



147 Langstaff Planning Rationale | Integrated Environmental Review



Prepared by HP Urban Inc. | The Stirling Group Development Initiatives Inc.

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1. STUDY LIST

S/A	Number of copies	ENGINEERING		S/A	Number of copies
S	15	1. Site Servicing Plan	2. Assessment of Adequacy of Public Services / Site Servicing Study	S	5
S	15	3. Grade Control and Drainage Plan	4. Geotechnical Study and Slope Stability Study	S	5
A	2	5. Composite Utility Plan	6. Groundwater Impact Study	S	5
	5	7. Servicing Options Report	8. Wellhead Protection Study		6
S	15	9. Transportation Impact Study	10. Erosion and Sediment Control Plan	A	6
S	5	11. Storm water Management Report	12. Hydro geological and Terrain Analysis		8
	3	13. Hydraulic Water main Analysis	14. Noise / Vibration Study	S	5
	35/50/55	15. Roadway Modification Design Plan	16. Confederation Line Proximity Study		9

S/A	Number of copies	PLANNING / DESIGN / SURVEY		S/A	Number of copies
S	15	17. Draft Plan of Subdivision	18. Plan Showing Layout of Parking Garage		2
	30	19. Draft Plan of Condominium	20. Planning Rationale	S	5
	35/55	21. Site Plan	22. Minimum Distance Separation (MDS)		3
	20	23. Concept Plan Showing Proposed Land Uses and Landscaping	24. Agrology and Soil Capability Study		5
S	5	25. Concept Plan Showing Ultimate Use of Land	26. Cultural Heritage Impact Statement		3
A	15	27. Landscape Plan	28. Archaeological Resource Assessment	S	5
S	5	29. Survey Plan	30. Shadow Analysis		3
	3	31. Architectural Building Elevation Drawings (dimensioned)	32. Design Brief (includes the Design Review Panel Submission Requirements)		Available online
	6	33. Wind Analysis			

S/A	Number of copies	ENVIRONMENTAL		S/A	Number of copies
S	5	34. Phase 1 Environmental Site Assessment	35. Impact Assessment of Adjacent Waste Disposal/Former Landfill Site		6
A	5	36. Phase 2 Environmental Site Assessment (depends on the outcome of Phase 1)	37. Assessment of Landform Features		7
	4	38. Record of Site Condition	39. Mineral Resource Impact Assessment		4
A	5	40. Tree Conservation Report	41. Environmental Impact Statement / Impact Assessment of Endangered Species	S	5
	4	42. Mine Hazard Study / Abandoned Pit or Quarry Study	43. Integrated Environmental Review (Draft, as part of Planning Rationale)	S	5

S/A	Number of copies	ADDITIONAL REQUIREMENTS		S/A	Number of copies
S	1	44. CD/USB with PDF copies of all plans and reports	45. Fluvial Geomorphology Report	S	5
S	5	46. Report/letter discussing adherence to Source Water Protection Policies	47.		

Meeting Date: December 12, 2018

Application Type: *Plan of Subdivision*

File Lead (Assigned Planner): Sarah McCormick

Infrastructure Approvals Project Manager: Harry Alvey

2. INTRODUCTION

This report has been prepared by The Stirling Group and HP Urban in support of the Zoning By-Law Amendment and Plan of Subdivision applications for the property located at 147 Langstaff Drive in Village of Carp. This Rationale will provide an overview of the proposed development and highlight the applicable planning policy. The proposed development aligns with the planned vision for the City of Ottawa and the Village of Carp. It is appropriate and compatible with the surrounding area.

3. SITE CONTEXT

The proposed development is located at 147 Langstaff, in the City of Ottawa within the Village of Carp (Ward 5 – West Carleton March). The specific location for this project is east of Carp Road and North of Donald B. Munro. Figure 1 shows the boundaries of the 787,271.65 ft² (18.073 ac) site.

Legal Description

LOTS 6 TO 13, NORTH SIDE OF JOHN STREET ON PLAN 148, LOTS 14 TO 21, SOUTH SIDE OF JOHN STREET ON PLAN 148, LOTS 52 AND 53 AND PART OF LOTS 54 AND 55, NORTH SIDE OF NELSON STREET ON PLAN 148, PART OF BLOCKS A, B AND C ON PLAN 148 AND PART OF LOT 18, CONCESSION 2 (HUNTLEY) ALL BEING PARTS 1, 2, 3, 4, 5 AND 6 ON PLAN 4R-24903 SAVE AND EXCEPT PART 1 ON PLAN 4R-23367. SUBJECT TO AN EASEMENT OVER PART 5 ON PLAN 4R-24903 AS IN N771192. SUBJECT TO AN EASEMENT OVER PART 3 ON PLAN 4R-24383 IN FAVOUR OF PARTS 1, 2 AND 3 ON PLAN 5R-483 AND PARTS 1, 2 AND 3 ON PLAN 4R-23367 AS IN N773756. TOGETHER WITH AN EASEMENT OVER PART 1 ON PLAN 4R-24034 AS IN N773785 CITY OF OTTAWA.



Figure 1 – Site Area

The surrounding uses (Figure 2), include residential, parks, institutional and local commercial. Medium density properties can be found to the south of the subject site. Higher density development has started to occur in the Village with the “Carp Commons” currently under construction. This development is further north of the subject site.

Figure 2 – Surrounding Uses



4. ROAD NETWORK

The site is located on Langstaff Drive. The closest intersection is Langstaff Drive and Donald B. Munro Drive. Both Langstaff and Donald B. Munro are identified as 'Collector' in the Transportation Master Plan (TMP) for the City of Ottawa. The site is in close proximity to Carp Road which is classified as Arterial in the TMP. Members of the community can access this parcel of land from March Road (Arterial), to Donald B. Munro (Collector) and then to Langstaff (Collector). Alternatively, they can travel on Carp Road (Arterial), to Donald B. Munro and then on to Langstaff. Figure 3 below shows the Village of Carp and the classification of the roads. Green indicates Collector while Red indicates Arterial. The subject site is identified with a star.

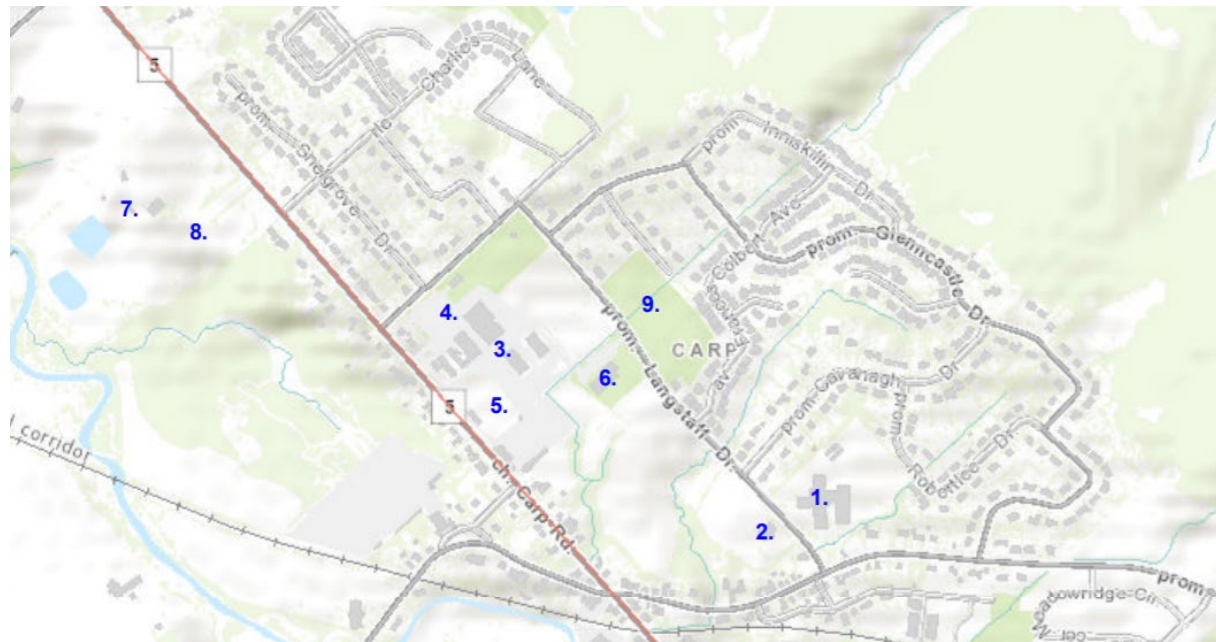
Figure 3 – Road Classification



5. AREA CHARACTER AND COMMUNITY AMENITIES

This site is part of the Village of Carp. The homes in this area were built in early to mid-1900s. They are predominately wide, large lots, one-storey|split level homes. Townhome developments and apartment buildings have begun to develop throughout Carp and in the Village core. The Village is highly sought after because of the historic feel and amenities. Figure 4 highlights some of the community amenities available within the area.

Figure 4 – Surrounding Amenities



- | | |
|--|---------------------------------|
| 1. Huntley Centennial Public School | 6. Huntley Curling Club |
| 2. West Carleton Medical Dental Centre | 7. Diefenbunker Museum |
| 3. Carp Fairgrounds | 8. Ottawa Public Library Branch |
| 4. W. Erskine Johnson Arena | 9. Langstaff Park |
| 5. Carp Farmer's Market | Star – subject site |

6. THE DEVELOPMENT PROPOSAL

Inverness Homes are proposing to construct a purpose-built rental community on the subject site.

Consistent with Carp Community Design Plan the development proposal fits within the Residential-Multi-Unit land use category of the design plan and has as its focus as the development of rental housing for seniors.

Section 3.3.3 RESIDENTIAL - MULTI-UNIT of the CCDP states that “Providing opportunities for seniors’ accommodation to meet the needs of the aging population was identified as a priority during the consultation process.” And the proposed development is consistent with that direction.

The Development Proposal would see 84 townhomes and three 3 storey apartment buildings with a total of 75 apartment units. This would bring the total residential units for the proposed site to 159. The Applicant is also proposing a park and pathway system that would connect both sides of the site currently separated by the existing ravine. A community building is proposed as a development amenity to support recreational and social uses.

All new home accesses are proposed to be off Langstaff Drive.

Figure 5 below shows the site plan.

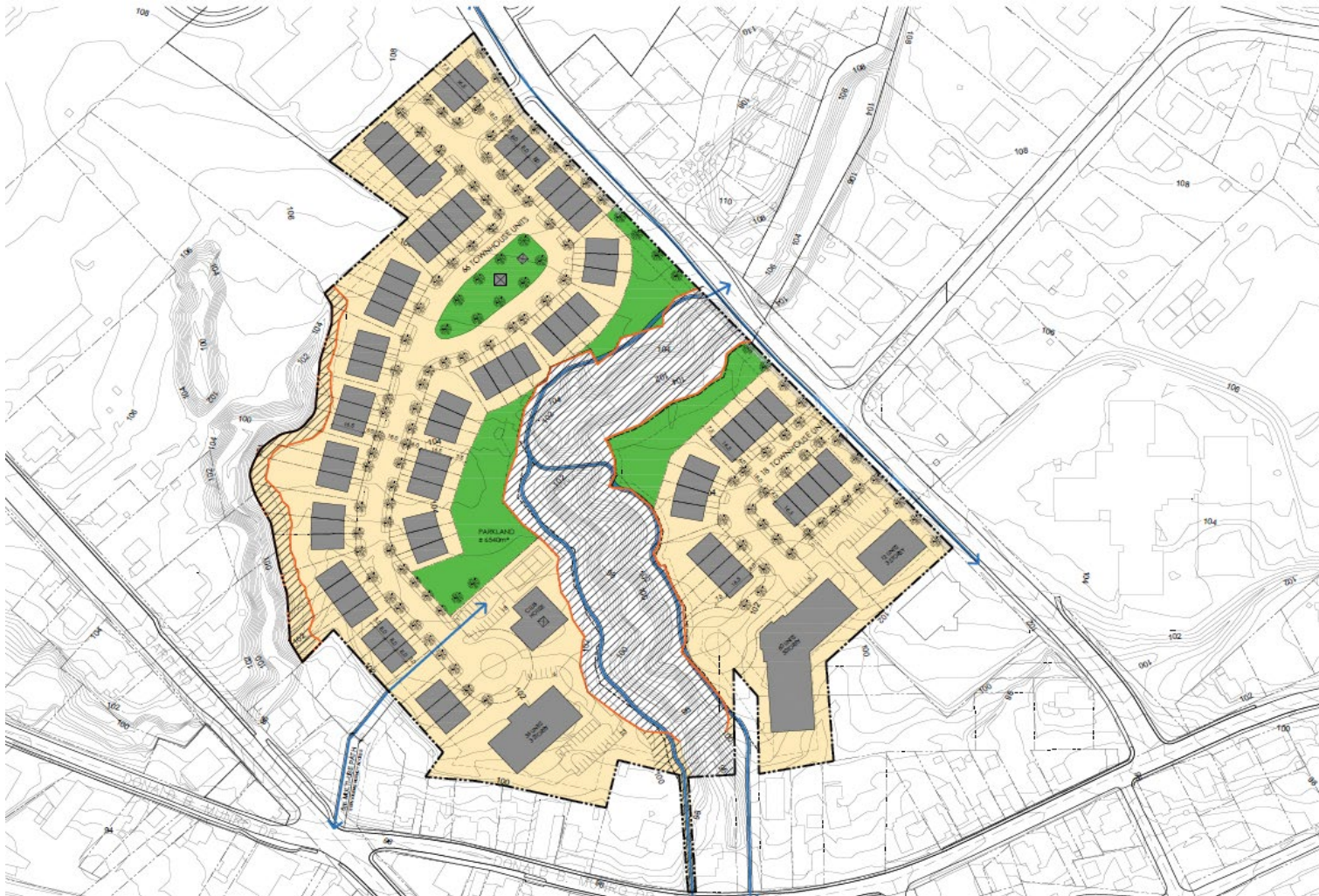


Figure 5 – Site Plan

7. POLICY FRAMEWORK

a) The Provincial Policy Statement

The Provincial Policy Statement (PPS) is issued under Section 3 of the Planning Act. It came into effect on April 30th, 2014 and applies to planning decisions made on or after that date. It replaced the Provincial Policy Statement, 2005 and applies province wide. The purpose of the PPS is to provide policy direction on Ontario's land use vision. It guides the province on how to settle the landscape, create the built environment, and manage the land and resources over the long term. The goal of the PPS is to achieve livable and resilient communities. Land use planning decisions in Ontario must be consistent with the PPS. The proposal for 147 Langstaff Drive is consistent with the policies in the PPS, notably;

Section 1.1 – Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

Section 1.1.1 of the PPS highlights that new development should take place in designated growth areas and should not occur in isolation. To achieve healthy and livable communities, planning authorities should approve developments which;

- Prohibit future growth in settlement areas
- Provide an appropriate range of residential densities
- Consider all the different ability and affordability levels of the population
- Ensure necessary infrastructure, utilities and public service facilities are planned or are available to meet current and projected needs
- Promote efficient use of land, infrastructure, utilities and financial resources
- Avoid land uses patterns which have environmental and safety concerns

This development is being proposed within the village boundary of Carp. At present the land uses found surrounding this development are predominantly low density residential, so this project will broaden the density range available in the Village. This variation of housing types will provide options to suit individual needs and abilities. Taking advantage of the infrastructure currently in place, this development only requires minor improvements to the existing public sanitary, storm and water systems. This vacant parcel is one of the last remaining within Carp and is a logical parcel for development. The impact of this proposal on the environment was considered and the proposed plan does not negatively harm the environment. The development at 147 Langstaff Drive has been designed to be a healthy and livable addition to the City of Ottawa.

Section 1.4 – Housing

This section of the PPS focuses on housing. Policies in this section require municipalities to provide an appropriate range and mix of housing types and densities. This will ensure that there is always room for residential growth that meets the needs of the area. *Policy 1.4.3* requires that planning authorities set targets for housing affordability and promote densities for new housing that consider efficient land and infrastructure consumption.

Approval of this development would expand the residential offerings within the Village of Carp. Currently the availability of higher density product is very limited within Carp. In addition, this is a proposed rental community targeting seniors. There are very few options within Carp today for someone that may want to sell their large single-family home and downsize but remain within the Village. The proposed project is well situated to take advantage of existing infrastructure.

Section 1.5 – Public Spaces, Recreation, Parks, Trails and Open Spaces

The Province wants to see communities that foster healthy and active lifestyles. This can be done with a combination of formal spaces for active recreation or more passive recreation opportunities. Protecting natural areas and providing accessibility to parks, trails and facilities to all community members is important.

When designing the site plan for this development, it was apparent to the designers that the existing ravine was a significant feature. Throughout the planning process, great effort was made to preserve the ravine, connect both sides of the site with pathways and networks, and ensure access from this development to amenities on Carp Road. In addition, passive park is proposed along with a community building to promote active and passive recreation.

Section 1.6 – Infrastructure and Public Service Facilities

The PPS speaks to how municipalities should manage and develop their infrastructure, this includes sewage, water, stormwater, transportation, waste and energy systems. These important systems should be built efficiently in a cost-effective manner to accommodate projected needs. Sewer and water services should be provided in a sustainable manner that is fiscally responsible and values the health of humans and the environment.

This development will require connections to the existing public sanitary sewer, stormwater infrastructure and water systems. The “Servicing Report” prepared specifically for the development of 147 Langstaff Drive by Robinson Consultants details how this development can be serviced with minor improvements to the existing systems. There are no concerns with either waste management or energy supply as both are available to this site. The existing road network supports this development. The infrastructure needs facilitated by this proposal are either in place or will be designed and implemented as required in accordance with applicable guidelines and standards.

Section 3.0 – Protecting Public Health and Safety

The future of the province depends on reducing risk and protecting residents from natural or human made hazards. Planning authorities have the responsibility of ensuring that development does not happen in hazardous areas, such as along shorelines, unstable soils, and areas with high potential for wildland fires. There are also man-made and climate related hazards that should be considered in land use planning decisions. Developments should be directed away from such areas to minimize risk.

An Environmental Site Assessment and a Geotechnical Investigation were completed, which verified that developing this site as proposed will not increase the public’s cost or risk from natural or human-made hazards.

Section 4.0 – Implementation and Interpretation

The PPS applies to all planning related matters in the Province of Ontario. It requires that all decisions “be consistent with” the policies within the statement (*Section 4.2*). Official Plans shall identify provincial interests and set out appropriate land use designations to ensure that the PPS’s objectives are achieved. Zoning By-laws can provide further provisions to implement the PPS. Planning authorities must keep their planning framework up to date with the PPS. The Provincial Policy Statement ensures that lands in Ontario are well managed.

Based on the foregoing it is the opinion of the authors that the proposed development conforms to the policy framework as set out by the PPS and is appropriate development for the site.

b) The City of Ottawa Official Plan

The subject lands are designated Village pursuant to the City of Ottawa Official Plan (the “Official Plan”), as illustrated on Figure 6 extracted from City of Ottawa Official Plan, Schedule A, below.

The Official Plan provides that the majority of future growth will occur within the current settlement areas which include the urban area and the designated villages. The plan contemplates the grow of Village communities.

The policies of the Official Plan further dictate that at least 50% of rural growth is to be accommodated in the existing designated villages where community facilities, commercial facilities and schools already exist or can be efficiently provided.

The Village of Carp is currently home to a number of commercial and community uses which will be utilized by the residents of the proposed development. The Official Plan also contains policies that will ensure that the developments within the village will respect the existing character and will be compatible.

The intent of the Village designation is to permit a variety of land uses [which includes residential uses] to provide for the daily needs of the rural community and to ensure that they remain distinctly rural in character and scale. The Official Plan encourages the development of residential uses in a variety of forms in order to meet the needs of the Village population. The Official Plan also provides that the form and scale of residential development will be dictated by available servicing methods.

The accompanying Servicing Report prepared by Robinson Consultants demonstrates that the proposed development can be serviced with available public water and wastewater services.

Accordingly, the proposed development conforms to the Official Plan.

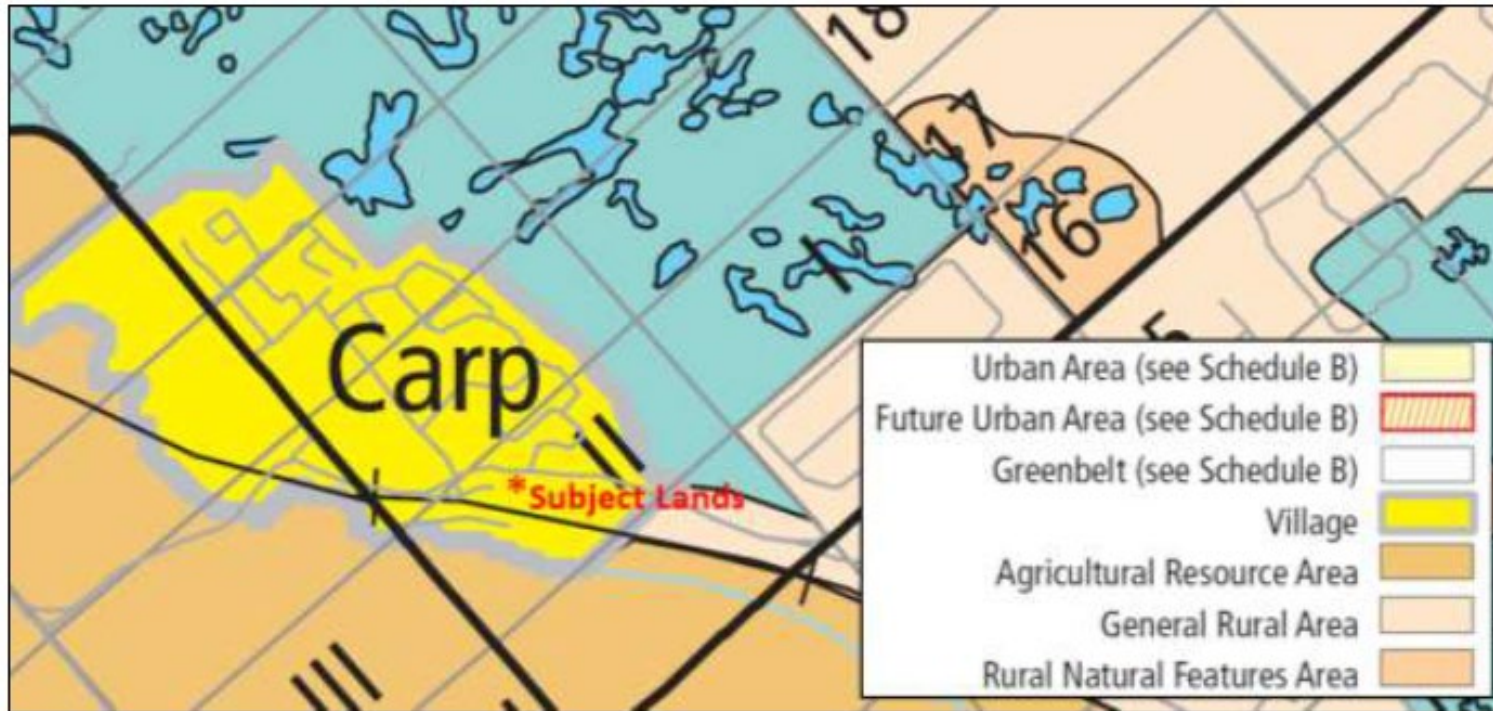
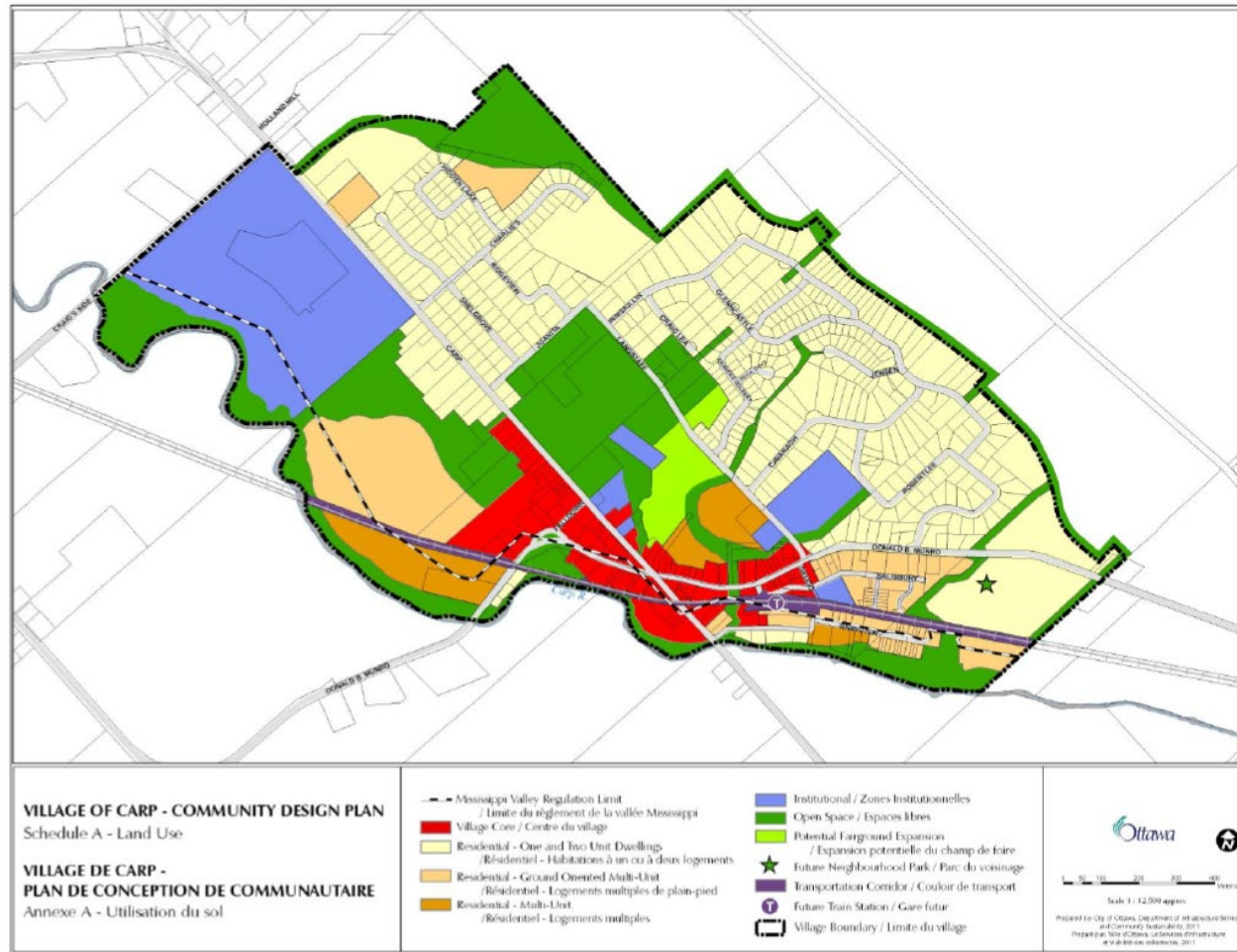


Figure 6 – Official Plan Designation

c) Community Design Plan for the Village of Carp

In addition to the Official Plan policies, new development shall also conform to the policies of the respective Community Design Plan, in this case being the Community Design Plan for the Village of Carp (the “CDPVC”), approved in May of 2012. The subject lands were identified as “Potential Fairground Expansion”, “Open Space”, and “Residential – Multi-unit.”

Figure 7 below shows the land use map for the Village of Carp.



The portion of lands that are identified as ‘Potential Fairground Expansion’ (light green above) are proposed to be built out with “Residential Multi Unit” uses.

The CDP defines “Potential Fairground Expansion” as such:

- “It is an objective of this plan to protect and enhance the fairgrounds and define its role as the focus of the village. The lands adjacent to the Carp Fairgrounds are strategically located in the centre of the village. They provide the only remaining undeveloped lands adjacent to the Carp Fairgrounds and the Village Core. The lands were identified as Temporary Open Space in the former West Carleton Plan for the Village. As this Plan provides guidance for full development of the village, how these lands will be incorporated into the village in the future needs to be addressed. For the time being the lands will be identified as Potential Fairground Expansion on the land use schedule to provide the community an opportunity to acquire these lands for public use.

The fairgrounds are under pressure to accommodate a number of uses, which may require the site to be expanded. The group that is proposing to create an Agricultural Museum/Heritage Park has identified the Carp Fairgrounds as being the preferred location for the proposal. These proposals, and possibly others, indicate that some thought needs to be given as to how much land is required at the site in the future. The intent of this category is to provide for sufficient time for various groups including the City, Carp Fair, West Carleton Heritage Park Association, and other groups to determine their land requirements and determine if it is feasible to purchase the property to be used for Open Space and/or Institutional Uses.”

Further Policies identified in the CDP as it relates to the Potential Fairground Expansion include:

POLICIES

1. The lands identified as Potential Fairground Expansion will be left undeveloped and development prohibited in the Zoning By-law except for recreational and institutional uses.
2. If the city and the community decide not to purchase the lands, or a portion thereof, **the land may be developed in accordance with the provisions of the Residential-Multi-Unit land use category in this Plan.** The development shall be compatible with the Carp Fairgrounds and the Village Core.

The applicant has been advised both by City Staff and the Ward Councillor these lands will **not** be purchased for fairground expansion. As a result, they may be developed in accordance with the provisions of the Residential Multi-Unit land of the CDP.

3.3.3 RESIDENTIAL - MULTI-UNIT

One of the challenges in Carp that was identified during the consultation process is the lack of affordable housing in the village, particularly for seniors and young people. The objective of the plan is to provide a range of housing opportunities to accommodate the housing needs of the community.

The area reserved for multi-unit residential (Orange on the above map) provides areas for low-rise apartment buildings and ground-oriented multi-unit dwellings. These areas are located close to the Village Core, the medical centre or the seniors' residence, and close to services and activities in the village.

Providing opportunities for seniors' accommodation to meet the needs of the aging population was identified as a priority during the consultation process. There are sites within the village that would be attractive locations for seniors' accommodation, particularly the ones near the medical centre. The City will promote these sites to the development community as opportunities for seniors' housing.

POLICIES

1. The uses permitted in the area identified as Residential - Multi-Unit on Schedule A are low rise apartment buildings, seniors' accommodation, stacked townhouses and ground-oriented multi-unit dwellings such as duplexes, and townhouses;
2. The height of the low-rise apartment buildings shall not exceed 3 storeys.
3. The City will promote seniors' housing on sites near supporting facilities such as the medical centre to the sector of the development community involved in seniors' housing.

The proposed development abides by the above listed policies. The area identified as residential multi-unit on Schedule A (orange) is proposed to be three 3 storey low rise apartment buildings. As mentioned throughout this Rationale, the Owner intends to market this rental community to Seniors. The area identified as "Potential Fairground Expansion" is proposed to be developed as bungalow townhomes. This unit type is targeted at Seniors given the lack of stairs and low maintenance.

3.7 OPEN SPACE

The areas identified on Schedule A as Open Space (dark green) include existing parks and open space areas and areas on other lands which may be used for pathway systems, drainage control areas such as floodplain, preservation of significant vegetation and access to other open space areas.

The proposed development supports the Open Space policies identified in the CDP. The existing ravine identified as open space is remaining as such. Pathway systems will be built to support movement throughout the site.

OVERALL POLICY CONCLUSION

It is our opinion that the development proposal viewed in the context of the PPS, the City of Ottawa Official Plan and the Carp Community Design Plan conforms to the applicable policy direction and supports the intent of the Community Design Plan.

8. PROPOSED ZONING

In order to achieve the policy direction of the Carp Community Design Plan the zoning of the property must be brought into conformity with the Design Plan policy direction. The CCDP envisions the development of the lands as Residential Multi Unit. A zoning amendment is required to allow for both apartment buildings – low rise and townhouses as permitted uses. Changes to the performance standards of the underlying zones will have to be adjusted so that the development can achieve the compact village development envisioned in the CCDP.

The majority of the subject lands are currently zoned Village Residential Third Density zone, Subzone B (V3B) pursuant to City of Ottawa Comprehensive Zoning By-law No. 2008-250.

The purpose of the Village Residential Third Density zone is to permit a mix of low and medium density dwelling types in existing Villages that respect existing development patterns in the neighbourhood. Townhouse dwellings are permitted within the Village Residential Third Density zone. See Figure 8 below identifying the various zones on the property.

Figure 8 – Zoning of subject property



A Zoning By-Law Amendment is required to amend the areas of land Zoned V1N and V10 – see above Figure 8.

The V1N Zone and V10 zone do not permit townhome dwellings or low-rise apartment buildings.

We are proposing to rezone the entire site to V3B (XXX) to accommodate the proposed development.

Recommended V3B (XXX) Zoning	
Criteria	Performance Standard
Additional Permitted Use	Apartment Building Low Rise
Min Lot Area	240 m2 per dwelling unit
Min Lot Width	6 m per dwelling unit
Min Front Yard Setback	5.5m
Min Interior Side Yard Setback	3m
Minimum Corner Side Yard Setback	3.5m
Minimum Rear Yard Setback	5m
Minimum Landscaped Area	30%
Maximum Lot Coverage	30%
Max Height	11m

9. INTEGRATED ENVIRONMENTAL REVIEW STATEMENT

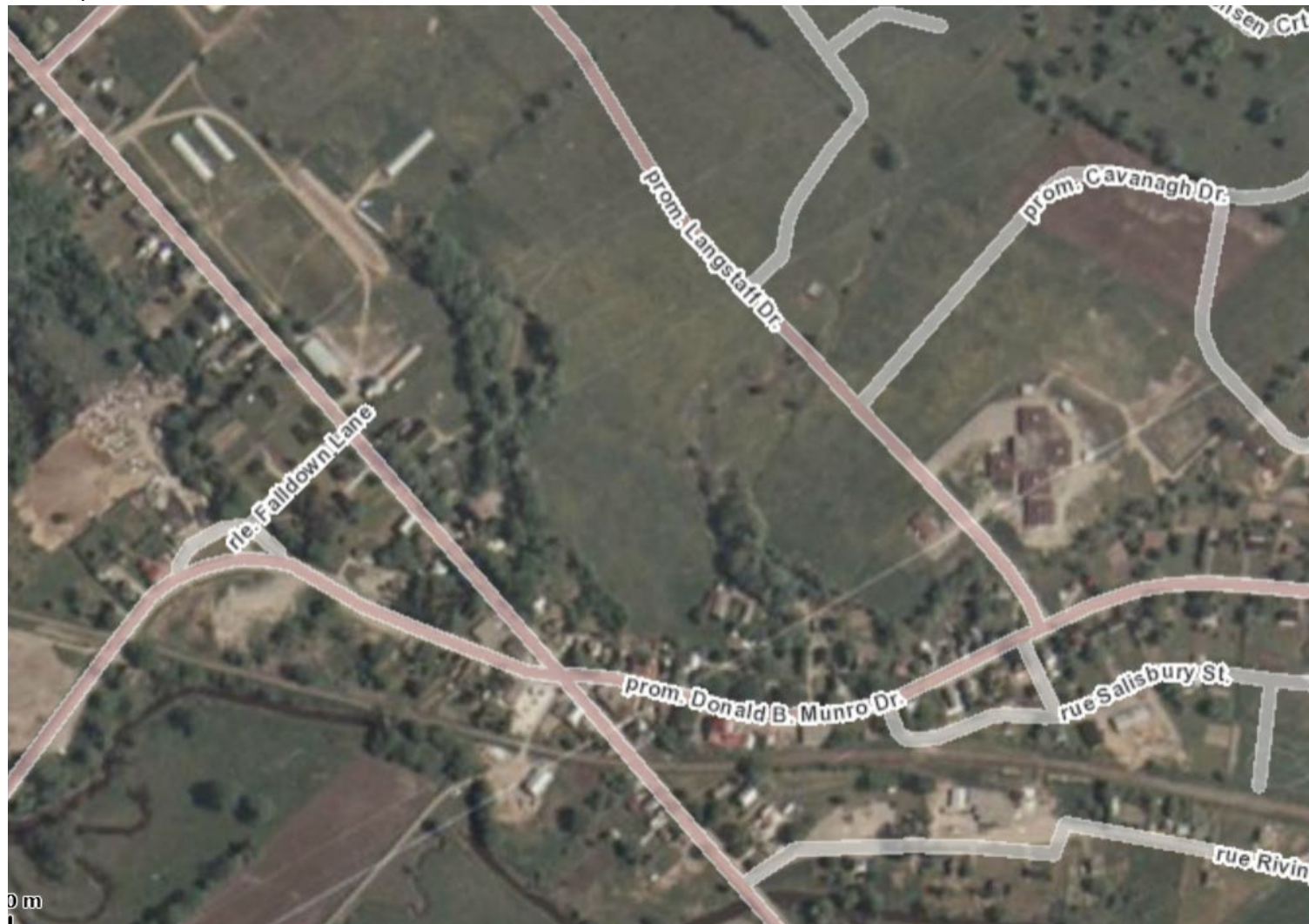
The City of Ottawa Official Plan directs that a comprehensive understanding of the relationship between the natural environment and the built environment is the foundation for site design and strong community planning.

The Official Plan provides clear direction on the requirements of that understanding between natural and built in environments. Specifically, Section 4.7.1 contains the following two (2) policies:

1. *“Subdivision, and site plan and rezoning applications requiring an Environmental Impact Statement, Tree Conservation Report or landform feature assessment, will be accompanied by an integrated environmental review statement demonstrating how all the studies in support of the application influence the design of the development with respect to effects on the environment and compliance with the appropriate policies of Section 4. The appropriate policies and studies will be identified through pre-consultation at the beginning of the design and review process. [Amendment #76, OMB File # PL100206, Ministerial Modification # 48, April 26, 2012.]”*
2. *The integrated environmental review statement will provide:*
 - *A brief overview of the results of individual technical studies and other relevant environmental background material;*
 - *A graphic illustration, such as an air photo, summarizing the spatial features and functions (e.g. natural vegetation, watercourses, significant slopes or landform features, recharge/infiltration areas) as identified in the individual studies;*
 - *A summary of the potential environmental concerns raised, the scope of environmental interactions between studies, and the total package of mitigation measures, including any required development conditions and monitoring, as recommended in individual studies;*
 - *A statement with respect to how the recommendations of the support studies and the design with nature approach have influenced the design of the development;*
 - *An indication that the statement has been reviewed and concurred with by the individual sub consultants involved in the design team and technical studies.*

History of the Subject Lands

Aerial photo from 1976



Aerial photo from 1991



Aerial photo from 1999



Aerial photo from 2008



Supporting Studies

A number of experts have been preparing studies to support the development of the lands, the proposed zoning and plan of subdivision. This section will look specifically at:

- Slope stability
- Groundwater Impact
- Tree Conservation
- EIS
- Site Servicing
- Fluvial Geomorphology

Environmental Impact Statement (EIS) and Tree Conservation Report (TCR) | Muncaster

The Muncaster report identified the site as being on the west side of Langstaff Drive, approximately 60 metres east of Carp Road. The approximately 7.6-hectare site was historically (air photos) dominated by agricultural fields, with a treed ravine through the central portion. More recently the north portion of the site was used for surface parking.

The report reviewed the site's environmental features, species at risk, significant wood lands and valley lands, and significant wildlife habitat. It reviewed the impacts of the development and proposed mitigation measures.

The report concluded:

“Significant natural heritage features, as defined in the Provincial Policy Statement, were identified for the overall site, including significant valley lands in the central ravine, which are also identified as part of the City's Natural Heritage System, and the ravine immediately to the northwest of the site, associated potential local fish habitat in the ravine channels, and butternuts. The central ravine will be retained and protected with a 15-metre top-of slope valley setback. The majority of the butternuts will be retained along the edge of the site and on adjacent lands with only one 2cm dbh butternut anticipated for removal.

The tablelands have historically been used for agriculture and are now dominated by cultural meadow habitats, with some young deciduous forests in the south portion adjacent to the central ravine. Mitigation measures are presented to protect the adjacent natural heritage features to be retained and to lessen the impacts of development on the tablelands.

This EIS and TCR concludes that it is the professional opinion of the author that the construction and operation of the proposed village residential units will not have a negative impact, as defined in the Provincial Policy Statement, on the significant natural heritage features and functions of the general area, including the significant valley lands in the ravines and associated potential aquatic habitat, provided the above recommended mitigation measures are properly implemented.”

Reports Mitigation Measures

- The extent of exposed soils shall be kept to a minimum at all times. Re-vegetation of exposed, non-developed areas shall be achieved as soon as possible;
- During construction, sediment and erosion control measures will be implemented as required, including filtering of pumped groundwater, properly installed and maintained silt fencing, and seepage barriers deployed in any temporary drainage ditches, until the construction is completed. These control measures must be properly maintained to maximize their function during construction. For example, the silt fencing must be properly keyed in to filter runoff and be maintained as required, including repair of broken panels and removal of accumulated sediment;
- The contractor is to be aware of potential Species at Risk in the vicinity of the site such as butternut. Appendix 1 of City of Ottawa (2015) describes these species. The contact biologist for this project, as described in Appendix 1, is me, Bernie Muncaster (613-748-3753). Any new Species at Risk sightings are to be immediately reported to the project manager and the Ministry of the Environment, Conservation and Parks and activities are to be stopped until further direction is received from the Ministry;
- As recommended in City of Ottawa (2015), prior to beginning work each day thorough visual inspections of the workspace and immediate surroundings are to be completed for wildlife. See Section 2.5 of the City’s Protocol for Wildlife Protection during Construction (City of Ottawa, 2015) for additional recommendations on construction site management. Any turtles and snakes in the work area are to be relocated to the ravine lands. Animals should be moved only far enough to ensure their immediate safety. See Appendix 1 and the links in Section 4 of City of Ottawa (2015) for suggestions on how to effectively relocate turtles and snakes;

- To protect breeding birds, no tree or shrub removal should occur between April 15th and August 15th unless a breeding bird survey conducted by a qualified biologist within five days of the woody vegetation removal identifies no active nests in the trees or shrubs. No stick nests or other evidence of raptor utilization was observed on or adjacent to the site;
- Sturdy temporary fencing to be installed at least 1.2 metres in height to protect the east portion of the deciduous hedgerow to be retained along the north edge of the site and additional tree protection measures are described above;
- Municipal by-laws and provincial regulations for noise will be followed and utilities will be located as required in the vicinity of the site prior to construction; and,
- Waste will be managed in accordance with provincial regulations. The contractor will have a spill kit on-hand at all times in case of spills or other accidents.

Slope Stability | Paterson

Paterson analyzed the stability of the slopes using SLIDE, a computer program which permits a two-dimensional slope stability analysis using several methods including the Bishop's method, which is a widely used and accepted analysis method.

The Paterson Recommendations were as follows:

“Based on our observations and the recommendations in the above-noted report prepared by Geomorphix, a 2 m toe erosion allowance is deemed appropriate for central ravine slope based on the cohesive nature of the soils, the observed erosion areas and the current watercourse depth and width. It is considered that a toe erosion allowance of 2 m and an erosion access allowance of 6 m is required from the top of slope.

For the slope that confines the intermittent watercourse located on the western end of the site, a 1 m toe erosion allowance is deemed appropriate based on our observations on-site and the recommendations provided by Geomorphix. Given the low risk of erosion for the western ravine, an erosion access allowance of 4.5 m is considered sufficient in addition to the 1 m toe erosion allowance from the top of stable slope (i.e. - slope with factor of safety greater than 1.5). The 4.5 m erosion access allowance is sufficient for a hydraulic excavator and truck access, if ever required.”

The limit of hazard lands, which include these allowances, are indicated on the below drawing:



Fluvial Geomorphological and Erosion Hazard Assessment | GEO Morphix

GEO Morphix was retained to complete a fluvial geomorphological and erosion hazard assessment which identified site constraints from a fluvial geomorphological perspective.

The GEO Morphix report is to be considered in the context of Paterson's Slope Stability Analysis which confirms the toe erosion and access allowance setbacks.

GEO Morphix did have recommendations related to the pedestrian crossings:

"Two pedestrian crossings are proposed in Reach CR-1 where concrete culverts are currently located. At this time, it is uncertain as to whether the existing concrete culverts will be maintained or replaced. At the time of our assessment, no erosion concerns were documented in vicinity of either culvert. Should the culverts be replaced, we recommend the new structures consider the following from a fluvial geomorphic perspective:

- Replacement structures should be open bottom or embedded a minimum of 0.3 m
- Where possible, avoid the need for channel armouring or adjustment
- Address potential channel migration
- Maintain flow velocities and sediment transport processes for frequent storm events
- Be located at a straight section of channel
- Cross the channel at a perpendicular angle
- Be located at a reasonably stable length of channel"

Ground Water Impact | Paterson

Paterson Group (Paterson) was commissioned to complete a groundwater impact assessment for the proposed development. The most recent field program was carried out on July 11 and 12, 2019. At that time, a total of 7 boreholes were advanced to a maximum depth of 9.1 m below ground surface (bgs).

A previous field investigation program was completed on October 23 and 24, 2008. During that time a total of 6 boreholes were advanced to a maximum depth of 9.8 m bgs.

Both program results were combined so that the test hole locations were placed in a manner as to provide general coverage of the subject site taking into consideration site features and underground utilities.

Paterson found that groundwater infiltration into potential excavations through the overburden materials is expected to be minimal. But dewatering could be required. Paterson anticipated that pumping from open sumps would be sufficient to control groundwater influx through the sides of the excavations.

Paterson's study reviewed a number of potential impacts:

- Adverse Effects on Adjacent Structures
 - The potential dewatering volumes due to groundwater infiltration into the excavation footprints are anticipated to be minimal. It is anticipated that pumping from open sumps will be sufficient to control the groundwater influx through the sides of the excavations. Additionally, given the nature of the development (low lying residential housing and associated servicing), the duration of any excavation on site is expected to be short term in duration. As such, any effects related to ground surface settlement due to the water taking activities during construction are expected to be negligible.
- Adverse Effects on Neighbouring Water Wells
 - The water supply wells noted to potentially remain in use generally extended well beyond the maximum depth of any excavation that may take place as part of the proposed development. Furthermore, dewatering activities related to the construction of the development will be short term in duration. Construction activities at the site are therefore not expected to cause any interference to the water supply of surrounding properties or other negative impacts.
- Well Head Protection Area
 - Based on the Source Protection Information Atlas mapping provided by the MECP, the northern portion of the subject site is located within a wellhead protection area D and the southern portion of the subject site is located within a wellhead protection area C. The subject site not considered a significant groundwater recharge area. However, it is classified as a highly vulnerable aquifer (vulnerability score of 6). Given that the subject site is considered a highly vulnerable aquifer, handling as well as storing of dense non aqueous phase liquids is considered a threat to the aquifer and is not recommended.

They also made a number of final recommendations:

- Further testing and site preparation are recommended for the detailed Hydrogeological Assessment. The following aspects of the program should be performed prior to commencing construction for the proposed residential development:
 - All existing wells within the proposed residential development should be properly decommissioned.
 - Prior to and during site development, it is recommended that construction best management practices with respect to fuels and chemical handling, spill prevention, and erosion and sediment control be followed.
 - For any water taking of greater than 50,000 L/day, either an Environmental Activity and Sector Registration (EASR) or a Permit to Take Water (PTTW) is required from the MECP, dependent on dewatering requirements.

Servicing and Stormwater Management Report | Robinson Consultants

Robinson Land Development was retained by the proponent to complete a servicing and stormwater management design for the development of the property at 147 Langstaff Drive.

The Robinson report demonstrates that the development can be adequately serviced for water, sanitary and storm sewers.

The proposed servicing strategy will meet stormwater management requirements by implementing the following key design features:

- A proposed on-site watermain system with connections to the existing watermains on Langstaff Drive and Carp Road.
- A proposed on-site sanitary sewer system with connections to the existing sanitary sewers on Langstaff Drive and Carp Road.
- A proposed on-site storm sewer system which outlets to the existing SWM ravine
- Utilization of the existing SWM ravine and control structures for stormwater quantity storage and detention for events up to and including the 100-year design storm.
- Four inline stormwater treatment units to provide enhanced level quality control of stormwater runoff prior to discharging into the existing SWM ravine.
- Major overland flow routes which convey excess runoff to the existing SWM ravine.
- Erosion and sediment control measures to mitigate impacts to the receiving watercourse and existing infrastructure.

10. SUPPORTING STUDIES

The development team commissioned a number of additional studies to support the proposed development. The recommendations of those studies are outlined below:

Phase I & Phase 11 – ESA | Paterson

A Phase II ESA was conducted for the property addressed 147 Langstaff Drive, in the City of Ottawa, Ontario. The purpose of the Phase II ESA was to address the a potentially contaminating activity (PCA) that resulted in an area of environmental concern (APEC) on the northwestern portion of the Phase II Property.

The Phase II ESA was carried out in conjunction with a Geotechnical Investigation and consisted of drilling seven (7) boreholes across the Phase II Property, three (3) of which were constructed with groundwater monitoring well installations.

The soil profile generally consisted of a topsoil, followed by a deep silty clay layer. Boreholes were terminated at a maximum depth of 6.7 m below the existing grade. No obvious visual or olfactory indications of potential contamination were identified during the field program.

Soil samples were obtained from the boreholes and screened using combustible vapour measurements (BH1-19 to BH3-19) along with visual and olfactory observations. Based on the screening results in combination with sample depth and location, five (5) soil samples were submitted for laboratory analysis of benzene, toluene, ethylbenzene, and xylenes (BTEX) and petroleum hydrocarbons (PHCs, F1-F4). Based on the analytical test results, no BTEX or PHC parameters were identified in any of the samples with the exception of PHC F3 and F4 fractions identified in Sample BH3-19-SS8. While the detected concentrations were in compliance with the MECP Table 2 standards selected for the site, the results were considered to be anomalous based on field observations. For confirmatory purposes, three (3) additional soil samples BH3- 19-SS7, BH3-19-SS9 and BH3-19-SS10 were subsequently tested for PHC fractions F2-F4. No PHC parameters were identified in any of the additional samples analyzed from BH3-19. All of the soil results are in compliance with the MECP Table 2 residential standards for fine-grained soils.

Groundwater samples from monitoring wells installed in BH1-19, BH2-19 andBH3-19 were recovered and analyzed for BTEX, PHCs, VOCs and PAHs. No free-phase product was observed on the groundwater at any of the monitoring well locations during the groundwater sampling event.

Based on analytical test results, no BTEX, PHC, VOC or PAH parameters were identified above the laboratory method detection limits in the groundwater samples analyzed. The groundwater results are in compliance with the MECP Table 2 standards. **Based on the findings of the Phase II ESA, no further environmental investigation is required.**

Traffic | MacIntosh Perry

The TIA Strategy Report evaluated the proposed development and its expected impact on the existing transportation network. Based on the analysis presented, the area of the subject site is currently operating at acceptable levels of service and is anticipated to continue operating at acceptable levels of service through to the 2028 horizon year based on projected traffic growth, site generated traffic and mode share targets.

The proposed development site plan meets or exceeds the City's minimum By-Law requirements for both vehicle and bicycle parking spaces. Further, direct links to the surrounding pedestrian network are provided and the proposed multi-use pathway to the southwest of the development provides a connection to the intersection of Carp Road and Donald B. Munro Drive. **No issues with respect to site circulation or truck turning movements are noted.**

Upon review of boundary streets, the pedestrian and cycling facilities are anticipated to operate at PLOS and BLOS of B and A, respectively. There is no transit priority present in the study area, however based on mixed traffic conditions the boundary street is anticipated to operate at a TLOS of D. No issues with transit service capacity are noted for the existing or projected conditions. **No improvements are recommended to address existing MMLOS for the adjacent study area intersections.**

Noise | Paterson

The subject site is located at 147 Langstaff Road. It is understood that the current development will consist of several townhouse and standalone buildings, up to 3 storeys high. The associated analysis identified four noise sources: Langstaff Road, Donald B. Munro Drive, Carp Road and the Renfrew Rail Corridor.

The results of this Phase 1 Noise Control Feasibility Study indicate that the noise levels exceed the 55-dBA threshold along the northern and southern property line, adjacent to Langstaff Road, and along the area located nearest to Carp Road. A Phase 2 study is recommended to further analyze these regions. It is assumed that a noise barrier will be required to protect the outdoor living areas of the proposed townhouses.

Where the noise levels exceed 55 dBA at the building perimeter, the units should be designed with a provision for the installation of central air conditioning in the future, at the occupant's discretion. Warning clause Type C is also recommended.

Archaeological | Adams

Archaeological testing of the proposed Honeywell Estates development property in Carp did not result in the identification of any archaeological sites. Development of this property will not have any deleterious effects on Ontario's archaeological heritage.

Recommendations

Full clearance of any archaeological conditions affecting the proposed Honeywell Estates Inc. Development property on Part of Lot 18, Concession 2 Township of Huntley (Geo.), Village of Carp – now in the City of Ottawa, should be provided. **No further archaeological investigations or testing is warranted.**

In each case the individual experts found that the development was appropriate for the site in light of the subject matter review.

11. PUBLIC CONSULTATION

Included as part of the approvals process is an overview of the public consultation process to ensure the development process is transparent and informative for residents in the community, and the larger public.

An initial Pre-Application Consultation Meeting took place in December 12th, 2018 with the following City staff in attendance:

- Sarah McCormick, Planner II
- Harry Alvey, Project Manager
- Matthew Hayley, Planner II (Environmental)
- Amira Shehata, Project Manager (Transportation)
- Mark Young, Planner II (Urban Design)
- Niall Oddie, Planner - MVCA

Updated plans were presented to the Pre-Application Consultation team on May 8, 2019. City staff reviewed the revised documents and provided revised feedback and study notes on May 27, 2019.

City staff who provided comments:

- Sarah McCormick, Planner II
- Harry Alvey, Project Manager
- Sami Rehman, Planner II (Environmental)
- Amira Shehata, Project Manager (Transportation)
- Melanie Knight, Planner II (Urban Design)
- Kersten Nitsche, Planner II (Parks)
- Niall Oddie, Planner - MVCA

On May 28, 2019 the applicant met with the Ward Councillor to make him aware of the potential for a development application and to seek any advice and counsel in the preparation of development proposal and planning applications. At this meeting, Councillor El-Chantiry made it clear that there would be no further expansion of the Fairgrounds.

After the filing of the necessary development applications the following meeting is planned:

- A Public Open House prior to the end of the Technical and Public Consultation Period.
- The Public Meeting will occur at Agriculture and Rural Affairs Committee when the application is heard and interested parties can provide their input on the merits of the proposed development. The Agriculture and Rural Affairs Committee's recommendations then would be considered by City Council.

12. CONCLUSION

Based on a thorough review and understanding of the proposed development and the applicable policy, it is our opinion that the development represents good planning and is in the public interest for the following reasons:

CONSISTENT WITH THE PROVINCIAL POLICY STATEMENT

The proposed development is consistent with the Provincial Policy Statement (PPS) by providing intensification in an existing settlement area. It introduces a range of density (low rise apartments) that will ultimately contribute to a compact community that will make use of existing and planned public infrastructure services and community amenities.

CONFORMS TO THE CITY OF OTTAWA OFFICIAL PLAN AND VILLAGE SECONDARY PLAN

The proposed development is consistent with the residential vision of the Village of Carp Secondary Plan. The proposed residential dwellings are permitted in policy and encouraged to support the sustainability of the Village.

The proposed development achieves the overall vision of Secondary Plan: it proposes dwelling units to support the sustainability of the village. It proposes rental housing allowing those who wish to stay in the community in as they age, and it will not generate undue impacts on the neighbouring properties and fulfills the compatibility and design principles of the Official Plan.

MEETS THE INTENT OF THE CITY OF OTTAWA ZONING BY-LAW

The current Zoning By-law amendments for the proposed development seek to rezone the V3B zone to accommodate the proposed uses and performance standards. As a result, the proposed amendments support the policy in the Village plan and support the City's Official Plan policies for intensification within settlement areas.

The proposed development advances policy objectives at both the Provincial and Municipal levels, which include intensification and encouraging growth within the village boundary.

In our opinion, the proposed development achieves the objectives of good planning principles and is in the public interest.

Jack Stirling

Jack Stirling
The Stirling Group Development
Initiatives Inc.

Peter Hume

Peter Hume
HP Urban Inc.