



Engineers, Planners & Landscape Architects

#### Engineering

Land / Site  
Development  
Municipal  
Infrastructure  
Environmental /  
Water Resources  
Traffic /  
Transportation  
Structural  
Recreational

#### Planning

Land / Site  
Development  
Planning Application  
Management  
Municipal Planning  
Documents &  
Studies  
Expert Witness  
(OMB)  
Wireless Industry

#### Landscape Architecture

Urban Design &  
Streetscapes  
Open Space, Parks &  
Recreation Planning  
Community &  
Residential  
Developments  
Commercial &  
Institutional Sites  
Environmental  
Restoration



## Morgan's Creek Residential Development – Stage 2 335 Sandhill Road, Ottawa Planning Rationale & Integrated Environmental Review

Engineering excellence. Planning precision. Inspired landscapes.

**MORGAN'S CREEK RESIDENTIAL DEVELOPMENT – STAGE 2  
AT 335 SANDHILL ROAD  
OTTAWA, ON**

**PLANNING RATIONALE &  
INTEGRATED ENVIRONMENTAL REVIEW  
IN SUPPORT OF APPLICATIONS FOR  
DRAFT PLAN OF SUBDIVISION, PLAN OF CONDOMINIUM,  
& ZONING BY-LAW AMENDMENT**

Prepared For:

Minto Communities Inc.

Prepared By:

**NOVATECH**  
Suite 200, 240 Michael Cowpland Drive  
Ottawa, Ontario  
K2M 1P6

January 18, 2019  
Novatech File: 118186  
Ref: R-2018-159

January 18, 2019

Ms. Laurel McCreight  
Planning, Infrastructure and Economic Development Department  
City of Ottawa, Planning Services Branch  
110 Laurier Ave. West, 4<sup>th</sup> Floor  
Ottawa, Ontario, K1P 1J1

**Attention: Ms. McCreight, Planner II**

**Reference: Morgan's Creek Residential Development – Stage 2  
Draft Plan of Subdivision, Plan of Condominium & Zoning By-Law  
Amendment  
Planning Rationale and Integrated Environmental Review  
335 Sandhill Road  
Our File No.: 118186**

---

Novatech has been retained by Minto Communities Inc. (the owner) to prepare this Planning Rationale and Integrated Environmental Review in support of applications for *Draft Plan of Subdivision, Plan of Condominium, and Zoning By-Law Amendment* for its property municipally known as 335 Sandhill Road, Ward 4 – Kanata North, Ottawa, Ontario. The previous concept plan for the overall site featured one hundred (100) stacked townhouse units in seven (7) buildings and four (4) street townhouses.

Presently, Minto is proposing to develop a total of sixty (60) townhouses as part of a planned unit development on a newly created private street fronting Sandhill Road. Although some of the technical reports in this application speak to the development of both eastern and western land parcels, a separate application has been submitted to construct sixty (60) stacked dwellings on the western parcel fronting March Road.

A pre-application consultation was held at City Hall with City staff on August 22, 2018. This Planning Rationale includes responses to the comments from City staff received from you in an email dated August 29, 2018.

Yours truly,

**NOVATECH**



Robert Tran, M.PL.  
Planner, Planning & Development

## TABLE OF CONTENTS

<b>1.0</b>	<b>INTRODUCTION AND PROPOSAL DETAILS .....</b>	<b>1</b>
1.1	Site Description and Surrounding Uses.....	1
1.2	Proposed Development .....	2
1.3	Pre-application Comments and Response .....	4
<b>2.0</b>	<b>PLANNING CONTEXT AND RATIONALE .....</b>	<b>6</b>
2.1	Provincial Policy Statement.....	6
2.2	City of Ottawa Official Plan [OPA #150] .....	9
2.3	Zoning By-Law 2008-250 .....	13
2.4	Proposed Zoning By-Law Amendment.....	15
<b>3.0</b>	<b>INTEGRATED ENVIRONMENTAL REVIEW .....</b>	<b>18</b>
<b>4.0</b>	<b>CONCLUSION .....</b>	<b>22</b>

## 1.0 INTRODUCTION AND PROPOSAL DETAILS

Novatech has been retained by Minto Communities Inc. (the owner) to prepare this Planning Rationale in support of applications for *Draft Plan of Subdivision*, *Plan of Condominium*, and *Zoning By-Law Amendment* for its property municipally known as 335 Sandhill Road, Ward 4 – Kanata North, Ottawa, Ontario. The property will herein be referred to as the ‘Subject Site’.

The Planning Rationale includes an Integrated Environmental Review (IER) as required under Section 4.7 of the City of Ottawa’s *Official Plan*. The purpose of an IER is to demonstrate how supporting studies influence the design of the development with respect to effects on the environment and compliance with the appropriate policies of Section 4 of the *Official Plan*.

This Planning Rationale will demonstrate that the proposed development will be consistent with the *Provincial Policy Statement (PPS)*, conform to the *City of Ottawa’s Official Plan* and generally complies with the provisions of the *Zoning By-Law 2008-250* and respect the applicable urban design guidelines found in the *Official Plan*.

### 1.1 Site Description and Surrounding Uses

The Subject Site is situated in the community of Ward 4 – Kanata North and is currently vacant and undeveloped. The Subject Site has a total area of 1.42 ha and is bound by Sandhill Road to the east and the Shirley’s Brook creek corridor to the west as shown on **Figure 1**. The Shirley’s Brook creek corridor which is owned by the City of Ottawa, will remain as an undeveloped open space to ensure the long-term protection of the natural environmental feature and habitats of species. The legal descriptions of the Subject Site are:

PART OF LOT 10, CONCESSION 4, MARCH, BEING PARTS 3 TO 8 ON PLAN 4R-26601 SAVE AND EXCEPT PART 1 ON PLAN 4R-27055 SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 5 AND 6 ON PLAN 4R-26601 AS IN OC1445177 SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 4 AND 6 ON PLAN 4R-26601 AS IN OC1445178 SUBJECT TO AN EASEMENT IN GROSS AS IN OC1471755 SUBJECT TO AN EASEMENT AS IN OC1471757 CITY OF OTTAWA

PART OF LOT 10, CONCESSION 4, MARCH, BEING PART 1 ON PLAN 4R-27055 SUBJECT TO AN EASEMENT IN GROSS AS IN OC1471755 SUBJECT TO AN EASEMENT AS IN OC1471757 CITY OF OTTAWA



Figure 1: Subject Site and surrounding uses.

The following describes the land uses adjacent to the Subject Site as shown in **Figure 1**:

**North:** The Brookside Baptist Church, a single-detached residential dwelling, and another single-detached residential dwelling proposed to be redeveloped into a future place worship abut the Subject Site to the north.

**East:** Juanita Snelgrove Park and South March Public School are located east of the Subject Site. These land uses provide access to additional recreation and amenity space for community residents as well as future residents of the proposed development

**South:** St. John's Kanata Anglican Church and Cemetery abuts the southern portion of the Subject Site.

**West:** The Shirley's Brook creek corridor which is owned by the City of Ottawa abuts the Subject Site to the west and will remain as an undeveloped open space to ensure the long-term protection of the natural environmental feature and habitats of species. A *Site Plan Control* application has been submitted by Minto for the parcel fronting March Road to develop sixty (60) stacked dwelling units in four (4) buildings.

## 1.2 Proposed Development

The previous site plan application for the property File #D07-12-11-164, featured the proposal to construct one hundred-sixty (160) residential units over all the lands including March Road. The parcel fronting March Road consisted of fifty-six (56) townhouses in four (4) buildings. The parcel fronting Sandhill Road consisted of one hundred (100) stacked townhouses in seven (7) buildings and four (4) street townhouse units. Since the previously proposed development, the site property



has been divided into two separate parcels municipally known as 762 March Road and 335 Sandhill Road. Further provisions were introduced such as a development setback to protect the environmental and natural heritage features of the Shirley's Brook creek corridor which has been dedicated to the City of Ottawa.

Presently, the revised proposed development will include a total of sixty (60) townhouses as part of a planned unit development on a newly created private street as shown on **Figure 2**. The townhouse units will be oriented towards the street which will help provide for an active and animated street frontage. The proposed development will feature private rear yard amenity spaces to serve the long term needs of residents as well as convenient access to local community recreational spaces such as Juanita Snelgrove Park and Brookshire Park located within short walking distances. The Shirley's Brook creek corridor which is owned by the City of Ottawa, will remain as an undeveloped open space to ensure the long-term protection of the natural environmental feature and habitats of species. The density for the proposed development is 42.2 units per net hectare.

The details of the Draft Plan of Subdivision are provided in **Appendix A**.



**Figure 2: Excerpt from the Draft Plan of Subdivision fronting Sandhill Road.**

The proposed development will feature a newly created private street, Block 18, with Blocks 1 – 14 dedicated for residential townhouse development as shown on the Draft Plan of Subdivision in **Figure 2**. Blocks 16 is an access easement, whereas Block 17 will be conveyed to the City of Ottawa to allow for the continued maintenance of the Shirley's Brook creek corridor. Block 15 which denotes a landscaped area, and Block 18 are both common elements of the Plan of Condominium for the proposed development. Block 18 will connect to Sandhill Road and provide access for the proposed development whereas the one block of townhouses fronting onto Sandhill Road will be served by the existing roadway. Sandhill Road is identified as a Collector Road in the *City of Ottawa's Official Plan Schedule E – Urban Road Network* and will adequately serve the proposed development. A Transportation Impact Assessment (TIA) was not warranted for the

proposed development as it did not trigger a study as noted by City staff through correspondence with engineers from CGH Transportation Inc. as shown in **Appendix B**.

### 1.3 Pre-application Comments and Response

This rationale also provides responses to City staff comments following the pre-application consultation meeting held on August 22, 2018. The comments received from the City's technical agencies and responses to those comments are summarized in the following section below. Additional information regarding the required technical studies can be found in Section 3.0 of this report.

#### General

1. *Site plan application previously approved and the agreement registered in January 2013*
  - *Original proposal approved 156 units in 12 buildings*
  - *Development put on hold in April 2013 due to a product review*
2. *Current proposal introduces a unit increase of 20 (total of 176 units) in 12 buildings.*
  - *Back-to-back stacked townhouses*
  - *Site plan for the entire property, but development will be phased with the units on March Road end to be developed first*

A revision to the concept plan since the pre-consultation meeting with City staff now includes the proposal to develop a total of sixty (60) townhouse units as part of a planned unit development on the eastern parcel fronting Sandhill Road. A separate application has been submitted for the proposed stacked dwelling development on the western parcel fronting March Road.

3. *Application can be treated as revision application, subject to public consultation.*

Noted.

#### Planning/Urban Design

4. *Upgraded elevations will be required on March and Sandhill.*

A revision to the concept plan has been developed for the Subject Site since the pre-application consultation. Upgraded elevations are not necessary for the proposed development on Sandhill Road.

5. *How will the amenity areas between the units along the creek be treated?*

A revision to the concept plan has been developed for the Subject Site since the pre-application consultation and features private rear yard amenity spaces for each townhouse unit. The proposed development including the private rear yard amenity spaces will respect the 30 m setback from the normal high-water mark of the Shirley's Brook creek corridor defined as Block 17 on the Draft Plan as well as the Meander Belt and Blanding Turtle habitat.

6. *Perhaps the amenity area for the units along Sandhill could be considered as a stonedust pathway through the heritage buffer.*



A revision to the concept plan has been developed for the Subject Site since the pre-application consultation and features private rear yard amenity spaces for each townhouse unit. The heritage buffer will not be retained as part of the proposed development and is further discussed in Section 2.4 of this report.

### Environmental

7. *A Blanding's Turtle has been found in Shirley's Brook since the previous approval*
  - *Within a 2 km radius the riparian lands become a significant habitat*
  - *Significant habitat is 30 metre with a 55 metre meander belt*
  - *You can apply for a permit from MNR for a reduced width*

An Environmental Impact Statement (EIS) was prepared by McKinley Environmental Solutions dated November 2018. Shirley's Brook was identified as a Category 2 habitat for Blanding's Turtle through previous studies but a proposed 30.0 m vegetated setback from the normal high-water mark of Shirley's Brook (on both sides) will avoid all areas of the Category 2 habitat. The development area falls within the definition of a Category 3 habitat for Blanding's Turtle, which is designated primarily to provide a potential corridor for Blanding's Turtle movement. However, the Category 3 habitat found within the Study Area has little functional habitat value, due to the fact that all surrounding areas are developed.

The Meander Belt Study was completed by Matrix Solutions Inc. – Environment and Engineering dated November 9, 2018. The study concluded that a preliminary meander belt width of 23 m is recommended with an additional 6 m final erosion hazard limit on each side of the preliminary meander belt width for a total erosion hazard limit of 35 m. The details of the Environmental Impact Statement (EIS) and Meander Belt Study are discussed further below in the report.

8. *An environmental consultant will be required to address the species at risk.*

An Environmental Impact Statement (EIS) was prepared by McKinley Environmental Solutions dated November 2018 to address the potential Species at Risk on the Subject Site. The report concludes that precautionary measures such as development setbacks will ensure that the Blanding's Turtle species will be protected and remain undisturbed from the proposed development. The report also concludes that no other significant Species at Risk (SAR) issues were noted for the Study Area.

9. *A tree removal permit is required for any trees to be removed greater than 10 cm in diameter.*

Noted.

10. *The environmental impact statement and tree conservation report can be combined.*

The Tree Conservation Report (TCR) was prepared by McKinley Environmental Solutions dated November 2018 and concludes that the majority of the Study Area consists of open habitats that are largely devoid of mature tree cover and trees that do occur are found around the margins of the Study Area which consist of recent regrowth stems with comparatively little ecological value. The loss of tree coverage within the development area is not anticipated to be ecologically significant. The EIS and TCR are discussed in greater detail below.

11. Please contact Matthew Hayley <<mailto:matthew.hayley@ottawa.ca>> for any environmental related questions

Noted.

## **MVCA**

12. Updated regulation mapping was completed in November 2017.

Noted.

13. A meander belt hazard of 87 meters was introduced.
- An erosion hazard study/meander belt width study can be completed to determine that actual width of meander belt to be required
  - Can also work with adjacent landowners

A meander belt width study was completed by Matrix Solutions Inc. Environment and Engineering dated November 9, 2018. The study concluded that a preliminary meander belt width of 23 m is recommended with an additional 6 m final erosion hazard limit on each side of the preliminary meander belt width for a total erosion hazard limit of 35 m.

14. Please contact Niall Oddie <<mailto:NOddie@mvc.on.ca>> at MVCA for any questions.

Noted.

## **2.0 PLANNING CONTEXT AND RATIONALE**

The following section of the report will provide background on the current policy context of the Subject Site and then demonstrate how the proposed development is consistent with the *Provincial Policy Statement*, conforms to the *City of Ottawa's Official Plan*, respects the applicable urban design guidelines and generally complies with the *Zoning By-Law 2008-250*.

### **2.1 Provincial Policy Statement**

The 2014 *Provincial Policy Statement* (PPS) provides policy directions on land use planning and development matters of provincial interest, as set out in Section 2 of the Planning Act. All decisions affecting planning matters are required to "be consistent with" policies of the PPS.

#### ***Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns***

*Section 1.1 of the PPS speaks to managing and directing land use to achieve efficient and resilient development and land use land patterns.*

*Policy 1.1.1 of the PPS notes that healthy, liveable and safe communities are sustained by promoting efficient land use patterns with a range and mix of uses arranged so to minimize land consumption and servicing costs. Further, development patterns should avoid environmental or public health and safety concerns, conserve bio-diversity, and consider the impacts of a changing climate.*

- The proposed development will feature a layout that incorporates townhouse units at a medium-density which efficiently utilizes land resources and municipal services. As previously mentioned, the proposed development will respect the Shirley's Brook creek corridor and Blanding Turtle species through a development setback to ensure the long-term protection of these natural environmental features. The proposed development will be served by various local and community amenities and services that are located within short walking distance.

### **Settlement Areas**

Policy 1.1.3.1 states, *"Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted."*

- The proposed residential development is located on lands designated by the City of Ottawa's *Official Plan* as settlement area (*General Urban Area*).

Policy 1.1.3.4 states, *"Appropriate development standards should be promoted which facilitate intensification, redevelopment, and compact form, while avoiding or mitigating risks to public health and safety."*

- The proposed development consists of medium-density townhouse units as part of a planned unit development. The proposed development will be supported by various community amenities that are located within a short walking distance including neighbourhood parks, a public school, places of worship, and commercial retail services as shown in **Figure 1**.

Policy 1.1.3.6 states, *"New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities."*

- The proposed development is in the City of Ottawa's *General Urban Area* and adjacent to existing built-up lands comprising of low to medium-densities. The proposed development will consist of compact built forms through townhouse units which is compatible with the existing development character of the surrounding community.

### **Housing**

Policy 1.4.3 states, *"Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market by:*

- a) *establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate-income households. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality may identify a higher target(s) which shall represent the minimum target(s) for these lower tier-municipalities;*
- b) *permitting and facilitating:*
  - i. *all forms of housing required to meet the social, health, and well-being requirements of current and future residents, including special needs requirements; and*

- ii. *all forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3;*
  - c) *directing the development of new housing towards locations where appropriate levels of infrastructure and public services facilities are or will be available to support current and projected needs;*
  - d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public services facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and*
  - e) *establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*
- The proposed development is situated in the growing community of South March which consists of similar residential densities and housing types. The proposed development is therefore a compatible built form for the community. Once both sites of the property are fully built, the proposed development will provide a variety of housing options to cater to the needs various individuals. The proposed development will not cause any negative public health or safety implications.

### **Public Spaces, Recreation, Parks, Trails, and Open Space**

Section 1.5.1 of the PPS speaks to promoting healthy and active communities through

- a) *planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;*
  - b) *planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;*
- The proposed development will feature individual private rear yard amenity areas which will serve the long term needs of future residents. As previously mentioned, residents will have access to cycling paths and networks on March Road, Klondike Road, and Sandhill Road. These cycling networks provide connections to various publicly-accessible recreational public spaces and neighbourhood parks such as Brookshire Park and Juanita Snelgrove Park.

### **Wise Use and Management of Resources**

Section 2.0 of the PPS - Wise Use and Management of Resources speaks to protecting natural heritage, water, agriculture, mineral aggregate, petroleum, cultural heritage and archaeological resources.

Policy 2.1.1 states, *“Natural features and areas shall be protected for the long term”*.

Policy 2.1.2 states, *“The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained,*

*restored, or where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.”*

- The proposed development will not result in any negative implications for the Shirley’s Brook creek corridor and the Blanding’s Turtle species habitat as discussed in the Environmental Impact Statement (EIS) prepared by McKinley Environmental Solutions and the Meander Belt Width Study completed by Matrix Solutions. Precautionary measurements such as development setbacks from Shirley’s Brook creek corridor will ensure that the natural environmental features and habitats of all species will be respected and protected.
- There are no prime agricultural areas, minerals or petroleum resources, mineral aggregate resources, or cultural heritage and archaeological significances identified on the Subject Site.

### ***Protecting Public Health and Safety***

Section 3.0 of the PPS speaks to ensuring the province’s long-term prosperity, environmental health, and social well-being by reducing the potential for public cost or risk to residents from natural or human-made hazards.

- A revised Phase I Environmental Site Assessment (ESA) update was prepared by Paterson Group Inc. dated August 28, 2018 to assess the potential site contamination by current or past uses. The Phase I ESA concludes that a Phase II ESA is not warranted.
- A Geotechnical Investigation was prepared by Paterson Group Inc. dated November 9, 2018. The purpose of the study was to determine the subsoil and groundwater conditions by means of test holes as well as providing geotechnical recommendations for the design of the proposed development. From a geotechnical perspective, the Subject Site is suitable for the proposed residential development.
- The proposed development which consists of sixty (60) townhouse units will not cause any public health or safety concerns for residents.

## **2.2 City of Ottawa Official Plan [OPA #150]**

The Subject Site is designated as General Urban Area under the *City of Ottawa’s Official Plan Schedule B* as shown on **Figure 3**. Section 3.6.1 of the Official Plan states that the General Urban Area “*permits the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses.*” Applicable policies under Section 3.6.1 are listed below:

- 1) *General Urban Area areas are designated on Schedule B. The General Urban Area designation permits many types and densities of housing, as well as employment, retail uses, service, industrial, cultural, leisure, greenspace, entertainment, and institutional uses.*
- The proposed townhouse unit developments are permitted uses and is compatible with the existing development character of the surrounding community. The proposed development is well served by several community amenities such as neighbourhood parks, a public school, places of worship, and commercial retail services within short walking distances. Once both sites of the property are fully built, the proposed development will provide a variety of housing options to cater to the needs various individuals.

2) *The evaluation of development applications, studies, other plans and public works undertaken by the City in the General Urban Area will be in accordance with Section 2.5.1 and Section 4.11."*

- This section will be further discussed next in the report.



**Figure 3: Excerpt from the City of Ottawa Official Plan Schedule B.**

3) *Building height in the General Urban Area will continue to be predominantly Low-Rise. Within this range, changes in building form, height and density will be evaluated based upon compatibility with the existing context and the planned function of the area. Secondary plans or zoning that currently permit building heights greater than four Storeys will remain in effect.*

- The building height of the proposed townhouse development is compatible with the existing built development within the surrounding community.

Section 2.5.1 speaks to the Urban Design and Compatibility which is concerned with how buildings, landscapes, and public spaces function together. Design elements should work together to complement and enhance the unique aspects of a community's history, landscape, and its culture. Encouraging good urban design and quality as well as innovative architecture will help stimulate the creation of lively community places with unique and distinct character while attracting people and investment to the City. Compatible development speaks to enhancing the features of an established community and coexisting with existing development without causing undue adverse impacts on surrounding properties. Section 4.11 which also speaks Urban Design and Compatibility will be reviewed in conjunction with Section 2.5.1.

The following is a review of the design objectives and summary of how the proposed development is consistent with these objectives:

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

- The proposed development will create its own distinct identity in the community by incorporating high quality architectural elements and urban design principles while respecting the existing character of residential and commercial development.
- 2) *To define quality public and private spaces through development.*
- The proposed development will feature townhouse units that will be oriented towards the street which will help provide for an active and animated street frontage.
- 3) *To create places that are safe, accessible and easy to get to, and move through.*
- The layout of the proposed development will allow for safe and accessible movement throughout and around the Subject Site.
- 4) *To ensure that new development respects the character of existing areas.*
- The proposal to construct townhouse units will respect the existing character of the surrounding area which consists of low to medium-density residential development.
- 5) *To consider adaptability and diversity by creating places that can adapt and evolve easily over time and that are characterized by variety and choice.*
- The proposed development is not expected to evolve in the future without significantly altering the existing urban fabric and community character or considering the natural environmental features on the Subject Site.
- 6) *To understand and respect natural processes and features in development design.*
- The proposed development will not negatively impact or affect the natural and environmental features surrounding the area of development. The area's natural and environmental features include the Shirley's Brook creek corridor and the Blanding's Turtle habitat which will be protected through measures such as a development setback.
- 7) *To maximize energy-efficiency and promote sustainable design to reduce the resource consumption, energy use, and carbon footprint of the built environment.*
- The proposed townhouse unit development will feature a compact built form at a medium density which efficiently utilizes land resources for the community. The location of the proposed development encourages sustainable modes of transportation such as walking and cycling to several local community amenities.

Section 4.11 of the *Official Plan* also speaks to Urban Design and Compatibility and works in conjunction with the policies found in Section 2.5.1 as previously reviewed. The policies within this section focus on urban design and compatibility at a more localized scale for neighbourhoods and individual properties.

- 1) *When evaluating compatibility of development applications, the City will have regard for the policies of the site's land use designation, and all applicable Community Design Plans, Secondary Plans.*



- The Subject Site is not subject to any *Community Design Plans* or *Secondary Plans* in the City of Ottawa but will incorporate high quality architecture, urban design, and landscaping features that is compatible and respects the design of existing development in the area.
- 2) *In addition to those matters set out in Policy 1, above, the City will evaluate the compatibility of development applications on the basis of the following compatibility criteria. The measures of compatibility will vary depending on the use proposed and the planning context. Hence in any given situation individual criteria may not apply and/or may be evaluated and weighed on the basis of site circumstances.*
- a) *Traffic.*
- The proposed development will feature a newly created private street that will connect to Sandhill Road and exclusively serve the residents of townhouses. Sandhill Road is identified as an Collector Road in the *City of Ottawa's Official Plan Schedule E – Urban Road Network* and will adequately serve the proposed development. A Transportation Impact Assessment (TIA) was not warranted for the planned unit development as it did not trigger the necessary requirements as noted by City staff in correspondence with engineers from CGH Transportation Inc. as shown in **Appendix B**.
- b) *Vehicular Access.*
- The vehicular access for the townhouse units will not generate excessive noise or loss of privacy for adjacent developments. The private street will egress across from the school yard of South March Public School which is a considerable distance away from the Subject Site. Any potential headlight glare generated from the vehicles will not cause undue nuisances for the existing school. Two vehicle accesses are provided for the existing St. John's Anglican Church whereas two vehicle accesses are proposed for the future redevelopment of the place of worship north of the Subject Site whereas
- c) *Parking Requirements.*
- The proposed development will provide adequate parking as required to avoid the potential for spillover parking onto adjacent areas. The proposed development will also be served by visitor parking on the private street which has an 8.5 m ROW.
- d) *Outdoor Amenity Areas.*
- The orientation of the townhouse units will respect the privacy of outdoor amenity areas of adjacent residential units. Adequate measures such as fencing, landscaping and vegetation, as well as overall building locations will be oriented to respect the privacy of sensitive land uses.
- e) *Loading Areas, Service Areas, and Outdoor Storage.*
- The proposed subdivision development will not feature any shared loading areas, service areas, or outdoor storage areas.

f) *Lighting.*

- The proposed development will not generate a spillover or glare from any lighting sources onto adjacent light-sensitive areas.

g) *Noise and Air Quality.*

- The proposed development will not generate adverse effects on adjacent sensitive uses related to noise, odours, and other emissions. A Noise Study was completed by J.L. Richards dated January 17, 2019, the results of the study are discussed further in Section 3.0 below.

h) *Sunlight.*

- The maximum height of the townhouse units will be similar in height to adjacent residential development. The proposed development will not obstruct sunlight or cause undue shadowing on adjacent developments.

i) *Microclimate.*

- The proposed development is not anticipated to have any effects related to wind, snow drifting, and temperature on adjacent properties.

j) *Supporting Neighbourhood Services.*

- The proposed development is well served by several local community amenities such as neighbourhood parks, places of worship, a public school, and commercial retail services that are located within a short walking distance.

## 2.3 Zoning By-Law 2008-250

The Subject Site is currently zoned under the *City of Ottawa's Zoning By-Law* as R4Z [1905] S277 which was addressed as part of the previously proposed development and is as shown on **Figure 4** and **Table 1**. The purpose of the R4 – Residential Fourth Density Zone is to:

1. *Allow a wide mix of residential building forms ranging from detached to low rise apartment dwellings, in some cases limited to four units, and in no case more than four storeys, in areas designated as General Urban Area in the Official Plan;*
2. *Allow a number of other residential uses to provide additional housing choices within the fourth density residential areas;*
3. *Permit ancillary uses to the principal residential use to allow residents to work at home;*
4. *Regulate development in a manner that is compatible with existing land use patterns so that the mixed building form, residential character of a neighbourhood is maintained or enhanced: and*
5. *Permit different development standards, identified in the Z subzone, primarily for areas designated as Developing Communities, which promote efficient land use and compact form while showcasing newer design approaches.*

The current proposal to construct townhouse units as part of a planned unit development are permitted land uses under the *City of Ottawa's Zoning By-Law 2008-250*. The proposed development is compatible with existing land use patterns in the community and will provide additional housing choices through various built forms from low to medium densities once both sites are fully built. The proposed development will respect the existing built form of the surrounding development in the community without altering the urban fabric or community character.



Figure 4: Existing zoning for the Subject Site and surrounding areas.

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
1905 (By-law 2016-249) (By-law 2012-40)	R4Z[1905] S277			<ul style="list-style-type: none"> <li>-Notwithstanding Table 101, the minimum required number of parking spaces for a stacked dwelling is 1.1 per dwelling unit.</li> <li>-minimum lot width for a planned unit development: 12.5 m</li> <li>-minimum lot width for a stacked dwelling: 12.5 m</li> <li>-Notwithstanding Table 110 Row (b), the minimum required width of a landscape buffer not abutting a street for: <ul style="list-style-type: none"> <li>(i) a parking lot containing between 10 and 100 parking spaces is 1.0 metres; and,</li> <li>(ii) a parking lot containing more than 100 parking spaces is 1.5 metres.</li> </ul> </li> <li>-All of Area A on Schedule 277 must be landscaped with soft landscaping and no buildings and structures are permitted.</li> <li>-No buildings are permitted within Area B on Schedule 277</li> </ul>

Table 1: Zoning by-law provisions for the Subject Site.

The site-specific zoning is derived from the rezoning of the Subject Site in 2012 from Development Reserve Zone [DR] to Residential Fourth Density Subzone Z urban exception zone R4Z(1905)S277 as part of the previously proposed development which was adopted by Council

on February 22, 2012. The rezoning exercise was completed to allow for the construction of a planned unit development for both western and eastern parcels which featured a higher residential unit count and density than what is currently be proposed. The site-specific zoning provisions were created to permit the proposed development as well as ensure the Shirley's Brook creek corridor was maintained as an open space and protected from any future development. The site-specific zoning includes provisions and an attached schedule – *Schedule 277* which prohibits development in certain areas on the Subject Site. A *Zoning By-Law Amendment* application will accompany the proposed development and is discussed in greater detail in the next section of this report.

## 2.4 Proposed Zoning By-Law Amendment

The proposed development generally complies with the zoning by-law provisions for permitted land uses in a R4 – Residential Fourth Density Zone including general building setbacks with exception to the rear yard setback and the heritage buffer south on the Subject Site. As previously mentioned, a *Zoning By-Law Amendment* application will accompany the proposed townhouse development. The application will request relief for the minimum rear yard setback abutting the Shirley's Brook creek corridor and removal of the 7.5 m heritage buffer abutting the St. John's Kanata Anglican Church and cemetery south of the Subject Site.

The first component of the *Zoning By-Law Amendment* application will seek a reduction in the minimum rear yard setback abutting the Shirley's Brook creek corridor from the existing 6.0 m to the proposed 3.0 m as shown on **Table 2**. The relief being requested will achieve an efficient and functional overall layout of the townhouse unit blocks while maximizing land resources for the community.

The orientation of the proposed townhouse private rear yard amenity areas abutting the open space of the Shirley's Brook creek corridor to west of the Subject Site ensures that any concerns regarding noise or loss of privacy are respected. The size of the private rear yard amenity spaces will be catered towards individuals and families seeking a minimalist lifestyle with low maintenance and easy upkeep of these private spaces. The common elements of the proposed development will also be maintained by a condo board which further contributes to a minimalist and worry-free lifestyle for future residents.

Setbacks	Existing Zoning Setbacks (m)	Proposed Zoning Setbacks (m)
Minimum rear yard setback (abutting Shirley's Brook)	6.0	3.0

Table 2: Existing and proposed zoning setback.

The second component of the *Zoning By-Law Amendment* application will speak to the removal of the 7.5 m heritage buffer abutting the St. John's Kanata Anglican Church and cemetery to the south of the Subject Site. The heritage buffer was created as part of the rezoning exercise for the Subject Site in 2012 under the previous concept plan which featured a higher residential unit count and density. Through the previous application, planning staff in conjunction with the applicant, agreed that a 7.5 m landscaped heritage would be appropriate between the property line abutting the cemetery any proposed building. The buffer allowed for additional plantings and a continuation of the existing hedge which borders the cemetery while also prohibiting the

development of any building or structure within this buffer. The current proposal features a lower density and overall residential unit count than what was previously proposed for the Subject Site.

There are numerous examples of existing residential developments that abut cemeteries throughout the City of Ottawa such as the Notre-Dame Cemetery and Pinecrest Cemetery, with none that we could determine have a setback that applies through zoning. Residential developments that abut cemeteries were found to have private rear yard amenity spaces that directly backed onto these cemeteries, with privacy measures in place such as wood fencing and soft landscaping features, which is similar to what is currently being proposed. The existing the cedar hedge will be retained as part of the proposed development with new privacy fencing extended from the end of the hedge to the edge of the Shirley's Brook creek corridor to provide additional buffering between the two properties. The continued maintenance of the cedar hedge will be achieved through agreements between existing and perspective property owners, which currently is the precedent throughout the City of Ottawa where property owners share common elements.

Section 4.6.1 of the *Official Plan* speaks to the importance of heritage buildings which may have cultural, architectural, historical, contextual and/or natural interest, and which may warrant designation under the *Ontario Heritage Act*, and/or may warrant other means of cultural heritage recognition. While it is important to consider all aspects of the policies with regards to the proposed development, the applicable policies are discussed below:

- 3) *Where development is proposed on a property that is adjacent to or within 35 metres of the boundary of; a property containing an individually designated heritage building (Part IV of the Ontario Heritage Act), a heritage conservation district (Part V of the Ontario Heritage Act) or a federally-recognized heritage property, the City may require that a cultural heritage impact statement be conducted by a qualified professional with expertise in cultural heritage resources. The cultural heritage impact statement will do the following:*
  - a) *Describe the positive and adverse impacts on the heritage resource or heritage conservation district that may reasonably be expected to result from the proposed development.*
    - The Subject Site is not located in a heritage conservation district. The proposed development will maintain the existing land use in the community which consists of low to medium-density residential development. This development will not have a negative impact on the adjacent church property.
  - b) *Describe the actions that may reasonably be required to prevent, minimize or mitigate the adverse impacts in accordance with the policies below.*
    - The proposed development consists of low-density residential which is in scale with the existing surrounding residential developments. No further action is required to mitigate any adverse impacts.
  - c) *Demonstrate that the proposal will not adversely impact the defined cultural heritage value of the property, Heritage Conservation District, and/or its streetscape/neighbourhood.*

- The proposed development is located a respectable distance from the heritage portion of the church, the church structure features a modern addition, and is in scale with the existing residential development.
- 9) *When reviewing applications for zoning amendments, site plan control approval, demolition control, minor variance, or the provision of utilities affecting lands/properties adjacent to or across the street from a designated heritage resource, adjacent to or across the street from the boundary of a heritage conservation district, or within heritage conservation district, the City will ensure that the proposal is compatible by:*
- a) *Respecting the massing, profile and character adjacent to or across the street from heritage buildings;*
    - The proposal to construct townhouse units will not affect the massing, profile, and character of the heritage building. The proposed development is in scale with the existing residential development.
  - b) *Approximating the width of nearby heritage buildings when constructing new buildings facing the street;*
    - The proposed townhouse units fronting Sandhill Road will consist of a compact built form and is in scale with the existing surrounding residential developments.
  - c) *Approximating the established setback pattern on the street;*
    - The proposed townhouse units fronting Sandhill Road will be appropriately setback from the street and is in scale with the existing residential development.
  - d) *Being physically oriented to the street in a similar fashion to existing heritage buildings;*
    - The location of the townhouse units will be oriented towards the newly create private street with exception of the townhouse units fronting Sandhill Road which maintains the existing residential characteristic of the neighbourhood. There will be no adverse impacts on the existing heritage building.
  - e) *Minimizing shadowing on adjacent heritage properties, particularly on landscaped open spaces and outdoor amenity areas;*
    - The maximum height of the townhouse units will be similar in height to adjacent residential development. The proposed development will not obstruct sunlight or cause undue shadowing on the landscaped open spaces and outdoor amenity areas of adjacent developments.
  - f) *Having minimal impact on the heritage qualities of the street as a public place in heritage areas;*
    - The Subject Site is not located within a heritage area.

- g) *Minimizing the loss of landscaped open space;*
  - The proposed development will maintain the open space of the Shirley's Brook creek corridor through the 30 m development setback.
- h) *Ensuring that parking facilities (surface lots, residential garages, stand-alone parking and parking components as part of larger developments) are compatibly integrated into heritage areas;*
  - The residential garages as well as visitor parking will be oriented towards the newly created private street.
- i) *Requiring local utility companies to place metering equipment, transformer boxes, power lines, conduit equipment boxes, and other utility equipment and devices in locations that do not detract from the visual character or architectural integrity of the heritage resource.*
  - The location of utilities and other servicing infrastructure will be internal to the Subject Site with exception of the townhouse units fronting Sandhill Road.

### 3.0 INTEGRATED ENVIRONMENTAL REVIEW

An Integrated Environmental Review Section 4.7 of the *Official Plan* states, "design components will be considered as basic inputs into the development process and must be accessed and considered prior to establishing an initial design of lot pattern". Section 4.7.1 notes the consideration of significant findings from individual support studies which are used to ensure that development design complies with the environmental policies contained in Section 4, and that the principles of design with nature have been applied.

The following section will speak to the required technical studies and reports identified during the pre-consultation process with City staff on August 22, 2018. The reports and studies analyze environmental conditions and constraints, tree and natural vegetation retention, endangered species and habitats, natural heritage features, soil and groundwater conditions. Further detailed information can be found within the specific reports which will be submitted in support of the proposed development.

#### ***Geotechnical Study***

A Geotechnical Investigation was prepared by Paterson Group Inc. dated November 9, 2018. The purpose of the study was to determine the subsoil and groundwater conditions by means of test holes as well as providing geotechnical recommendations for the design of the proposed development including construction considerations that may affect the overall design. The report concludes with the following:

- Generally, the soil profile underlying the Subject Site consists of topsoil underlain by a thin silty sand layer followed by a stiff clay deposit and/or glacial till layer;
- The watercourse of Shirley's Brook was noted to be 2 to 3 m wide and approximately 0.5 deep with confinement by 0.5 to 1 m high bank walls;



- It is expected that the proposed residential buildings will be founded on conventional shallow footings placed on an undisturbed, stiff silty clay or compact silty sand bearing surface; and
- From a geotechnical perspective, the Subject Site is suitable for the proposed residential development.

### ***Meander Belt Width Study***

A Meander Belt Width Study was prepared by Matrix Solutions Inc. Environment and Engineering dated November 9, 2018. The purpose of the study was to provide an assessment of Shirley's Brook creek corridor at 335 Sandhill Road in Kanata, Ontario with respects to the erosion hazard limits for future development. Since original conceptual site plan approval, the MVCA has updated regulations mapping for Shirley's Brook including meander belt hazard delineations. Previous meander belt width considerations accounted for a 55 m wide meander, however the meander belt width was updated by MVCA to approximately 85 m through the study area. The MVCA requested a meander belt width assessment be submitted to demonstrate that the proposed development is beyond the hazard. The report concludes with the following:

- Based on empirical relationships developed to estimate meander belt widths based on bankfull channel parameters, a preliminary meander belt width of 23 m is recommended; and
- The final erosion hazard limit includes an additional 6 m access allowance on each side of the preliminary meander belt width for a total erosion hazard limit of 35 m.

### ***Environmental Site Assessment (ESA) – Phase I***

A revised Phase I Environmental Site Assessment (ESA) update was prepared by Paterson Group Inc. dated August 28, 2018 and updates the Phase I ESA report completed by Paterson Group Inc. dated October 12, 2010. The report is intended to meet the requirements for a Phase I ESA as per the MOECC standard O.Reg. 153/0 as amended by O.Reg. 269/11. This report is to be read in conjunction with the previous report. The purpose of the study was to determine the existing environmental conditions of the Subject Site and identify whether the contamination of soils and groundwater were present. The findings from the report are summarized below:

- Based on the information obtained and reviewed as part of this study, no records or concerns were identified with respects to: former underground storage tanks, spills, and incidents; potentially contaminating activities (PCAs); areas of potential environmental concern (APECs); or contaminants of potential concern (CPCs); and
- A Phase II ESA is not required for the Subject Site.

### ***Environmental Impact Statement (EIS)***

An Environmental Impact Statement (EIS) was prepared by McKinley Environmental Solutions dated November 2018. The EIS was undertaken following *the City of Ottawa's Environmental Impact Statement Guidelines* as well as guidance from the *Natural Heritage Reference Manual (OMNRF 2005)*. The purpose of the study was to document existing natural features on and around the Study Area; identify potential environmental impacts of the project; provide recommendations to avoid and reduce any negative impacts; and propose means to enhance natural features and functions. The findings from the report are summarized below:

- Shirley's Brook and the associated Blanding's Turtle habitat are the only significant natural heritage features found to exist within or adjacent to the Study Area;
- Shirley's Brook was identified as a Category 2 habitat for Blanding's Turtle through previous studies but a proposed 30 m vegetated setback from the normal high-water mark of Shirley's Brook (on both sides) will avoid all areas of Category 2 habitat;
- The development area falls within the definition of Category 3 habitat for Blanding's Turtle, which is designated primarily to provide a potential corridor for Blanding's Turtle movement. However, the Category 3 habitat found within the Study Area has little functional habitat value, due to the fact that all surrounding areas are developed.
- The proposed development of both land parcels is not anticipated to have a significant negative effect on the natural features and functions; and
- The proposed 30 m setback from the normal high-water mark of Shirley's Brook (on both sides) will protect the existing riparian habitat surrounding the watercourse and is not anticipated to infringe on the area regulated by the MVCA.

### **Tree Conservation Report (TCR)**

A Tree Conservation Report (TCR) was prepared by McKinley Environmental Solutions dated November 2018. Natural heritage regulatory requirements such as the *Ontario Endangered Species Act (ESA)*, *Ontario Regulation 153/06*, the *Fisheries Act*, and Tree Removal Permit were analyzed in the preparation of the TCR. The purpose of the TCR is to study the retention of natural vegetation using a design with nature approach to planning and engineering. The findings from the report are summarized below:

- A Tree Removal Permit will be required under the *City of Ottawa's Urban Tree Conservation By-law No. 2009-200* prior to the commencement of tree clearing;
- No forested habitats exist within the Study Area, and therefore tree measurement plots are not required;
- Historic air photos analysis from 1976 to 2014 indicate past farmed or meadow/pasture, few mature trees, hedgerows, a depression in the eastern parcel that is no longer present after being graded or filled in;
- Vegetation communities were identified throughout the Study Area;
- The majority of the Study Area consists of open habitats that are largely devoid of mature tree cover and trees that do occur are found around the margins of the Study Area which consist of recent regrowth stems with comparatively little ecological value; and
- The loss of tree coverage within the development area is not anticipated to be ecologically significant.

### **Stationary Noise Study**

A Stationary Noise Study was prepared by J.L. Richards dated January 17, 2019. The purpose of the study was to assess the potential environmental noise impact on the development, due to vehicular traffic on Sandhill Road. The findings from the report are summarized below:

- The outdoor living areas of the proposed development will not be impacted by roadway traffic noise;
- The design of the subdivision layout includes single loaded "window" streets to minimize the number of lots backing onto Sandhill Road. As a result of Minto's efforts to passively mitigate the transportation noise, barriers will not be required;

- Warning clauses will be required to highlight the exceedance of MOE and City of Ottawa noise criteria and to identify mitigation measures integrated into the subdivision design. Warning clauses could be required until it can be demonstrated that the noise guideline criteria is not exceeded. It is recommended that specific wording be developed for each unit and/or block in the Noise Control Detailed Study prepared to support the subdivision application;
- Predicted noise levels are not expected to exceed the City of Ottawa ENCG and MOE criteria for the proposed units adjacent to Sandhill Road for the outdoor living areas; and
- Building orientation and increased separation to the transportation noise source have been used to reduce noise levels for residential units in close proximity to a significant transportation noise source. Therefore, noise barriers will not be required to protect outdoor living areas.

### ***Site Servicing Brief***

The Site Servicing Brief was prepared by J.L. Richards dated January 11, 2019. The Site Servicing Brief outlines the design objectives and criteria, servicing constraints and strategies for the development of Morgan's Creek Stage 1 in accordance with the November 2009 Servicing Study Guidelines for Development Applications in the City of Ottawa (City) as well as the Ottawa Sewer Design Guidelines (2012) and associated Technical Bulletins. The conclusions from the report are summarized below:

- Given the prorated capacity of the Sandhill Road 250 mm diameter sanitary sewer, the theoretical peak flows from the development can be accommodated by this dedicated sanitary sewer outlet;
- The preliminary stormwater servicing and grading indicate that the development can be accommodated by the existing Sandhill Road storm sewer and downstream end-of-pipe facility;
- Potable water is to be supplied to the development by an existing 300 mm diameter watermain on Sandhill Road;
- Wastewater servicing for the development is to be provided by the existing 250 mm diameter sanitary sewer along Sandhill Road; and
- Stormwater servicing is to be provided by the existing 675 mm diameter storm sewer on Sandhill Road. Once captured, runoff will then be conveyed northerly along the Sandhill Road storm sewer and will eventually outlet into a stormwater management facility for water quality and quantity control.

### ***Transportation Impact Assessment (TIA)***

As mentioned previously, a Transportation Impact Assessment (TIA) was not warranted for the proposed townhouse development as it did not trigger the necessary requirements as noted by City staff in correspondence with engineers from CGH Transportation Inc. as shown in **Appendix B** of this report. The existing road network including Sandhill Road, which is identified as a Collector Road in the *City of Ottawa's Official Plan Schedule E – Urban Road Network* and will adequately serve the proposed development.

#### 4.0 CONCLUSION

It is our assessment that the proposed development is consistent with the *Provincial Policy Statement 2014*, conforms to the *City of Ottawa Official Plan*, and generally complies with the *City of Ottawa's Zoning 2008-250*.

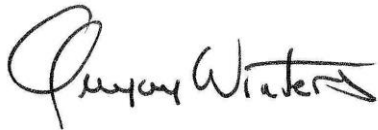
This planning rationale, along with the associated technical studies, supports the development of the proposed townhouse units. The proposal to construct townhouse units is compatible with existing and planned surrounding uses and functions well within the surrounding context. The proposed development is an appropriate and desirable addition to the community and represents good planning.

Yours truly,

#### NOVATECH

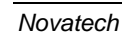


Robert Tran, M.PL.  
Planner, Planning & Development



Greg Winters, MCIP RPP  
Senior Project Manager, Planning & Development

**Appendix A:  
Draft Plan of Subdivision for 335 Sandhill Road  
Dated January 3, 2019  
Produced by Stantec Geomatics Ltd.**



**Appendix B:  
Email Correspondence Between CGH Transportation  
Inc. and Rosanna Baggs, C.E.T. – City of Ottawa  
Dated October 19, 2018**



**From:** [Baggs, Rosanna](#)  
**To:** [Andrew Harte](#)  
**Cc:** [Christopher Gordon](#); [McCreight, Laurel](#)  
**Subject:** RE: Plan of Subdivision Application - Screening Form for 760 March Road  
**Date:** October 22, 2018 9:33:02 AM  
**Attachments:** [2018-14 Screening 760 March Plan of Subdivision 20181017.pdf](#)

---

Hi Andrew,

Since no triggers are satisfied, no Traffic Impact Assessment is required. No further action required.

Regards,

**Rosanna Baggs, C.E.T.**

Project Manager, Infrastructure Approvals | GPRJ Approbation demandes infrastructure  
Development Review West Branch | Dir Services d'examen des dem d'amgt  
Tel | Tél. : 613-580- 2424 ext. | poste 26388

---

**From:** Andrew Harte <[andrew.harte@cghtransportation.com](mailto:andrew.harte@cghtransportation.com)>  
**Sent:** Friday, October 19, 2018 10:14 AM  
**To:** Baggs, Rosanna <[Rosanna.Baggs@ottawa.ca](mailto:Rosanna.Baggs@ottawa.ca)>  
**Cc:** Christopher Gordon <[christopher.gordon@cghtransportation.com](mailto:christopher.gordon@cghtransportation.com)>  
**Subject:** Plan of Subdivision Application - Screening Form for 760 March Road

Rosanna,

Following up on my previous email, please find attached the Screening Form for the Plan of Subdivision application for 760 March Road. As shown in the site plan, it is for 51 townhome units that connect to Sandhill Road, with Shirley's Brook bordering the site to the west.

The screening form does not meet any of the TIA triggers and does not require a TIA for this application.

Please let me know once you've had a chance to review and can get the sign-off on the TIA component being satisfied for this application.

Regards,

Andrew Harte, P.Eng.  
**Director**  
**CGH Transportation Inc.**  
P: 613-697-3797