phase 2, a future public session will be held for Phase 3 of the Master Servicing Plan Class EA to show the design options for the water and sanitary servicing projects.

Please plan to attend the public open house to review information and to provide input.

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Susan Murphy, Mattamy Homes
Tel: 613-831-3532

E-mail: susan.murphy@mattamycorp.com

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Highway 417 west to the Carleton Place (Toronto) exit, then proceed west on Hwy. 7 to Carleton Place. At the first set of lights make a right turn onto McNeely Ave. and travel north to the traffic signals at the intersection of McNeely and Lake Ave. E. Then make a left onto Lake Ave. traveling approximately one kilometre to the hospital. At the four-

or e-mail to drewgareau@rogers.com
by no later than Feb. 20, 2009.

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PowerSaver® is an initiative designed to ensure a power grid. It's really easy to sign up. Doing so will help you manage your energy consumption all year. The system may be used to adjust your thermostat by 1 degree during peak hours, 10 a.m. to 6 p.m. on weekdays afternoons and only a few times a year.

PowerSaver®

**every
kilowatt
counts..**

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Class Environmental Assessment Master Plan for
Sanitary and Water Servicing for Richmond Village

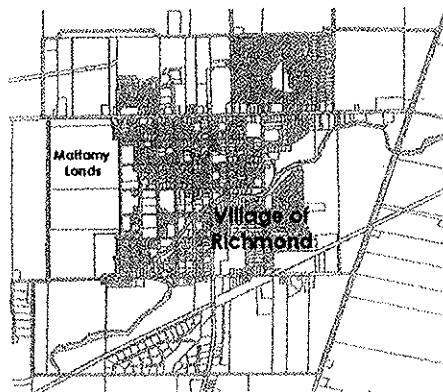
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Mattamy Homes
Tel: 613-831-3532
E-mail: susan.murphy@mattamycorp.com

to residents
emerge.

**Main Street
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Stittsville Main St., which
affects the entire communi-
ty.

I encourage residents to
join me at a brainstorming
roundtable session to dis-
cuss and illustrate your
thoughts on how the land

Kanata Soccer Summer Soccer Registration 2009

Starts Feb 1/09

Walk-in registration:

During office hours,

Monday to Friday, 10 am - 3 pm

Monday 5 - 7 pm

Thunderbird Sports Centre,

Home of Kanata Soccer,

1927 Richardson Side Road

2486870/15

But, there is no need to stand in line!

Registration will be available
on-line again this year, starting
February 1st.

Visit our web-site at

www.kanatasoccer.com
to register and pay on line or download
a registration form and mail or drop it
off with payment to our second floor
office.

Make cheque payable to Kanata Soccer.

Summer 2009 Registration

Kanata Soccer

1927 Richardson Side Road,

P.O. Box 13582

Kanata, Ontario, K2K 1X6

We'll also have blank forms on the
counter outside the office, so you don't
need to wait for office hours. Just fill
out the form, attach payment and drop
it in our locked mailbox.

Register early

**- the early registration discount
ends on March 31st, 2009.**



Class Environmental Assessment Master Plan for
Sanitary and Water Servicing for Richmond Village

Notice of Public Open House

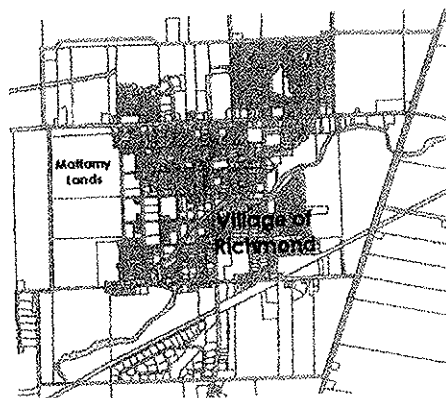
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Mattamy Homes is also preparing a Master Servicing Plan that will identify water and
sanitary servicing strategies for the entire Village of Richmond. This study is being
conducted in accordance with the requirements of Phases 1 through 4 of the
Municipal Class Environmental Assessment (EA) process, an approved process under
the EA Act.

The purpose of this Public Open House is to present the land use concept plan for the
Mattamy lands, the results of Phase 1 and 2 of the water and sanitary Class EA for the
Village of Richmond, and the technical studies conducted for the Class EA and the
land use concept plan.

Pending the results of Phase 2, a future public session will be held for Phase 3 of the
Master Servicing Plan Class EA to show the design options for the water and sanitary
servicing projects.

**Please plan to attend the public open house to review information and to provide
input.**

Contact Information:

More information about Mattamy's Richmond Neighbourhood Plan, the Master
Servicing Plan, and the technical studies are available at:

www.mattamyrichmond.com

Or contact:

Susan Murphy

Mattamy Homes

Tel: 613-831-3532

E-mail: susan.murphy@mattamycorp.com

February 12, 2008
Public Open House Comments

Comment 1

-The amount of townhome space is too high for this village.

Comment 2

-It's very sad that we are forced to put up with such an extreme expansion in our quaint town. It's disheartening to all of us that moved to Richmond for the village atmosphere to worry about well water tests and odours. We will acquire all the trials and tribulations of the big city. What a shame! I cannot wish this intrusion anything positive. Please no pond near or at Hamilton St.

Comment 3

-Don't expect to see any costs or impact as a result of this development be placed on existing village residents. There is no need to improve sewer/water as existing system is fine. Would like to guarantee if the well water is impacted by the development, the developer will pay to correct any impact to existing residents without any cost by residents. Record and post video/audio and all presentation material so the people that can't attend meeting can have access.

Comment 4

-Extending Royal York St. into the new development would provide an important link between old and new parts of the community. (i.e. access to schools, dental offices, etc.).

Comment 5

-I have concerns on the ring road (round about) proposed. The roundabout at the Experimental farm in Ottawa is efficient to slow traffic but this is not a main traffic road of commuting and it is a large ring. The ring road (roundabout) on Huntmar Rd. between Hazeldean and Maplegrove is small, with most traffic going North/South thus not effective and traffic doesn't slow down, just a speed pylon. The through road proposed in Mattamy land with shops etc. more suited with slower scenic traffic.

Comment 6

-I have a concern with the collector road proposed for behind Kings Grant. A road already exists close to that- Garvin. Why not just upgrade THAT road. Only 1 km from proposed road.

Comment 7

-Water supply- deep aquifer 60-80M -shallow. Private wells not an option. 2-3 deep wells.



**Mattamy Homes Technical
Advisory Committee
&
Servicing Sub-Committee
Meeting Minutes**

Meeting Notes-FINAL



Stantec

TAC Meeting #1

Mattamy Richmond Lands Master Servicing Study (Water & Sanitary) / FILE 163400808

Date: September 30, 2008
Place/Time: City of Ottawa-Honeywell Room / 1:30 PM
Next Meeting: TBD
Attendees: See attached Contact Sheet
Absentees:
Distribution: All

Item:	Action:
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1.0 Introduction and Roles and Team Leads

Joseph Zagorski (City PM) provided a brief overview of the project and objectives. City instructed Mattamy to prepare a MSS for the entire Village of Richmond, in accordance with the Municipal Class EA process.

2.0 History of Project and Existing Conditions Report

2.1 Project History

Sue Murphy (Mattamy) summarized the project history and objectives:

- Mattamy purchased 325 acres within the Village of Richmond.
- Since February Mattamy Homes and City staff have held a number of meetings to discuss funding options for Richmond. It was concluded that the City has no funds available or a budget account that would facilitate a front ending agreement with Mattamy for the technical studies.
- As a result, Planning Branch has advised Mattamy Homes to prepare an Official Plan Amendment with supporting technical studies for their lands. The amendment and associated studies are being done independently but concurrent with the City of Ottawa's CDP for the Village of Richmond.

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Stantec

September 30, 2008

TAC Meeting #1

Page 2 of 8

- Coordination/preparation of the Master Servicing Study will be undertaken by Mattamy as the sole proponent of the study, with input provided by the City (via the Technical Advisory Committee) and the residents of Richmond (via the Steering Committee)
- Objective of the TAC Meeting #1 is to update the TAC on the project status and finalize the terms of reference for the MSS that were sent out at the end of July by Joseph Zagorski.
- Stantec prepared an existing conditions report that summarized the existing water, wastewater and stormwater services within the village. Golder prepared a similar report for the hydrogeological conditions. Copies of the reports were circulated to the appropriate TAC members for comments at the end of July by Joseph Zagorski.

2.2 Existing Conditions

John Krug (Stantec) provided a brief description of existing water servicing in the village:

- Majority of the village is on private wells, except for King's Park (+/-200lots) which is serviced by a small communal well system operated by the City.
- Servicing options that will be considered as part of the MSS for the village include: private wells, communal wells and connection to central system (transmission, storage, re-chlorination, etc.).
- Direction regarding acceptable servicing options within Public Service Area is needed from the City PM.

City

Adrien Comeau (Stantec) provided a brief description of existing sanitary servicing in the village:

- Except for a small parcel of estate lots located south of the CNR tracks, the village is serviced by a gravity collection system, pump station (160L/s) and forcemain (13km) that connects into the City of Ottawa collection system in

Kanata.

- At present, the collection system is at capacity due to the high extraneous flows. PS capacity is reached during major wet weather events (average of once every 2 years due to the high extraneous flows) causing excess flows to be diverted to the Richmond Lagoon.
- Upgrades to the existing collection system and PS, as well as construction of a new booster station would be required to accommodate growth in the village. Upgrades will consider the impact of both the existing (monitored values) and future (design values) extraneous flow contributions.
- Servicing options that will be considered as part of the MSS for the village include: private septic, communal treatment and connection to existing central collection system (piping and pumping upgrades). The option of connecting to the existing system will consider maintaining the current frequency of overflows to the lagoon, as well as eliminating overflows to the lagoon.
- Direction regarding acceptable servicing options within Public Service Area is needed from the City PM.
- Glen MacDonald (RVCA) inquired about the feasibility of removing extraneous flows to increase the residual capacity in the collection system. Pat Leblanc (City) indicated that the City previously completed an extraneous flow study for the village. The study identified opportunities to reduce I/I contributions, namely disconnecting weeping tiles. Due to opposition from residents the disconnection program was not pursued further. Aside from creating a by-law the City cannot enforce a weeping tile disconnection program.
- Jason Schaefer from MOE stated that the Jock River is a Type 2 receiving stream. This will need to be considered if a communal treatment system is being considered for the village.

City

Stantec

September 30, 2008
TAC Meeting #1
Page 4 of 8

3.0 Stormwater Management – Scope of Work

- Joseph Zagorsky (City PM) recommended that the issues related to Stormwater Management be discussed as part of the MSS TAC, as opposed to creating a separate TAC. Depending on the TAC agenda the individual stakeholders can decide if their attendance is required.
- Darlene Conway (City) provided an update on the Flood Plain analysis. JF Sabourin provided a proposal to the City to update the flood plain mapping (project to be overseen by the RVCA). The flood plain analysis is currently on hold until the City receives a drainage study from Robinson that is required for the analysis. This report is expected in the next couple of weeks.
- City (Darlene Conway) cautioned not to proceed too far with the project given the flat topography, until the feasibility of grading and draining the site is confirmed. The City inquired as to what the geotechnical site constraints are (fill restrictions) and what options were being considered for the grading and drainage (i.e. partial depth storm sewer with no basements; full depth storm sewer with basements; ditches with sump pumps; etc.). All solutions are to be considered provided they conform to City standards. All options are to be evaluated using the same evaluation criteria as that used in the water and sanitary evaluation.
- Stormwater quality treatment is required, where as quantity treatment may or may not be required. Stormwater criteria will vary depending on the outlet location (Arbuckle Drain, VanGaal Drain or the Jock River). Fish habitat has been identified in all three receiving streams. Mattamy to get back to the City with the name of the consultant that will be looking after the grading, drainage and stormwater management.

City/RVC

Mattamy

4.0 Purpose of MSS and Coordination with EA

- The purpose of the assignment is to prepare a MSS for the entire Village of Richmond (considering low and high growth projections), in

Stantec

September 30, 2008
TAC Meeting #1
Page 5 of 8

accordance with the Municipal Class EA process.

- Water, sanitary and stormwater servicing will follow the Municipal Class EA process for Master Servicing Studies.
 - Water and sanitary servicing will, as a minimum, fall under a Schedule B. The MSS will follow the Master Plan approach.
 - Stormwater Management will fall under a Schedule A (contained within a Plan of Subdivision).

5.0 Project Terms of Reference

- The MSS workplan for water and sanitary servicing was distributed at the end of July for review and comment. Joseph asked if TAC members had any comments on the workplan. No comments were cited by those attending.
- Project schedule proposes completion of the draft EA by early 2009. Sue Murphy (Mattamy) reiterated that the MSS will only be investigating high-level sanitary and water servicing options assuming both a low and high growth rate.
- Pat Leblanc (City) cautioned that any new infrastructure required in the village would either have to be funded by the developer(s) or by the residents as part of a local improvement. The City will not fund any infrastructure in the village. If a local improvement is being considered the City should begin the process now of getting buy in from the village residents. Depending on the funding available, consensus between the City and Mattamy is required to determine whether the solutions evaluated are to consider the entire village or only growth.
- Darlene Conway (City) inquired as to the level of detail that would be provided in the report. Sue Murphy (Mattamy) clarified that the report is being prepared in the support of an Official Plan Amendment and consequently sufficient detail will be provided to ensure the feasibility of the

City/Mattamy/Stantec

Stantec

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TAC Meeting #1

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high-level solutions.

- Darlene Conway (City) to provide Mattamy with a copy of the Stormwater terms of reference from the Manotick MSS.
- Mattamy Homes to prepare stormwater workplan for City and RVCA to review.

City

Mattamy

6.0 Growth Development and Servicing Policies

- Stantec's interpretation of the City's current policy regarding servicing of new development areas within the village is that all new development would be serviced by municipal water and sewage (either communal systems or through connections to the City's central systems). As existing development in the village is on private well and municipal sewage the practice could be to continue with this servicing approach for new large development blocks and infill areas. Direction is required from the City on the policy that will be adopted for the village, specifically, whether or not a combination of servicing strategies be acceptable from a policy perspective for the different development areas (i.e. can some areas be serviced privately while others are serviced by communal systems and is there a need to provide both public water and sanitary service to all new areas and/or to all existing areas).
- Stantec to prepare a letter to the City PM outlining their understanding of the servicing approach. City to review letter and provide appropriate direction.

Stantec/City

7.0 Hydrogeological Investigations

Stephen Wilson (Golder) provided a brief description of the hydrogeological conditions in the village:

- Golder completed an existing conditions report and workplan which was circulated to the TAC. Mattamy to forward a copy of the report and workplan to RVCA.
- Two aquifers in the village: the Oxford (yield 10-20gal/min) and Nepean (yield 1000gal/min). 85% of the private wells are serviced from the

Mattamy

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September 30, 2008
TAC Meeting #1
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Oxford aquifer.

- Communal wells, if chosen as the recommended servicing option, would be serviced by the Nepean Aquifer, but could be serviced by the Oxford Aquifer. A workplan has been prepared outlining the procedure to confirm the aquifer yields, water quality and well recovery.
- A test well will be drilled into the Nepean Aquifer this fall to quantify yields as part of Phase 2 EA component.
- RVCA inquired about cumulative impact on groundwater. Golder will only investigate the cumulative impact if a communal well system is carried forward as the recommended servicing option.
- RVCA to provide Golder with well data they have available in house.

Golder/Mattamy

RVCA

6.0 Evaluation Criteria

- Evaluation criteria were presented to the TAC. Evaluation criteria are the same as those used in the Carp EA. Pair-wise comparison approach will be used to determine the evaluation criteria weightings.
- Eva Spal (City) wants O&M considered in the evaluation criteria. The life cycle costs include an allowance for O&M.
- Water, sanitary and stormwater options can use the same evaluation criteria.
- Stantec to circulate a draft of the evaluation criteria and the weightings to the TAC for their feedback. The evaluation criteria and weightings will also be vetted through the Steering Committee by Mattamy.

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7.0 Next Steps

- Mattamy to arrange for an ftp site and upload existing conditions reports for the TAC members to access.

Stantec

September 30, 2008
TAC Meeting #1
Page 8 of 8

The meeting adjourned at 3:30 PM.

The foregoing is considered to be a true and accurate record of all items discussed. If any discrepancies or inconsistencies are noted, please contact the writer immediately.

STANTEC CONSULTING LTD.



Fairouz Wahab, P. Eng.
Environmental Engineer
fairouz.wahab@stantec.com

Attachment: Contact Sheet, Evaluation Criteria

c.

TAC Meeting #1
Richmond Master Servicing Study
September 30, 2008
Contact Sheet

Name	Affiliation	Email
John Krug	Stantec	john.krug@stantec.com
Adrien Comeau	Stantec	fairouz.wahab@stantec.com
Fairouz Wahab	Stantec	adrien.comeau@stantec.com
Susan Murphy	Mattamy	susan.murphy@mattamy.com
Darlene Conway	City	darlene.conway@ottawa.ca
Brad Wright	City	bradley.wright@ottawa.ca
Joseph Zagorski	City	joseph.zagorski@ottawa.ca
Eva Spal	City	eva.spal@ottawa.ca
Mark Surtees	City	mark.surtees@ottawa.ca
Paul Montgomery	City	paul.montgomery@ottawa.ca
Michel Picknell	City	michel.picknell@ottawa.ca
Pat LeBlanc	City	patrick.leblanc@ottawa.ca
Tim Newton	City	tim.newton@ottawa.ca
Malcolm Tanner	City	malcolm.tanner@ottawa.ca
Jason Schaeffer	MOE	jason.schaeffer@ontario.ca
Don Morse	City	donald.morse@ottawa.ca
Dave Ryan	City	david.ryan@ottawa.ca
Marc Gagne	City	marc.gagne@ottawa.ca
Ferdous Ahmed	RVCA	ferdous.ahmed@rvca.ca
Asher Rizvi	RVCA	asher.rizvi@rvca.ca
Glen McDonald	RVCA	glen.mcdonald@rvca.ca
Rose Kung	City	rose.kung@ottawa.ca
Jennifer Ailey	DSEL	jailey@dsel.com
Roman Diduch	City	roman.diduch@ottawa.ca
Stephen Wilson	Golder	srwilson@golder.com

Village of Richmond Master Servicing Plan Evaluation Criteria Weighting



CRITERIA	NE	CHC	C/F	E	Sum	Weight
NE		3	3	3	9	38%
CHC	1		3	3	7	29%
C/F	1	1		3	5	21%
E	1	1	1		3	13%

CRITERIA	N1	N2	N3	N6	Sum	Weight
	N1	2	2	2	6	9%
	N2	2		2	6	9%
	N3	2	2		6	9%
N6	2	2	2		6	9%

CRITERIA	C3	C4	C9	Sum	Weight
	C3		2	2	4 10%
	C4		2	2	4 10%
	C9		2		4 10%
			2	2	4 10%

CRITERIA	CO2	CO3	CO4	CO5	Sum	Weight
	2	2	2	2	6	5%
	2		2		6	5%
	2	2			6	5%
	2	2	2		6	5%

CRITERIA	E2			E9			E11			Sum	Weight
	E2			E9			E11				
	E2			E9			E11				
	E2			E9			E11				
E2				3	3	3	6	6%			
E9				1		2	3	3%			
E11				1	2		3	3%			

- Evaluation Ranking
- 1 Of Less Importance
 - 2 Of Equal Importance
 - 3 Of Higher Importance

LEGEND:

- NE Natural Environment
- CHC Caring and Healthy Community
- C/F Constructability & Functionality
- E Economy
- N1 Impact on Significant Natural Features
- N2 Impact on Ecological Processes
- N3 Impact on Aquatic Systems
- N6 Effects on Urban Green space and Open Space
- C3 Impact on Level of Service
- C4 Disruption to Community
- C9 Consistency with planning policies
- CO2 Schedule/Staging Opportunities
- CO3 Contaminated Soils/Groundwater
- CO4 Impact on Existing Utilities
- CO5 Disruption during Construction
- E2 Use of Existing Infrastructure
- E9 Total 25 Year Life Cycle Cost
- E11 Total Costs

2.5.1 Evaluation Criteria

The alternatives will be ranked based on established criteria originating from prior Master Plans and EA's prepared for the City of Ottawa and as presented in **Table 2-1**:

TABLE 2-1 EVALUATION CRITERIA	
Natural Environment (30%)	
	<i>N1 Impact on Significant Natural Features (7.5%)</i>
	<ul style="list-style-type: none"> - Protect ecological features and functions. - Maintain natural processes which support life and provide for clean air and water. - Maintain the diversity of species and ecological systems in the region.
	<i>N2 Impact on Ecological Processes (7.5%)</i>
	<ul style="list-style-type: none"> - Ecosystem approach and maintenance of natural processes and ecological systems. - Consideration of complexes or areas which have not been identified significantly individually. - Consideration of linkages between ecological processes. - Consideration of enhancement and protection of systems contributing to ground and surface water quality.
	<i>N3 Impact on Aquatic Systems (7.5%)</i>
	<ul style="list-style-type: none"> - Supports the protection of natural processes which support clean water, minimization of impacts, and the enhancement and restoration of the natural environment. - Protection of significant stream corridors and fish habitat.
	<i>N6 Effects on Urban Green Space and Open Space (7.5%)</i>
	<ul style="list-style-type: none"> - Supports reasonable access to recreation areas, maintenance of natural processes which support clean air and water and the creation of attractive living environments at a human scale. - Provide opportunities for public services, including open space, to all residents.
Caring and Healthy Communities (15%)	
	<i>C4 Disruption to Community (5%)</i>
	<ul style="list-style-type: none"> - Fosters healthy communities and respect community distinction
	<i>C9 Consistency with Planning Policies (5%)</i>
	<ul style="list-style-type: none"> - Emphasizes the need to plan in an efficient manner.
	<i>C3 Impact on Level of Service (5%)</i>
	<ul style="list-style-type: none"> - Emphasizes reliability, redundancy, and water quality
Constructability and Functionality (30%)	
	<i>CO2 Schedule/Staging Opportunities (7.5%)</i>
	<i>CO3 Contaminated Soils/Groundwater (7.5%)</i>
	<i>CO4 Impact on Existing Utilities (7.5%)</i>
	<i>CO5 Disruption during Construction (7.5%)</i>
Cost (25%)	
	<ul style="list-style-type: none"> - Total Capital Cost (15.0%) - Total 25 Year Life Cycle Cost (10.0%)

2.5.2 Ranking Values

Each alternative is ranked based on the criteria presented previously. The ranking values assigned to the alternatives based on the various criteria are given over a relative range from 1 to 5. The description of these rankings is presented in **Table 2-2**:

TABLE 2-2 RANKING DESCRIPTIONS	
Ranking	Description
1 - Positive or No Impact	The alternative meets all applicable requirements, provides tangible benefits and/or has no negative impact
2 – Little or Minor Impact	The alternative has some minor negative impacts or dis-benefits that may easily be mitigated or compensated for
3 - Moderate Impact	The alternative has noticeable negative impacts, however, the severity of the impacts may be reduced or compensated for
4 – Noticeable Negative Impact	The alternative has significant negative impacts which may be mitigated, although these may be costly, time consuming or result in other negative impacts
5 - Negative or Significant Impact	The alternative does not meet applicable requirements, results in significant dis-benefits and/or negative impacts cannot be mitigated

Under this ranking system, each individual criteria is ranked relatively for each alternative. For example, for Criteria N1 (Impact on Natural Features), the 1 to 5 ranking for an individual alternative is determined based on the relative impact on the environment compared to all the other alternatives being evaluated.

Final - Meeting Notes



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TAC#2 – Mattamy Richmond Lands Master Servicing Study

163400808 / FILE 45

Date: February 4, 2009
Place/Time: City of Ottawa - Festival Room / 1:30 PM
Next Meeting: TBD
Attendees: See Attached List
Absentees: Mike Picknell - City of Ottawa Operations
Distribution: All

Item:	Action:
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1.0 Introduction

Joseph Zagorski (JZ) (City PM) welcomed everyone to the meeting. He stated that this is the 2nd TAC meeting for Mattamy's Master Servicing Study that is examining the water and sanitary servicing solutions for the Village of Richmond. The TAC is comprised of technical experts from the City and approval agencies and is tasked with providing technical input into the Master Servicing Study (MSS).

In addition to the MSS, Mattamy Homes is undertaking a stormwater management and drainage study for their development. The TAC is providing technical input on Stormwater study to Mattamy.

JZ recognized the attendees from the public that were extended an invitation to the TAC. Introductions were made around the table.

2.0 Project History and Objective

Susan Murphy (SM) explained that Mattamy Homes is the proponent and funding the MSS which will identify and evaluate water and sanitary servicing solutions for the entire Village of Richmond. Mattamy is preparing a number of technical studies in support of their Official Plan Amendment (OPA) that is being conducted in parallel with the Richmond Village Community Design Plan (CDP) being undertaken by the City of Ottawa. Stantec Consulting and Golder Associates have been retained to undertake the MSS on behalf of Mattamy Homes.

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February 4, 2009
TAC#2 – Mattamy Richmond Lands Master Servicing Study
Page 2 of 9

The 1st TAC meeting was held on September 30, 2008. The purpose of the meeting was to receive input on the MSS workplan, schedule, and evaluation criteria. A similar presentation was provided at the Richmond Village Plan Steering Committee (SC) meeting to present the workplan, schedule and evaluation criteria to committee members. Feedback received from the TAC on the evaluation criteria was incorporated.

A three day Design Workshop was held in December 2008 to develop preliminary concept plans for the Mattamy lands. At the workshop information from the individual technical studies (sanitary, water, hydrogeology, stormwater, planning, environment and transportation) was presented. Existing conditions information along with servicing options and evaluation criteria were displayed for public review and input.

Following the December workshop the evaluation of the alternative sanitary and water servicing strategies was completed. The objective of the 2nd TAC meeting is to present the results of the evaluation and the recommended wastewater and water servicing strategy for the Village.

3.0 Presentation

Hydrogeological Presentation

Stephen Wilson (SW) from Golder & Associates presented the finding of their groundwater investigations which were completed to support the water servicing alternatives.

- A +/-70m – 150mm test well was drilled in December within the Mattamy development.
- Well production is 3000-4000L/min.
- Ground water quality is excellent.
- Impacts on the shallow aquifer are not anticipated.

Water Supply Presentation

John Krug (JK) from Stantec Consulting presented the evaluation criteria used in the MSS, the water servicing strategies and the results of the water servicing evaluation to service the Village.

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February 4, 2009
TAC#2 – Mattamy Richmond Lands Master Servicing Study
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The evaluation criteria were adapted from those used by the former RMOC in development of the water, wastewater and transportation master plans. The weights, which were determined the using pair-wise comparison methodology, for the four categories were: natural environment (21%), community (25%), construction (29%) and cost (25%) criteria included:

Three water servicing strategies for the Village were considered that included:

- Connection from central system (from either Barrhaven, Kanata or Stittsville), or;
- Private well, and/or,
- Communal wells.

In the case of a connection to the central system pumping and piping upgrades upstream in the distribution system would be required, as well as local pumping and storage within the Village. Similarly, a communal well system would require local pumping and storage in the Village. A high level evaluation of the O&M costs was completed as part of the MSS. The recommended solution for the Village is a combination of communal systems and private wells.

Feedback was provided from the TAC and public attendees on the water servicing evaluation and included:

- Has consideration been given to wellhead protection?
 - SW indicated that there is an existing wellhead protection area defined for the King's Grant (referred to by local residents as the Glen) communal system which extends up to Highway 7 near the quarries.
 - If a groundwater source is carried forward as the recommended alternative it will have to comply with the Source Water Protection Act.
- Bruce Webster (BW) inquired as to whether the evaluation considered fire protection.
 - JK clarified that for both the central system and communal system options the systems would be designed according to City standards and would

Stantec

February 4, 2009

TAC#2 – Mattamy Richmond Lands Master Servicing Study

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- provide the necessary fire flow, but that the evaluation does not specifically consider fire flow.
 - BW would like the evaluation to consider fire protection.
- BW inquired if a communal system could include a water distribution system along the main streets to provide fire flows.
 - JK stated that there would be water quality issues associated with stagnant water in the pipe.
- JZ inquired about the costs of the various water options. JK provided the Class D costs, which do not include local distribution piping:
 - Communal well (wells, storage) for future growth = \$21 million (M)
 - Central System = \$42M
 - Communal wells for entire village = \$30M
 - Central Pipe for the entire village = \$42M
- Don Morse (DM) inquired if a communal well system could service the future growth area in the northeast corner,
 - JK indicated that the area could likely be serviced by communal or private wells (to be confirmed after reviewing City policy)
- BW inquired about elevated versus in-ground storage.
 - JK went over the evaluation of the two storage options, which recommended in-ground storage.

Wastewater Servicing Presentation

Fairouz Wahab (FW) from Stantec Consulting presented the sanitary servicing strategies and the results of the evaluation.

Four wastewater servicing strategies were considered:

- Communal treatment for future growth (Natural or Communal)
- Communal treatment for existing and future growth
- Connection to central wastewater system (3 sub-options which looked at different pump and forcemain configurations were considered)

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TAC#2 – Mattamy Richmond Lands Master Servicing Study

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The recommended solution is to connect to the central collection system because :

- Minimal and manageable impacts on aquatic habitat
- Minimal impact on existing and future open space in the Village
- Meets the level of service for the entire Village
- Keeps with the Village's existing servicing strategy
- Permits flexibility in development phasing
- Reliable system with a proven track record and minimal operation and maintenance requirements
- Lower capital cost

Feedback was provided from the TAC and public attendees on the sanitary servicing evaluation and included:

- BW inquired about how it was proposed to increase the capacity of the station further given all the recent upgrades that have been completed at the PS.
 - Adrien Comeau (AC) clarified that the current station capacity is restricted by the pressure in the forcemain (max. pressure 71psi). Constructing a booster station between Richmond and Kanata (along the forcemain route), would allow more flow to be pumped from the Richmond PS, while not exceeding the maximum pressure in the forcemain.
- BW stated that the age (+/-30yrs) and the history of breaks along the existing forcemain is a concern and therefore, redundancy should be considered in the evaluation.
 - AC clarified that the life expectancy of a forcemain is over 50 years. Redundancy is being provided in the servicing strategies that involve pumping in that all three options propose to twin the existing forcemain.
- JZ inquired about the costs of the various sanitary options. FW provided the Class D costs, which do not include upgrades downstream of the Richmond forcemain:
 - Communal treatment for future growth - \$36-54M
 - Communal treatment for existing and

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February 4, 2009

TAC#2 – Mattamy Richmond Lands Master Servicing Study

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future growth -\$35-53M

- Connection to central wastewater system (3 sub-options which looked at different pump and forcemain configurations were considered) -\$28-37M

All costs include a 50% for engineering & contingency. Natural treatment system costs include mechanical polishing of the treated effluent.

Stormwater Management Presentation (Mattamy Lands)

Steve Pichette (SP) and Adam Fobert (AF) from David Schaeffer Engineering Limited have been retained by Mattamy Homes to prepare the Stormwater Management and Drainage Plan for Mattamy's lands.

AF presented the stormwater management strategies being considered for the Mattamy development.

External drainage from +/-993ha drains through the Mattamy development and must be accommodated in the drainage plan. Three SWM pond options considered as part of the drainage study include:

- Four Ponds - 2 ponds N of Perth, 1 pond S of Perth (S of the existing floodplain) and 1 pond S of Ottawa
- Four Ponds - 1 pond N of Perth (E of the Van Gaal Drain), 2 ponds (connected) S of Perth (adjacent to floodplain); and 1 pond N of Ottawa
- Three Ponds - 1 pond N of Perth (E of Van Gaal Drain); 1 pond S of Perth in the floodplain and 1 pond N of Ottawa

Approximately 6-8ft of fill is needed to provide the necessary depth of cover over the sewers. The lands S of Ottawa will be a balanced cut and fill. The option of a SWM pond in the floodplain requires further investigation and rationalization from a policy, technical and economical stand point as the RVCAA is uncomfortable with this option.

Feedback was provided from the TAC and public attendees on the SWM options and included:

- GM stated that the 1:100 year rain on snow event is the criteria used by the Conservation

Authority for the purpose of defining the floodplain for regulations under the Conservation Authorities Act and for the PPS. The PPS does not allow for development or site alteration in the floodplain and no distinction is made between the regulatory 1:100 year flood event and a 1:100 year summer event. This option has significant policy issues. GM noted that the consultant could put considerable effort into a modeling/design exercise for an option that will not be feasible from a policy perspective and suggested that they consider the policy issues first.

- Glen McDonald (GM) asked for clarification on the balanced cut and fill south of Ottawa. Is the cut and fill balance associated with the floodplain?
 - AF explained that the balanced cut and fill referred to the on-site fill requirements and that this area would not need to import fill to or export fill from the site.
- Don Morse (DM) inquired as to whether or not the existing hedgerow would be impacted by the anticipated grade raise?
 - AF/SP responded that the grading in the area will be designed to tie back to existing grades and clarified that it is not conceived to construct a 6-8' retaining wall. However the hedgerow may be impacted as a result of root compression or other unforeseen factors.
- BW asked inquired as to if sump pumps are required and if they would be connected to the sanitary or storm sewers?
 - SP stated that it is uncertain at this time if sump pumps are needed, but if they are required and approved, they would be required to connect to the storm sewer system.
- Ferdous Ahmed (FA) stated that the MOE Stormwater Guidelines do not permit SWM ponds in the floodplain.
 - SP stated that he has reviewed the MOE guidelines and that SWM ponds in the floodplain are permitted provided they meet certain criteria.
 - Following the meeting Darlene Conway

(DC) provided clarification, via email, on the wording in the MOE SWM Planning and Design Guidelines discussing the application of SWM pond in the floodplain (see below)

"End-of-pipe SWMPs should normally be located outside of the floodplain (above the 100 year elevation). If the facility is multi-purpose in nature (e.g., providing quantity control in addition to quality and erosion control) it must be located above the highest design flood level. In some site-specific instances, SWMPs may be allowed in the floodplain if there is sufficient technical or economic justification and if they meet certain requirements..."

- SP stated that the regulatory floodplain is based on the spring melt (rain on snow event). The summer 100 yr water level is situated along the outer banks of the Arbuckle Drain. The proposal is to locate the SWM pond inside the regulatory floodplain but outside the summer 100 yr flood elevation. The floodplain storage will be maintained as the SWM pond will only function during the summer storm events.
- FA asked that climate change be considered. Currently spring flood levels are higher than the summer flood levels, but it is predicted that the spring flood level will go down and summer flood will increase.
 - SP stated that he would need assistance from the RVCA on how to address climate change in the SWM analysis.

Copies of all four presentations are attached.

4.0 Public Open House

SM circulated the public open house advertisement. The public open house will be held on February 12th, 2009 and is being put on by Mattamy Homes.

The objective of the Open House is to get feedback from the public on the recommended water and sanitary solutions and present the SWM options being

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considered for the Mattamy development, as well as the findings of the natural environment, the transportation study and the planning studies.

Looney Ricks Kiss will be attending the Open House to present the findings of the December Design Workshop and the preliminary concept plan for Mattamy development.

Lesley Paterson clarified that City staff will be attending the Open House but in the role of participant just like the public. The City is attending to hear the information but will not have a position on the material presented. SM will ensure that this is communicated at the meeting.

The meeting adjourned at 4:00 PM.
The foregoing is considered to be a true and accurate record of all items discussed.

STANTEC CONSULTING LTD.

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Environmental Engineer
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Attachments: 1) Hydrogeological, Water/Wastewater Servicing and SWM
Presentations
2) Water and Wastewater Evaluations
3) List of Attendees

c.

**Servicing Sub-Committee #1
Richmond Community Design Plan
Richmond Public Library
Wednesday, February 25, 2009
7 p.m.**

DRAFT MEETING NOTES

Present:

Bruce Webster, Chair
Brian Arbuckle
Doug Arnold
Rosemary McArthur
Peter Moore
Harvey Snyder

Sue Murphy, Mattamy
John Krug, Stantec
Dave Robertston, Stantec
Steve Wilson, Golder

Rose Kung, City
Joe Zagorski, City

Absent: Doug Featherstone

Meeting purpose: To discuss servicing options resulting from Master Servicing Study (MSS). This group will also review stormwater options and recommendations when available.

Bruce Webster summarized the purpose of the meeting: to assist in preparing a community design plan (CDP) for the village. He stated that the evening's discussions on servicing options would focus on the "CDP perspective" e.g. impacts on the entire village. He indicated that the CDP is a community-generated plan and that servicing solutions that best fit the village are his priority. At the same time he said that the sub-committee cannot ignore what is brought to the table by Mattamy.

Rose Kung suggested that the sub-committee look at all the options that are reviewed in the MSS prepared by Stantec.

Peter Moore asked about the study methodology and evaluation criteria used in MSS. The response was that the methodology and criteria are standard for this type of study.

It was re-iterated that it is the purpose of the night's meeting for this group to provide comments about the MSS results and that this group's comments would be considered as part of the MSS work.

Doug Arnold suggested that some homes on certain streets (Burke and Hamilton) located near the corners do not have access to the existing system of sewer collection pipes. (Follow-up after the meeting clarified that these comments related to the idea that there should be universal access to servicing in the village.)

It was estimated by one resident that about 7- 8% of homes are still on septic systems and that it was their understanding that when these properties change hands, they must connect to the central sewer system. It was also mentioned that there used to be provincial funds that could assist in this regard, but it is no longer available under the amalgamated City.

Review of MSS Evaluation Table 1

After some discussion, it was agreed that the criteria and their weighting be reviewed by the group.

Some explanations and clarifications were provided for terms used in the table such as the meaning of “central water” - piped water provided by the City. There was a question as to the meaning of “Caring and Healthy Community” and where “disease” is dealt with (see C3). (Since there was still some ambiguity as to the outcome of the discussion, follow-up call to Harvey Snyder who brought up the original issue. He thought that the term “Caring and Healthy Community” was not clear and suggested that the terms “Social and Economic” be used as a heading.

Further, residents agreed that the weighting for the “Caring and Healthy Community (Social and Economic)” heading be reversed with “Constructability & Functionality so that it given a greater weighting (29%) and that “Constructability & Functionality” be given a lower weighting. Stantec will revise Table 1, reverse the weighting and will also carry out a sensitivity analysis using the new weighting. It was noted that the evaluation assists in deciding a preferred servicing concept, but not the details of how it will be implemented.

As part of the discussion, a question was asked about the effect of the options on the aquifer. Steve Wilson responded that if there was an impact on the aquifer, then that option would automatically be excluded.

One sub-committee member indicated that there is inconsistent mention of the number of wells at King’s Park (also known as “the Glen”) e.g. there are actually 2 communal wells in the subdivision. John Krug responded that this area is served by a 1-well system and this is where there may be confusion.

Under the Water Servicing Options, it was clarified that existing residents will not be forced to hook-up to a central water supply that would be used for Future Growth Areas. The column merely reflects the situation of existing residents continuing with their present water service with future growth areas being provided with piped central water.

Bruce asked a question whether the Provincial Policy Statement (PPS) has anything to say the existing and future possible mix of public and private services. (Upon further investigation at the office, the following is the appropriate way to interpret the policy on partial services: “...(where partial servicing already exists) infilling or rounding out is only permitted if there is sufficient reserve water or sewage system capacity to service the

development and the site conditions are suitable for the long term provision of these services.”

Doug Arnold asked about the meaning of N1 criteria (“Loss, displacement, disruption fragmentation of natural areas...”). For this criteria, John Krug says that by having pipes in existing road right-of-ways that there will be less impact on the environment.

There was discussion about the potential cost impact of the various options on residents and John Krug agreed to add another line at the end of the table that would reflect this potential cost concern.

Dave Robertson said that construction costs for a tertiary treatment facility in Richmond would be in the \$2400 to \$3000 m3/day ballpark based on his knowledge of the National Water & Wastewater Benchmarking Initiative. Reinvestment costs would also be higher because of the type of equipment needed to produce high quality effluent. Barrie and Niagara were two communities that were identified as having tertiary wastewater treatment.

Operating and maintenance costs were identified as a concern. Bruce Webster questioned whether the cost of the wastewater forcemain option is reflective of the existing situation. According to Bruce, the sanitary pipes are at their projected end of their 30 year life span and with the reported breaks in the pipes, he suggests that the cost of upgrading the forcemain is even higher since he believes that the existing forcemain to Kanata will have to be replaced sooner than later.

Why is “Consistency with Infrastructure Planning Policies” listed as a criteria – Criteria C9. Steve Wilson responded that if it is removed, then the option of Private Wells would have to be deleted as a servicing option in the village.

Bruce indicated although there has been and will be testing of the deep well, there is no testing for shallow wells, which most residents draw their water from. Steve Wilson responded that they are still at a high level of investigation and that more details will be needed to look into this, should the communal well be selected as the preferred solution.

There was also discussion about whether freshwater storage should be above or underground. Underground storage could be staged together with development whereas the above ground storage would have to be sized to accommodate full development. There was no consensus about storage location.

In summary the sub-committee agreed that communal well(s) water supply was the preferred option. It was agreed that excessive number of communal well locations should be avoided in the final plan. More discussions regarding details will follow.

Wastewater

There was extended discussion about wastewater treatment. Bruce Webster stated that he is not convinced that it is less costly to install a second forcemain to Kanata and beyond than it is to have on-site treatment in the village. Factors that are not considered are the operating and maintenance costs downstream, including the cost of wear and tear on the existing pipes.

The wastewater forcemain to Glen Cairn was identified by Bruce as being an old style pipe, that he says is now past its life cycle. He says that there have been instances where the pipe has broke and referred to the McManus report. John Krug says that there is no need to replace the existing pipe and that improvements that could be made to the existing system could be deferred. A question was asked as to what could be deferred. d.

Rosemary McArthur is concerned about forcemain breakages. She mentioned one break in the forcemain near Richmond nursery with effluent spraying the area. She says that there have been 7 breaks in the pipes and she doesn't have confidence in the wastewater system and has her wellwater tested on a monthly basis.

There will be a follow-up meeting with additional information and discussions.

Summary of overall discussion (Suggested by Doug Arnold post-meeting)

1. The sub-committee will recommend servicing solutions that best fit the village for Steering Committee consideration.
2. The sub-committee's preferred solution for the provision of water (for future development lands and the entire village, if required) is communal well.
3. There was extended solution discussion about wastewater, but no conclusion was reached. Discussion to continue upon receipt of more information.