



# **FERNBANK**

## **COMMUNITY DESIGN PLAN**

### **PUBLIC CONSULTATION REPORT**

**DRAFT**

**September 2008**



# **FERNBANK**

## **COMMUNITY DESIGN PLAN**

### **PUBLIC CONSULTATION REPORT**





# TABLE OF CONTENTS

## Executive Summary

<b>Section 1.0</b>	<b>Introduction.....</b>	<b>1</b>		
1.1	Integration of the Environmental Assessment Act and the Planning Act.....	2		
1.2	Co-ordination and Integration.....	5		
1.3	Public and Agency Consultation.....	9		
	1.3.1 Summary of Public Comments.....	9		
	1.3.2 Government Agencies and Municipal Departments .....	10		
1.4	Summary .....	10		
<b>Section 2.0</b>	<b>Advisory Committees .....</b>	<b>12</b>		
2.1	Core Project Team (CPT) .....	12		
	2.1.1 CPT Meetings.....	12		
2.2	Technical Advisory Committee .....	13		
2.3	Public Advisory Committee.....	14		
	2.3.1 PAC Meetings .....	15		
2.4	Government Review Agencies .....	15		
<b>Section 3.0</b>	<b>Public Meetings .....</b>	<b>16</b>		
3.1	Public Meeting #1 .....	16		
	3.1.1 Meeting #1 Notification .....	16		
	3.1.2 Meeting #1 Attendance.....	17		
	3.1.3 Open House .....	17		
	3.1.4 Community Round Table .....	18		
	3.1.5 Completed Comment-Questionnaires .....	20		
3.2	Public Meeting #2.....	22		
	3.2.1 Meeting #2 Notification .....	23		
	3.2.2 Meeting #3 Attendance.....	23		
	3.2.3 Workshop .....	23		
3.3	Public Meeting #3.....	26		
	3.3.1 Meeting #3 Notification.....	26		
	3.3.2 Meeting #3 Attendance.....	26		
	3.3.3 Workshop .....	26		
	3.4 Public Meeting #4 .....	29		
	3.4.1 Meeting #4 Notification.....	29		
	3.4.2 Meeting #4 Attendance.....	29		
	3.4.3 Workshop .....	29		
<b>Section 4.0</b>	<b>Additional Forums .....</b>	<b>33</b>		
4.1	City of Ottawa Advisory Committees.....	33		
4.2	Infrastructure Review Team .....	33		
4.3	Councillor Meetings.....	34		

## LIST OF TABLES

Table 1-1: Report Integration.....	7
Table 1-2: Summary of Comments and Responses .....	9
Table 1-3: Information Way Finding .....	10
Table 2-1: CPT Meetings .....	13
Table 2-2: TAC Meetings .....	14
Table 2-3: PAC Meetings .....	15
Table 3-1: Public Meetings Dates and Locations .....	16
Table 3-2: What specific interest do you have in this study? .....	20
Table 3-3: Do you have comments on the Study Process (Environmental Assessment/Planning Act) for conducting the CDP?.....	20
Table 3-4: Background Information .....	21
Table 3-5: Important Features.....	21
Table 3-6: Guiding Principles .....	22
Table 3-7: Preliminary Land Use Concepts – Comment Form.....	27
Table 3-8: Preliminary Land Use Concepts - Comment Summary .....	28
Table 3-9: Preferred Land Use Concept- Comment Sheet.....	30

## LIST OF FIGURES

Figure 1-1: Study Area.....	1
Figure 1-2: Integrated Environmental Assessment and Planning Act Process .....	4
Figure 3-1: Public Meeting #1 Attendance .....	17
Figure 3-2: Public Meeting #2 Attendance .....	23
Figure 3-3: Public Meeting #3 Attendance .....	26
Figure 3-4: Public Meeting #4 Attendance .....	29

## APPENDICES

Appendix A: Notice of Study Commencement
Appendix B: Core Project Team Meetings
Appendix C: Technical Advisory Committee Meetings
Appendix D: Public Advisory Committee Meetings
Appendix E: Public Meeting #1
Appendix F: Public Meeting #2
Appendix G: Public Meeting #3
Appendix H: Public Meeting #4

## Executive Summary

Consultation is an integral part of both the Planning and Class Environmental Assessment process. Consultation and the exchange of information was undertaken throughout the assessments using a variety of methods including meetings with community associations and the general public, electronic information distribution and regular meetings with the Study Team, approval agencies, and the three Ward Councillors.

The project proceeded under the direction of the City of Ottawa and benefitted from the direct involvement and guidance of:

- a Core Project Team (CPT) consisting of City staff and Councillors, Sponsoring Landowners and the consultants in a variety of disciplines;
- a Technical Advisory Committee (TAC) consisting of representatives from select government agencies and approval bodies;
- a Public Advisory Committee (PAC) consisting of representatives from directly affected Community Associations and interested community groups; and
- Government Review Agencies (GRA) who represent government agencies who administer specific permits and approvals.

The CPT met nine (9) times from project initiation to the development of the preferred land use and demonstration. The TAC and PAC met four (4) and two (2) times at key project milestones. Four (4) Public Meetings were held with a total attendance of almost three hundred (300) people. Additional meetings were held with area land owners and community groups as required. Scheduling of consultation opportunities corresponded to key project milestones throughout the process.

The key project issues and how they were addressed are summarized in the following table

Issue Raised	Response
Natural Environment	Significant natural areas have been protected and incorporated into the CDP
Density	A mix of densities has been incorporated into the CDP with consideration of existing adjacent densities in the Kanata and Stittsville communities
Land use	Buffers have been incorporated into the CDP with consideration of existing adjacent land uses in the Kanata and Stittsville communities A mix of land uses has been provided to serve the existing and future communities
Schools	Primary and secondary school boards have provided input into the location and number of schools needed
Internal Roads	A road network has been developed to serve the needs of both the existing and planned communities Traffic circles will be incorporated where appropriate Internal and external connectivity has been considered
Transit	Identification of a rapid transit corridor, stations and an end-of-service Park and Ride lot have been included in the CDP OC Transpo has been involved in the identification of potential local transit routes and the protection of appropriate right-of-way widths

## Section 1.0 Introduction

The Fernbank Community is proposed to encompass approximately 674 gross hectares of land between the established communities of Stittsville, Kanata West and Kanata South, and the Study Area extends from Hazeldean Road on the north, the Carp River and Terry Fox Drive on the east, Fernbank Road to the south and, the existing Urban Area of Stittsville on the west, as shown on Figure 1-1 below.

Approximately 455 gross hectares of the Study Area are currently designated for urban development within the City of Ottawa (2003) Official Plan.

The Study Area encompasses the entire area between Stittsville and Kanata extending from Hazeldean Road south to Fernbank Road which includes lands that were not approved as ‘General Urban – Special Policy Area’ and ‘Future Urban Area’ in the OMB’s decision. It is anticipated that these lands will eventually be developed for urban purposes. The time horizon is not known at this time, however this plan and the infrastructure required to support the CDP will provide for eventual integration of these lands into the urban area.

**Figure 1-1: Study Area**



Three concurrent and integrated Class Environmental Assessment Studies/Master Plans were initiated: Transportation to provide the road network; Master Servicing Study for water, storm drainage and sanitary; and an Environmental Management Plan (EMP) for the natural environment and stormwater management/outlets. These reports have been prepared in conjunction with the Community Design Plan (CDP) for lands within the Study Area of the Fernbank Community. Approval of the CDP and subsequent development applications under the *Planning Act* will be supported by these Class Environmental Assessments/Master Plans. The three studies were prepared that followed integration with the *Planning Act* provision of

the Municipal Engineers Association Class Environmental Assessment Process (June 2000 as amended in 2007) (Class EA):

- Environmental Management Plan
- Master Servicing Study
- Transportation Master Plan

The purpose of this introductory section of the report is to:

- Explain the planning and environmental assessment approval processes that the three Class EAs followed;
- Describe the co-ordination and integration involved in the Class EAs and the supporting studies;
- Document the public and agency consultation undertaken; and
- Outline the implementation plan as part of the next steps.

### 1.1 Integration of the Environmental Assessment Act and the Planning Act

The Class EA process recognizes the benefits of integrating approvals under the *Environmental Assessment Act* and the *Planning Act*. Any project which would otherwise be subject to the Municipal Class EA, that meets the intent of the Class EA (Section A.2.9 attached) and receives approval under the *Planning Act* is considered to be a Schedule A project and may proceed to construction.

Specific projects within the Fernbank CDP that are subject to the requirements of the *Environmental Assessment Act* include:

- Construction of new roads or other linear paved facilities (>\$2.2 Million - Schedule C);
- Widening of existing roads or other linear paved facilities (>\$2.2 Million - Schedule C);
- Construction of a new transit system (Schedule C)
- Works undertaken in a water course for the purposes of flood control or erosion control (Schedule B);
- Increasing pumping station capacity by adding equipment in an existing structure (Schedule A+);

- Establish, extend or enlarge a water distribution system where the facilities are not in an existing road allowance or utility corridor (Schedule B);
- Establish, extend or enlarge a sewage collection system where the facilities are not in an existing road allowance or utility corridor (Schedule B); and,
- Establish new stormwater retention/detention ponds and appurtenances or infiltration systems including outfall to receiving water body (Schedule B). Transit projects are now eligible to follow the new process that will allow a faster implementation for transit projects. The findings and conclusions of this CDP will become supporting documentation for future transit EA studies.

The municipal infrastructure projects for the Fernbank CDP are being identified, planned and approved through the development application process under the *Planning Act* in a manner that fulfills the requirements of the Municipal Class Environmental Assessment (Section A.2.9) process. As such, these projects will have satisfied the requirements outlined in Section A.2.9 of the Class EA process and will require no additional EA approvals. This allows the integration of both planning processes while ensuring the intent and requirements of both Acts are met (Figure 1-2). Section A.2.9 of the Class EA requires the following steps be incorporated into the planning process to fulfill the EA requirements:

Phase 1 and 2

- Identify the problem or opportunity;
- Identify alternative solutions;
- Inventory existing environmental conditions;
- Impact assessment and evaluation of alternative solutions;
- Selected preliminary preferred solution;
- Consult with the review agencies and the public; and,
- Select preferred solution.

If the project is a Schedule B, issue a Notification to allow for public review of the documentation of the work undertaken.



If the project is a Schedule C, continue as follows:

Phase 3 and 4

- Identify alternative design concepts for the selected alternative solution;
- Update existing conditions inventory (as required);
- Impact assessment and evaluation of alternative design concepts;
- Select preliminary preferred alternative design concept;
- Consult with the review agencies and the public;
- Select preferred alternative design concept;
- Document the work undertaken; and,
- Issue a Notification to allow for public review of the documentation of the work undertaken.

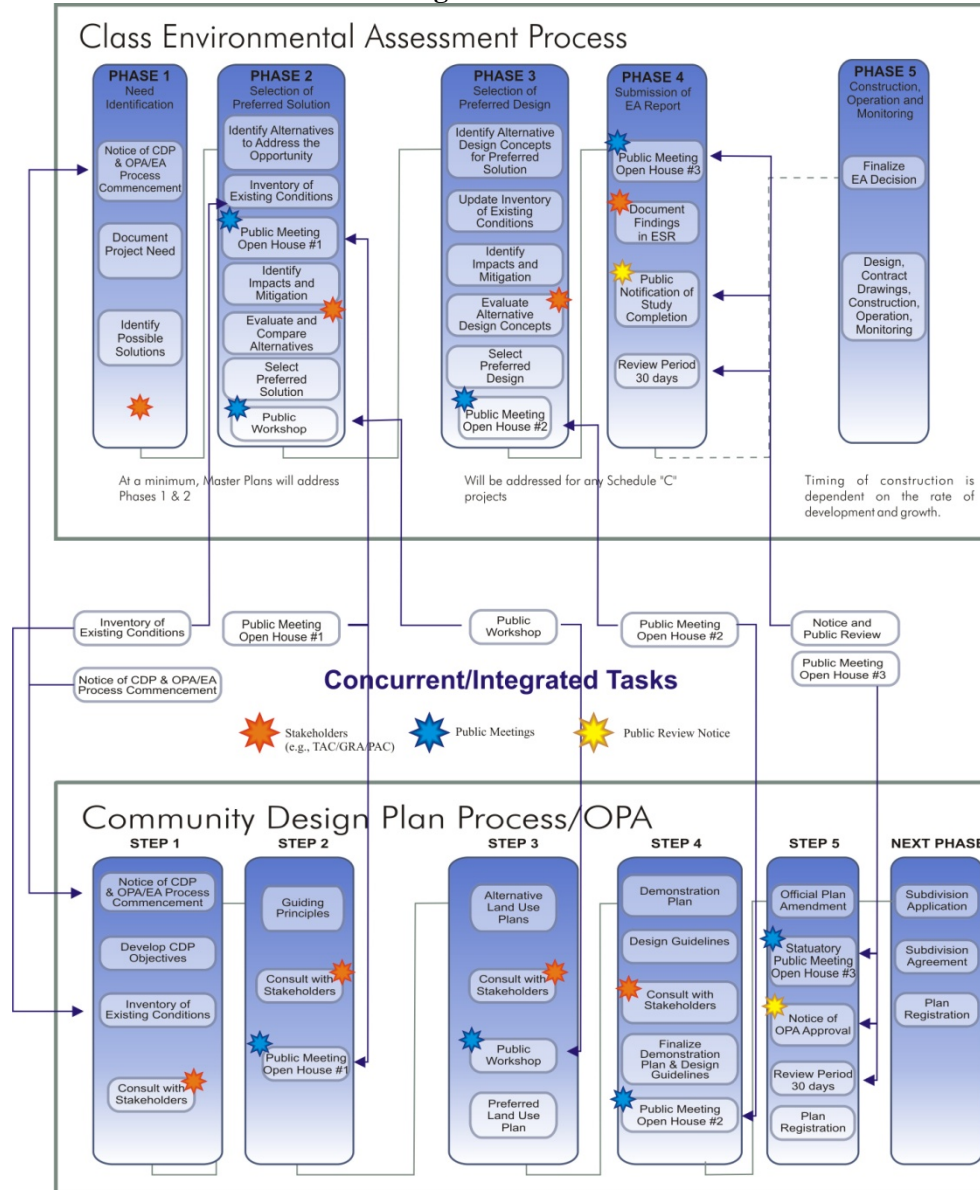
Following the review and approval of the Schedule B and C Class EAs, the projects can proceed to Phase 5 as follows:

Phase 5

- Complete design drawings and tender documents;
- Construction and operation; and
- Monitor for environmental provisions and commitments.

This process was outlined, reviewed and accepted in the Terms of Reference for the Fernbank CDP (June 2006) in consultation with the City of Ottawa and approval agencies (RVCA, MVCA, MOE, MNR).

Figure 1-2: Integrated Environmental Assessment and Planning Act Process



Review agencies and the public will have an opportunity to review the Class EA documentation being prepared for the Fernbank CDP, and have the ability to appeal to the OMB. The assessment and review process is being harmonized with the *Planning Act* as the development application process is occurring simultaneously. Notification of the conditions of planning approvals and the Class EA documents will be advertised through a Notice of Completion.

An integrated MEA Class EA *Planning Act* approach as identified in section A.2.9 of the MEA Class EA document allows for:

- A single point of contact ("One-Window") at the City and ensures consistent responses and notification to the public and media. If the CDP process and associated *Planning Act* application and Class EAs were not integrated, there could potentially be several different notices for meetings and public review periods in order to meeting the requirements of both processes.
- One approval framework schedule assists in ensuring that infrastructure and development would not proceed or be delayed if only one of the Class EA projects received a Part II Order request.
- Integrated Consultation – Consolidating the *Planning Act* and Municipal Class EA consultation will save time and money. Meetings can meet the requirements of both the land use planning and Class EA processes. This also helps to ensure consistent responses and notification to the public and media.
- Harmonized Review - Review agencies and the public will have an opportunity to review the Class EA documentation and the CDP documentation as an inclusive package and, accordingly, would be better able to understand the decision making processes.
- Integrated Review and Approvals – With the approval of the Official Plan Amendment and, by extension, the MEA Class EA projects through the *Planning Act*, any appeals will be

considered by the OMB and it will have access to all the studies needed for an informed decision.

Once approved, the preferred municipal infrastructure projects will generally not be subject to additional MEA Class EA approval requirements with the submission of subsequent site plan or plan of subdivision applications. This ensures that the environmental protection measures identified in the MEA Class EAs to permit development in the Study Area will be adhered to by any subsequent developments. Any amendments or revisions would be made using the addendum procedures in the Municipal Class EA, with the appropriate public review.

The implementation, over time, of the Fernbank CDP and the required supporting infrastructure will take place as *Conditions of Approval*. The approvals will be conducted under the *Planning Act*.

## 1.2 Co-ordination and Integration

The Study Team is large and consists of municipal staff from various City departments, many landowners, consultants, and approval agencies. The project proceeded under the direction of the City of Ottawa and benefitted from the direct involvement and guidance of:

- a Core Project Team (CPT) consisting of City staff and Councillors, Sponsoring Landowners and the consultants in a variety of disciplines;
- a Technical Advisory Committee (TAC) consisting of representatives from select government agencies and approval bodies;
- a Public Advisory Committee (PAC) consisting of representatives from directly affected Community Associations and interested community groups; and
- Government Review Agencies (GRA) who represent government agencies who administer specific permits and approvals.

Meetings were held and information was reviewed and shared amongst each of the study participants. Decisions were made in an

integrated and iterative process throughout the course of the studies. Through this iterative discussion and consultation many additional tasks and investigations were undertaken to ensure compatibility between the various infrastructure requirements. The following Table 1-1 highlights the current activities/studies, how they were utilized and how they were integrated into the decision making process for the Study Team.

The reports and planning were undertaken in an integrated fashion in a similar time frame which resulted in an iterative planning and decision making process which is illustrated below followed by examples of interrelated aspects of the infrastructure and land use planning process such as:

- Analysis of existing conditions led to the Environmental Constraints Plan which was utilized as the starting point for the Land Use/Demonstration Plan.
- The establishment of drainage corridors to be preserved and/or enhanced led to the stormwater management facility configuration which was also utilized for developing the Land Use/Demonstration Plan.
- The establishment of sanitary collector sewers along proposed road facilitates to support orderly and cost effective phasing of development;
- The internal water distribution system was developed which reflects the transportation network;
- The development of a rapid transit plan which is integrated with the transportation network.

These examples of collaboration between the different studies were key to ensuring the requirements of all the land use and infrastructure components were accommodated in an acceptable manner.

**Table 1-1: Report Integration**

Report/Action	Function/Role	Utilization
Fernbank Community Design Plan Existing Conditions Report - Natural Environment (January 2007/Addendum January 2008)	To review the existing documentation regarding the natural environment features and functions in and adjacent to the Study Area.	Used by Novatech to identify natural features and develop existing conditions and environmental constraints plans. Used by Delcan to avoid and assess potential impacts of the transportation network on the natural environment Used by WND to develop land use patterns in consideration of the natural features of the study area.
Fernbank Community Design Plan Existing Conditions Report – Hydrogeology (January 2008)	To describe the site’s geology and the groundwater conditions associated with that geology in terms of infiltration potentials, groundwater recharge and discharge, and the groundwater flow systems.	Used by Novatech to identify groundwater conditions and to assess the potential impact of development on the groundwater system, including wells to be abandoned and groundwater infiltration targets.
Fernbank Community Design Plan Existing Conditions Report – Fluvial Geomorphological Assessment (March 2008)	The intent of this report is to document the existing conditions of the streams, channels and watercourses within the Study Area.	Used by Novatech to develop existing conditions plans, to delineate reach boundaries and channel sensitivities; identify and prioritize key issues in the watershed and recommend both structural and non-structural rehabilitation and restoration measures to establish natural levels of erosion in the watershed (resulting in the environmental constraints plan).
Fernbank Preliminary Geotechnical Evaluation Report (July 2007)	To provide preliminary engineering guidelines based on preliminary sub-surface conditions, as identified by borehole and test pit investigations	Used by Novatech to identify soils conditions and develop servicing and grading plans in consideration of potential grade raise restrictions.
Fernbank Community Design Plan Existing Conditions Report - Storm Drainage (January 2007)	To document the existing storm drainage and hydrology for the Study Area including the Monaghan, Flewellyn and Faulkner Municipal Drains which lie within the Jock River Subwatershed and the tributary of the Carp River and Hazeldean Creek within the Carp River Subwatershed.	Used by Novatech to establish existing conditions flows and constraints in all receiving watercourses, which are used as a baseline for evaluation of post development stormwater management solutions.



Report/Action	Function/Role	Utilization
Fernbank Community Design Plan Existing Conditions Report - Municipal Infrastructure (March 2007)	To document and provide an overview of the existing high-level water, sanitary, and utility infrastructure that currently services lands in the vicinity of the Study Area.	Used by Novatech to establish the capacities and configuration of existing servicing infrastructure which was used as a Baseline for determining impact and additional infrastructure required to service the development area.
Fernbank Community Design Plan Existing Conditions Report – Transportation (January 2007)	To describe the current transportation infrastructure networks and operating conditions in the vicinity of the proposed Fernbank Community.	Used by Delcan to confirm existing intersection and screenline levels of transportation service. Baseline for determining long-term future peak traffic volumes and appropriate major transportation infrastructure needs (roads/rapid transit) to serve the proposed Fernbank and adjoining communities.
Fernbank Community Design Plan Existing Conditions Report – Archaeological (January 2007)	To prepare a Stage 1 archaeological Assessment of the Fernbank Community lands, to identify areas of low or nil archaeological potential.	Used by WND to identify areas where additional archaeological assessment may be required prior to development.
Fernbank Community Design Plan Existing Conditions Report – Land Use	To review the existing physical land use planning conditions, policy framework and other City initiatives that would affect the development of future plans for the Fernbank Study Area.	Used by WND to identify alternative and preferred land use concepts for the Fernbank CDP.
Below Ground Infrastructure (Water/Sewer/Storm)	Develop infrastructure collection/distribution system to service the Fernbank Community	Integrated with the roadway network development.

### 1.3 Public and Agency Consultation

Consultation is an integral part of both the Planning and Class Environmental Assessment process. Consultation and the exchange of information was undertaken throughout the assessments using a variety of methods including meetings with community associations and the general public, electronic information distribution and regular meetings with the Study Team, approval agencies, and the three Ward Councillors.

The consultation undertaken was extensive and involved various stakeholders from the public and government agencies. A Core Project Team (CPT) met nine (9) times from project initiation to the development of the preferred land use and demonstration. There was also a Technical Advisory Committee (TAC) and Public Advisory Committee (PAC) which met four (4) and two (2) times at key project milestones. Four (4) Public Meetings were held with a total attendance of almost three hundred (300) people. Additional meetings were held with area land owners and community groups as required. Scheduling of consultation opportunities corresponded to key project milestones throughout the process.

Meeting details, Public Notices, and Presentation Materials are contained in a separate report Fernbank Community Design Plan – Public Consultation Report along with the comments and inputs received.

#### 1.3.1 Summary of Public Comments

A summary of the primary issues raised at the public meetings, from comment sheets and other submissions to the Study Team and Area Councillors are contained in Table 1-2 along with the response provided and any additional actions or clarifications. A more detailed account of the comments is contained in the Public Consultation Report.

**Table 1-2: Summary of Comments and Responses**

Issue Raised	Response
Natural Environment	Significant natural areas have been protected and incorporated into the CDP
Density	A mix of densities has been incorporated into the CDP with consideration of existing adjacent densities in the Kanata and Stittsville communities
Land use	Buffers have been incorporated into the CDP with consideration of existing adjacent land uses in the Kanata and Stittsville communities A mix of land uses has been provided to serve the existing and future communities
Schools	Primary and secondary school boards have provided input into the location and number of schools needed
Internal Roads	A road network has been developed to serve the needs of both the existing and planned communities Traffic circles will be incorporated where appropriate Internal and external connectivity has been considered
Transit	Identification of a rapid transit corridor, stations and an end-of-service Park and Ride lot have been included in the CDP OC Transpo has been involved in the identification of potential local transit routes and the protection of appropriate right-of-way widths

1.3.2 *Government Agencies and Municipal Departments*

Many government agencies, municipal departments and approval authorities were involved in the process. Agencies and individuals were contacted for specific advice and input regarding relevant issues and approvals or were given opportunities to review draft reports including:

Written and verbal comments were received from agencies and departments through the Advisory committee meetings and technical circulations. The comments received were typically focused on the agency's areas of interest or priorities. Some comments provided direction and guidance for upcoming approval and permitting requirements and others focused on specific technical issues. Input from these agencies were addressed through various means including:

- Individual and group agency meetings to provide clarification;
- Inter-agency sharing of comments, rationalizations, and decisions;
- Opportunities for continuing input;
- Completion of additional technical works;
- Design clarifications; and,
- Corrections and additions to the reports as appropriate.

1.4 **Summary**

**Table 1-3: Information Way Finding**

Information	Source/Report
Road Network	Fernbank Community Design Plan Existing Conditions Report – Transportation (January 2007) Fernbank Transportation Master Plan (September 2008)

Information	Source/Report
Rapid Transit Corridor	Fernbank Community Design Plan Existing Conditions Report – Transportation (January 2007) Fernbank Transportation Master Plan (September 2008)
Stormwater Management	Fernbank Community Design Plan Existing Conditions Report - Natural Environment (January 2007) Fernbank Community Design Plan Existing Conditions Report – Storm Drainage (January 2007) Fernbank Community Design Plan Existing Conditions Report – Fluvial Geomorphological Assessment (March 2008) Fernbank Community Design Plan – Master Servicing Plan (September 2008) Fernbank Environmental Management Plan (April 2008)
Drinking Water System Distribution	Fernbank Community Design Plan Existing Conditions Report – Municipal Infrastructure (March 2007) Fernbank Community Design Plan – Master Servicing Plan (September 2008)
Sanitary Sewers	Fernbank Community Design Plan Existing Conditions Report – Municipal Infrastructure (March 2007) Fernbank Community Design Plan – Master Servicing Plan (September 2008)
Land Use	Fernbank Community Design Plan Existing Conditions Report – Land Use (January 2007) Fernbank Community Design Plan (September 2008)

Information	Source/Report
Natural Environment (watercourses, woodlots)	Fernbank Community Design Plan Existing Conditions Report - Natural Environment (January 2007) Fernbank Environmental Management Plan (September 2008)
Archaeology	Fernbank Community Design Plan Existing Conditions Report – Archaeological (January 2007)
Public Consultation	Fernbank Community Design Plan – Public Consultation Report (September 2008)

## Section 2.0 Advisory Committees

The project proceeded under the direction of the City of Ottawa and benefitted from the direct involvement and guidance of:

- a Core Project Team (CPT) consisting of City staff and Councillors, Sponsoring Landowners and the consultants in a variety of disciplines;
- a Technical Advisory Committee (TAC) consisting of representatives from select government agencies and approval bodies;
- a Public Advisory Committee (PAC) consisting of representatives from directly affected Community Associations and interested community groups; and
- Government Review Agencies (GRA) who represent government agencies who administer specific permits and approvals.

### 2.1 Core Project Team (CPT)

The Core Project Team (CPT) is comprised of the Sponsoring Landowners, the consultant team, and City of Ottawa staff from the Department of Planning and Growth Management. The primary function of the CPT is to resolve issues and achieve consensus at each step of the CDP work program. Walker Nott Dragicevic Associates Limited (“WND”) will lead the project consulting team and also be responsible for land use planning and urban design input. The City of Ottawa will provide an internal project Manager for coordination and guidance. The CPT contains representatives from the following organizations and sits on a regular basis as required:

City of Ottawa

- Councillors and Councillors’ representatives
- Community Design and Environment
- Transportation & Infrastructure Planning (Transit)

- Environment
- Population and Modeling
- Communications
- Development Approvals
- Parks and Recreation Planning
- Public Works

Sponsoring Landowners

- Brookfield Homes (Ontario) Limited
- 443641 Ontario Limited (“Del Corporation”)
- 830289 Ontario Ltd., 891748 Ontario Limited, SRI Limited, Margaret Watters and Pleasant Valley Dairy Farms Limited (“WestPark”)
- Tartan
- Van Doormaal Family

Consulting Team

- WND – Land Use Planning (Project Manager), Urban Design, Parks Master Planning
- Novatech Engineering Consultants Ltd. – Servicing Infrastructure
- Novatech Engineering Consultants Ltd. – Subwatershed Study, Soils, Stormwater Management
- Delcan – Transportation
- Delcan – EA/Consultation
- Muncaster Environmental Planning Inc. – Natural Environment
- Kinickinick Heritage Consultants - Archaeology

#### 2.1.1 CPT Meetings

Meeting agendas and notes are contained in Appendix B. Table 2-1 outlines the meeting dates and main agenda topics.



**Table 2-1: CPT Meetings**

Meeting #	Date & Time	Main Agenda Topics
1	June 21, 2006 10:00am – 12:30pm (Joint with GRA)	<ul style="list-style-type: none"> <li>• Introductions and Project Overview</li> <li>• Draft Terms of Reference</li> <li>• EA Integration</li> <li>• Committee Presentation</li> </ul>
2	August 28, 2006 1:30pm to 4:00 pm	<ul style="list-style-type: none"> <li>• CDP Terms of Reference</li> <li>• Existing Conditions Overview</li> </ul>
3	September 25, 2006	<ul style="list-style-type: none"> <li>• Carp River Subwatershed Study Update</li> <li>• Existing Conditions Update</li> </ul>
4	October 18, 2006 10:00 am to 12:00 pm	<ul style="list-style-type: none"> <li>• Existing Conditions Update</li> <li>• Public Meeting Preparation</li> </ul>
5	December 11, 2006 1:30 to 3:30 pm	<ul style="list-style-type: none"> <li>• Draft Existing Conditions Reports</li> <li>• Public Open House and Community Roundtable Summary</li> <li>• PAC Volunteers</li> </ul>
6	January 24 <sup>th</sup> , 2007 1:30 to 4:00 pm	<ul style="list-style-type: none"> <li>• Design Workshop</li> </ul>
7	May 8, 2007	<ul style="list-style-type: none"> <li>• Key Elements of Design Concepts</li> <li>• Evaluation Criteria for Alternative Solutions</li> </ul>
8	June 25, 2007 1:30 p.m. - 2:30 p.m.	
9	September 10, 2007 9:30 – 12:00	<ul style="list-style-type: none"> <li>• Demonstration Plan</li> </ul>

## 2.2 Technical Advisory Committee

A Technical Advisory Committee (TAC) will meet to review critical deliverables on an as-needed basis. The work program has five scheduled TAC meetings. In addition, as needed, the members of the TAC are to be available to provide input throughout the CDP process. Representatives of the following organizations have been invited to participate:

### City of Ottawa Departments

- Councillors and Councillors representatives
- Planning Transit and the Environment
  - Community Planning and Design Division
  - Transportation and Infrastructure Planning Division
  - Economic and Environmental Sustainability Branch
  - Research and Forecasting Unit
  - Infrastructure Approvals Division
  - Development Approvals Division
  - Transit Service Planning and Planning Division
- Community and Protective Services
  - Parks and Recreation Branch
  - Housing Branch
- Public Works and Services
  - Water and Wastewater Services Branch
  - Traffic Parking and Operations Branch
  - Surface Operations Branch
  - Infrastructure Services Branch

### Hydro Ottawa

### Conservation Authorities and School Boards

- Mississippi Valley Conservation Authority
- Rideau Valley Conservation Authority
- Conseil des écoles catholiques de langue française

- Ottawa Carleton District School Board
- Conseil des écoles publiques de l’Est de l’Ontario
- Conseil des écoles catholiques du centre-est

Provincial Government

- Ontario Ministry of the Environment
- Ontario Ministry of Transportation
- Ontario Ministry of Natural Resources
- Ontario Ministry of Culture and Tourism
- Ontario Native Affairs Secretariat
  
- Ontario Ministry of Municipal Affairs and Housing

Federal Government

- Department of Fisheries and Oceans
- Environment Canada

**Table 2-2: TAC Meetings**

Meeting #	Date & Time	Main Agenda Topics
1	October 18, 2006 1:30 p.m. - 3:00 p.m.	<ul style="list-style-type: none"> <li>• Introductions and Project Background</li> <li>• Existing Conditions Overview</li> <li>• Next Steps</li> </ul>
2	Jan 31, 2007	<ul style="list-style-type: none"> <li>• Design Workshop</li> </ul>
3	May 15, 2007	<ul style="list-style-type: none"> <li>• Key Elements of Design Concepts</li> <li>• Evaluation Criteria for Alternative Solutions</li> </ul>
4	Sep 17, 2007 1:30 p.m. - 4:00 p.m.	<ul style="list-style-type: none"> <li>• Preferred Land Use Concept</li> <li>• Preferred Alternative Transportation Designs and Infrastructure Alternatives</li> <li>• Draft Demonstration Plan</li> </ul>

### 2.3 Public Advisory Committee

The varied interests of the surrounding community (*i.e.*, community associations, local residents, and special interest groups) were represented on the PAC. The PAC met with members of the Study Team to:

- identify any community issues early in the CDP process;
- review technical analyses;
- provide direct input to the establishment of the guiding principles of the CDP;
- work collaboratively with the Consultant Team in the development of land use alternatives; and,
- provide meaningful feedback on all study activities and work-in-progress.

Representatives to the PAC were identified based on input provided from the public and Area Councillors. Individuals were asked if they were interested in participating at the first open house. People were asked to indicate their name, organization and contact information. Eight to ten representatives from the community were invited to form the PAC. Where more than one group representative was identified, the group or collections of individuals were asked to select a single representative.

The composition of the PAC was as follows:

Community Associations and Groups;

- Bridlewood
- Area Businesses
- Area residents (2)
- Stittsville Village Association
- Friends of the Carp
- OCDSB
- Holy Spirit Parish
- Kanata Soccer
- Glen Cairn Community Assoc.

- Arts Community

Special Interest Groups, such as:

- Ottawa River Keeper
- Sierra Club of Canada
- Friends of the Carp

### 2.3.1 PAC Meetings

Meeting agendas and notes are contained in Appendix C. Table 2-3 outlines the meeting dates and main agenda topics.

**Table 2-3: PAC Meetings**

Meeting #	Date & Time	Main Agenda Topics
1	May 14 2007	<ul style="list-style-type: none"> <li>• Introductions and Project Background</li> <li>• Existing Conditions Overview</li> <li>• Guiding Principles</li> <li>• Reviewing Concept Alternatives</li> <li>• Considering the evaluation criteria and methodology for selecting the preferred concept</li> </ul>
2	September 10, 2007	<ul style="list-style-type: none"> <li>• Reviewing the Preferred Concept</li> <li>• Considering the implementation plan and design guidelines for the Community Development Plan</li> </ul>

## 2.4 Government Review Agencies

The Government Review Agencies (GRA), as listed below, with an interest in the project have been provided with copies of all notices prepared for the project and requested to provide input and comments during the process. In addition, GRA representatives were invited to sit as regular members of the TAC. The level of participation may vary depending on the role of the GRA. For example, some government review agencies may not wish to attend meetings at the initial steps but would be involved in the details of the alternative designs, others may not wish to participate in the evaluation and selection of alternatives but only to provide a technical input. The level of participation will be at the discretion of the agency/representative. Individual meetings will be held with GRA as required and TAC meeting agendas will be distributed in advance to assist in determining if attendance/participation is required.

### Government Review Agencies

- Ontario Ministry of the Environment
- Ontario Ministry of Transportation
- Ontario Ministry of Natural Resources
- Ontario Ministry of Culture and Tourism
- Ontario Native Affairs Secretariat
- Ontario Ministry of Municipal Affairs and Housing
- Rideau Valley Conservation Authority
- Mississippi Valley Conservation Authority
- Department of Fisheries and Oceans
- Environment Canada

## Section 3.0 Public Meetings

Four (4) public meetings were held during the course of the Fernbank CDP. The objective of the first public meeting was to provide adjacent communities and the general public with the opportunity to become involved. Table 3.1 summarizes the meeting logistics and the following sections provide details of the notification, information provided and feedback received.

**Table 3-1: Public Meetings Dates and Locations**

Meeting Type	Date	Location
Public Meeting #1  <b>Open House</b> from 4 - 9:30 p.m. <b>Community Design Roundtable</b> from 6 - 9:30 p.m.	November 29, 2006	Scotiabank Place
Public Meeting #2  <b>Community Design Roundtable</b> 7 to 9:30 p.m.	January 31, 2007	Scotiabank Place
Public Meeting #3  <b>Community Design Roundtable</b> 7 to 9:30 p.m.	June 5, 2007	Scotiabank Place
Public Meeting #4  <b>Community Design</b>	September 24, 2007	Scotiabank Place

Meeting Type	Date	Location
<b>Roundtable</b> 7 to 9:30 p.m.		

### 3.1 Public Meeting #1

Public Meeting #1 was held to jointly address Step 1 and 2 components of the Study process, including the introduction of the CDP process, explanation of the Planning Act and Municipal Class EA integration process; present findings to date (i.e. Guiding Principles & Preliminary Existing Conditions) and to elicit input on opportunities and issues to be addressed by the CDP and Environmental Assessments.

The Meeting was combination of Open House and Community Round Table. At the Open House and Community Design Roundtable, the public was provided the opportunity to review and comment on the study area’s existing conditions, identify concerns and opportunities, and contribute to the policies and processes guiding this development. The Community Design Roundtable allowed a hands-on discussion of the issues affecting this development; encouraged input on the principles that must be considered during project planning and design; and began shaping a vision for this development’s future appearance, function and interface with existing communities of Stittsville and Kanata South. Appendix E contains copies of the meeting materials, notifications and comment synopsis.

#### 3.1.1 Meeting #1 Notification

Notice of the meeting was distributed through several forms of media.

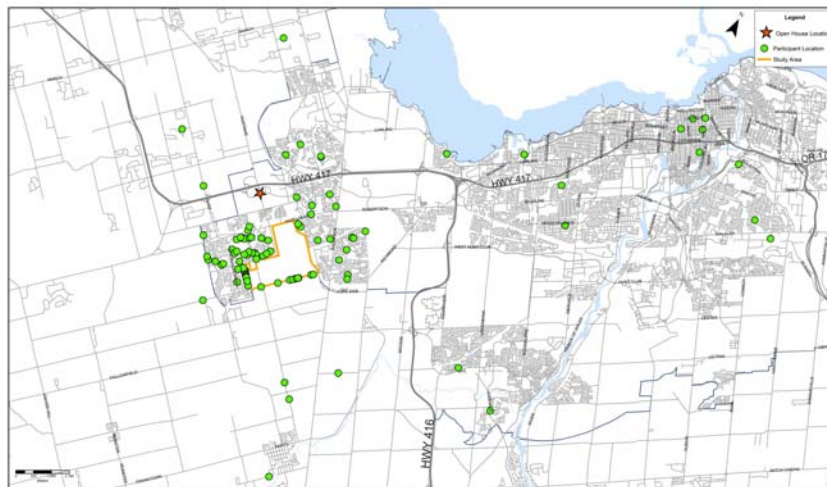
- Newspaper advertisements

- The Ottawa Citizen – December 20, 2006
- Le Droit – December 20, 2006
- Stittsville Weekender – December 20, 2006
- Web Sites (ottawa.ca and fernbankCDP.com)
- Addressed email

### 3.1.2 Meeting #1 Attendance

Meeting participants were provided with an Information Bulletin and comment sheet and asked to sign-in. A total of 134 persons signed in at the Public Meeting # 1. Figure 3-1 illustrates the distribution of the attendees and indicates that the majority of meeting participants live in close proximity to the study area.

**Figure 3-1: Public Meeting #1 Attendance**



### 3.1.3 Open House

The Open House was organized to allow for the informal viewing of exhibits and the opportunity for participants to ask questions to the study team prior to the Round Table working session. The following exhibits were available at the meeting.

#### Welcome

Sign-In Table – Information Bulletin, Comment-Questionnaire  
 Resource Materials – CDP Terms of Reference, OMB decision, City of Ottawa Official Plan

#### Introduction and process

- Exhibit – 1 Welcome
- Exhibit – 2 Study Area
- Exhibit – 3 Why Are We Here?
- Exhibit – 4 Tonight’s Events
- Exhibit – 5 Goals and Objectives
- Exhibit – 6 What is a CDP?
- Exhibit – 7 2003 Official Plan
- Exhibit – 8 Guiding Principles
- Exhibit – 9 Public and Agency Consultation
- Exhibit – 10 Planning and Environmental Assessment Process

#### Existing Conditions

- Exhibit – 11 Existing Land Uses
- Exhibit – 12 Recreation Facilities
- Exhibit – 13 Park Lands - Stittsville
- Exhibit – 14 Park Lands - Kanata
- Exhibit – 15 Schools - Stittsville
- Exhibit – 16 Schools - Kanata
- Exhibit – 17 Pathways
- Exhibit – 18 Development Applications - Stittsville
- Exhibit – 19 Development Applications - Kanata
- Exhibit – 20 Natural Environment
- Exhibit – 21 Physical Environment



- Exhibit – 22 Infrastructure
- Exhibit – 23 Transportation
- Exhibit – 24 Screenline Information
- Exhibit – 25 Transit
- Exhibit – 26 Archaeology and Cultural Heritage

*Closing*

- Exhibit – 27 Thank You and Next Steps

Following the meeting, the Information Bulletin, Comment Sheet and all exhibits were posted on the project web site [www.fernbankCDP.com](http://www.fernbankCDP.com).

*3.1.4 Community Round Table*

After an opportunity to view the Open House exhibits and ask questions of the Study Team Members, individuals were invited to participate in a Roundtable discussion. The Goals & Objectives of the Community Roundtable were as follows:

*Goals*

- Guide principles that will create a vision for this development’s future appearance, function and interface with existing communities of Stittsville and Kanata South (i.e. key directions or guiding principles).
- Review and comment on the study area’s existing conditions, identify concerns and opportunities, and contribute to the policies and processes guiding this development.
- Create a consensus building process to help establish an effective public voice to influence the development of this 650 ha area.
- Establish a cooperative effort between citizens, representatives of a wide variety of local community associations, sports and recreation clubs, and other

organizations and the City, sponsoring landowners, and related government agencies.

*Objectives*

- To review the consultants’ summary information on existing conditions and identify any information gaps
- To specify key community issues that may affect future growth in Fernbank and the broader community
- To identify guiding principles for the development of the Fernbank community design plan.
- To identify a group of diverse community representatives to participate regularly for the balance of the study process (the ‘Public Advisory Committee’).

Each Group was asked to address the following specific questions in their discussions. These questions were intended to generate discussion and not meant to be the only matters discussed.

Question # 1 *Have We Got it Right?*

Are the information gaps in the existing conditions information assembled by the consultants to-date? Are there information sources that you would like to identify and share with the consultants?

Question # 2 *What is the Big Picture?*

What are the important defining features of the Stittsville/Kanata communities which should be respected/reflected in a community design plan for Fernbank? What are the important relationships between these communities: green spaces, natural features, housing, roads? Are there important landmarks and views in the community that should be recognized? What other external factors may influence the development of the Fernbank area?

Question # 3 *Living and Working*  
 What type(s) of housing should be provided within Fernbank; single family; townhouses; apartments? Should these housing types be mixed together? What types of jobs should be accommodated within the Fernbank area - offices: large or small? retail commercial? Industries (like those on Iber Road)? Should jobs be mixed and integrated with housing or separated? Should Hazeldean Road become a main street on its south side to match the north side?

Question # 4 *Time Out*  
 What types of parks, recreation, school and community amenities do the Stittsville/Kanata communities need? What parks, recreation, schools and community amenities should be made available within Fernbank and generally, where? What other open spaces should be contemplated: watercourses? hydro corridors?

Question # 5 *How do We Get From Point A to Point B?*  
 What are the transportation and transit challenges within the Stittsville/Kanata/Fernbank communities? How should roads link with existing/planned roads? Should the transit line be extended from Kanata West? What other transit linkages are important? Are pedestrian and cycling pathways significant and generally, where should these go?

Question # 6 *Bringing it All Together*  
 Can you list the ten specific principles which should guide the preparation of a community design plan for the Fernbank area?

### 3.1.4.1 Round Table Summaries

Each table was assisted by a facilitator and scribe from the City of Ottawa. Based on the review of the notes provided to the study team and the discussion at the plenary, the following is a list of the specific principles which should guide the preparation of a community design plan for the Fernbank area as provided by the nine working group tables. A more detailed description of the comments from each table is contained in the Appendix.

- Stittsville Village character should be maintained
- Green spaces and corridors should be protected and enhanced
- Environmentally sustainable
- Net benefit to surrounding communities
- Mixed housing densities that consider income and age
- Self contained (live, work, play)
- Architecturally sensitive development
- Avoid high density clusters (ghettos)
- Maintain respect integrity of existing community with buffers and graduated densities
- Community facilities are needed (Mixed use community centre, creative arts centre, youth recreation facilities, sports fields, churches, health care)
- Create new town square
- Provide transit and transit oriented facilities (Park and Ride lots, HOV lanes)
- Integrated pathway system
- Consider regional infrastructure stresses (fire, police, hospital)
- Focus industrial/commercial development in areas of arterial roadways
- Build the infrastructure in advance (of development)
- Higher density by areas of commercial and transit use
- Respect Stittsville Main Street commercial development

- Expanded employment areas
- Phased development – time between development phases
- Schools integrated with recreation and business (locations and structures)
- Master Recreation Plans – respect existing
- Integrated transportation network
- Roads built for future traffic volumes
- Enough schools and recreation centres and services to support growth (10 min walk to schools)
- Safe community – encourage community relationships
- Low rise buildings (15m / 3 storey maximum building height)
- Developers pay 100% of infrastructure

*3.1.4.2 Round Table Evaluations*

Each participant was asked to complete an evaluation form. Forty-one (41) forms were returned. All of the responses indicated the participants were highly satisfied with the process. Eighty percent (80%) indicated this process a useful way for you to contribute ideas to the development of guiding principles for the Fernbank area. No one indicated it was not.

*3.1.5 Completed Comment-Questionnaires*

In addition to the Workshop Comment-Questionnaires distributed to everyone to be completed and returned following the first Public Meetings. Additional comments were also received by email. Individuals who attended the Public Meeting submitted the majority of the comments.

The following is a summary of the comments received. The comments are organized into the questions asked on the comment sheet for ease of reading. It should be noted that the number of responses will vary for each question as several individuals indicated

numerous interests in the project and/or completed only select sections of the comment questionnaire.

**Table 3-2: What specific interest do you have in this study?**

Response	# of Responses
Timing of development	1
Layout of development	1
Impact on Stittsville	3
Property owner	2
Area resident	16
Protecting active greenspace	1
Access to creative arts facilities	1
Preserving/expanding greenspace	4
Protect Carp and Jock River watersheds	1
Balanced development	1
Long term (contingency) thinking	1
Schools	1
Pathways	1
Recreation/sports	2
Seeing it done	1
Concern about area west of Shea Road	1
Balancing development rights with environmental sustainability	1
Transportation facilities	1

**Table 3-3: Do you have comments on the Study Process (Environmental Assessment/Planning Act) for conducting the CDP?**

Responses	# of Responses
Lots of work being done	1
Existing community input is important	1
Adequate to date	2

Responses	# of Responses
Needs to be more comprehensive to include downstream communities	1
Good website	1
Information was missing	1
Early distribution of materials would have been helpful	1
Seems rushed with only weeks to determine guiding principles	1
“Title” experts need to consider residents’ perspective	1
Did not work for Kanata West or Jackson Trails	1

Are there information gaps in the existing conditions information assembled by the study team to-date? Are there information sources that you would like to identify and share with the study team?

**Table 3-4: Background Information**

Responses	# of Responses
Need more access points	1
Impact on groundwater	3
Impact of development under hydro corridor	1
Flow data for Carp river etc	1
Transportation Master Plan	1
Kanata West Studies	1
Recreation Master Plans	1
Wetland areas east of caribou	1
NESS areas owned by City	1
More details	1
Demographic analysis	1
Identification of existing problems	1
Energy efficient buildings	1

Responses	# of Responses
Age demographics for infrastructure	1

What are the important defining features of the Stittsville/Kanata communities which should be respected/reflected in a community design plan for Fernbank?

**Table 3-5: Important Features**

Responses	# of Responses
Stittsville does not have the road capacity to handle high density	1
High levels of recreation	2
Pathways	2
Village character	8
Active greenspace and pathways	2
Large lots	3
No more volume on Fernbank and Shea	1
Greenspace/Woodlots	8
Rural atmosphere	1
Trans Canada Trail	1
Low density commercial	1
Self contained community	3
Cycle paths	1
Mix of housing types and materials	1
Respect volunteers	1
Protect large trees and Carp floodplain	1

Please list any specific principles which should guide the preparation of a community design plan for the Fernbank area.

**Table 3-6: Guiding Principles**

Responses	# of Responses
Improved access/egress points	1
Walkability	2
Access for disabilities	1
Mixed use	3
Mixed income	3
Community core areas	1
Cycling facilities	2
Protect Village atmosphere	4
Small lots rezoned to be compatible with CDP	1
Greenspace (passive and active)	5
Energy Efficiency	3
Infrastructure first	4
Phase development	2
Finish Kanata West first	1
(Connecting) recreation paths	3
Linear greenspace on each side of Trans Canada trail	1
Buffer existing development	2
Respect adjacent densities	2
Environmental	2
Economic	1
Historic/cultural	1
Public Input/communications	2
Identify community infrastructure needs (fire, health care, etc)	2
Efficient transit	3
Sufficient passive parks for all of ward 6	1
Cross community transportation	1
Consider climatic change (models)	1
Minimize hard surfaces	1
No high density ghettos	2

Responses	# of Responses
Build for realistic growth	1
Live, Work Play	1
No increase to existing area residents taxes	1
Respect residents and community	1

Other comments

- Poor notification of start time
- no signage outside indicating entrance
- Is there any co-op housing planned
- Is there any day care housing planned
- Consider more use of front ending agreements with developers to establish infrastructure
- Energy efficiency and protection of the quality of life of adjacent residents should be the guiding principle of all development and of the OMB

Features wanted

- Need schools
- Need Regional parks
- Need Community centre
- Need a creative arts facility (400 seat theatre ) examples Orléans theatre
- Connection from Terry Fox to Hunt Club
- Re-zoning of Fernbank South to urban

**3.2 Public Meeting #2**

Public Meeting #2 was held to solicit the ideas of the public in the development of the CDP. The Meeting involved a presentation followed by a Workshop. The Community Design Roundtable allowed a hands-on opportunity for the public to “plan” the community with consideration of the site constraints and the policy

direction from the City. Appendix F contains copies of the meeting materials, notifications and comment synopsis.

### 3.2.1 Meeting #2 Notification

Notice of the meeting was distributed through several forms of media.

Newspaper advertisements

Web Sites

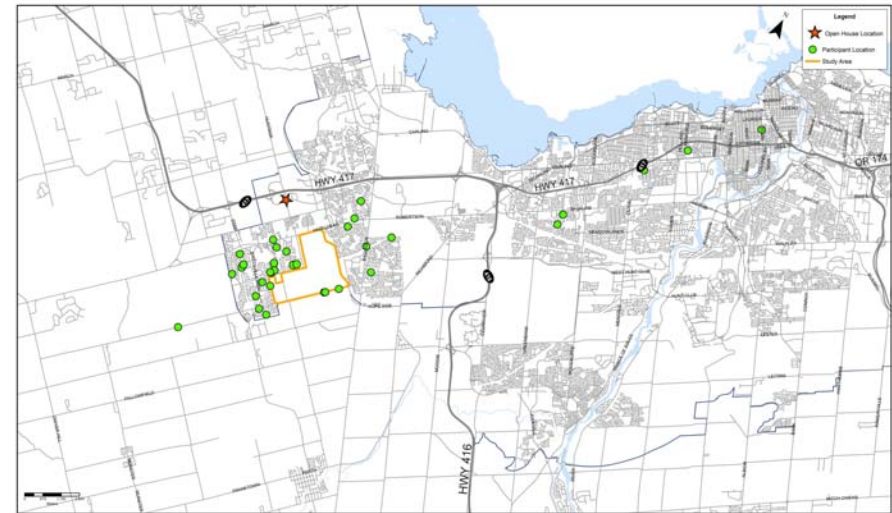
The City of Ottawa website ([ottawa.ca](http://ottawa.ca)) contains information about the project and meeting announcements under the Public Consultation section of the site.

Addressed mail

### 3.2.2 Meeting #3 Attendance

Meeting participants were provided with an Information Bulletin and comment sheet and asked to sign-in. A total of 51 persons signed in at the Public Meeting # 2. Figure 3-2 illustrates the distribution of the attendees and indicates that the majority of meeting participants live in close proximity to the study area.

**Figure 3-2: Public Meeting #2 Attendance**



### 3.2.3 Workshop

The goals and objectives of the workshop were as follows:

#### Goals

- To graphically develop alternative land use plans for the future development of the Fernbank CDP area.
- To continue the consensus building process which is intended to help establish an effective public voice to influence the development of this 650 ha area.
- Establish a cooperative effort between citizens, representatives of a wide variety of local community associations, sports and recreation clubs, and other organizations and the City, sponsoring landowners

*Objectives*

- To sketch possible land use alternatives that reflect the Guiding Principles
- To consider possible infrastructure alternatives

Each Group was asked to address the following specific questions in their planning. These questions were intended to generate discussion and not meant to be the only matters discussed.

Question No. 1 *Getting Around: Identify possible road linkages from outside and inside the Study Area, such as:*

- How should major roads (i.e. arterial and collector roads) link with existing/planned roads as shown on the base map?
- Council has directed that the north-south arterial road should be extended from Kanata West/Hazeldean Road –where should it go within the Fernbank study area? Which way should it go south of Fernbank – west to the south of Stittsville? Or east, to south Kanata? Should Abbott Street be extended through the Study area? In a straight alignment, or arched to connect to roads east of Terry Fox Drive?
- Should Iber Road be extended through the Study area?
- Should the transit line be extended southerly from Kanata West?
- What other transit linkages are important?
- Generally, where should the pedestrian and cycling pathways should these go (for example, the existing TransCanada trail, the hydro corridors)?

- How do you knit it all together for cars, pedestrian and cyclists?

Question No. 2 *A Place to Call Home: The City is currently anticipating 12,000 new housing units within the Fernbank area.*

- What type(s) of housing should be provided within Fernbank; single family; townhouses; apartment (remember the requirements of the Ottawa Official Plan)? And where should these types of housing be located?
- Where should the higher density housing be located (typically, higher density housing has been located closest to major transportation/transit routes, employment areas or community amenities)?
- Should these varying housing types be mixed together?
- Should housing be mixed with jobs – within the same area? Within the same buildings?

Question No. 3 *Having Fun: Think about what types of parks, recreation, schools and community amenities that this new community would need.*

- What parks, recreation, schools and community amenities should be made available within Fernbank and generally, where?
- Should there be a ‘town square’ or other central community facility, group of facilities, park or open space? If so, what should it be and where should it be located?
- Could schools and recreation uses be integrated into commercial buildings?

- What other open spaces should be contemplated: watercourses? hydro corridors?
- What trails within the community are appropriate? How should these trails connect to the TransCanada and other existing trails?

- Correct any conflicts that you may identify and make any additional notes required to explain your plan.
- Step back and look at your plans: Would you choose to live there? Is this a good place for families, young adults and seniors?

Question # 4 *At Work: At present, it is not anticipated that the Fernbank community will be a major employment area, such as the Kanata West Business Park but there will be some jobs and commercial development in the community.*

- What types of jobs should be accommodated within the Fernbank area - offices: large or small? retail commercial? Industries (like those on Iber Road)?
- Should jobs be mixed and integrated with housing or separated?
- Should Hazeldean Road become a “main street” on its south side to match the north side?
- Where should commercial uses be located?

Question # 5 *Bringing it All Together: Create a comprehensive plan by overlaying each sheet from Questions 1 through 4 and sketching a clean copy of your design by tracing and combining the various layers.*

- Knit all the elements together – roads provided circulation through the area; schools, parks and other community facilities are needed to serve the new residents.

In order to facilitate the exercise, each group was provided with a *Community Design Plan Workshop Workbook* that contained:

- Draft Design Principles
- Directions for Discussions
- 2003 Ottawa Official Plan Policies 6 for Community Design Plans
- Alternative Solutions
- The ‘Neighbourhood’ Templates
- Examples of Community Structure Plans

### 3.2.3.1 Roundtable Summaries

Each table was assisted by a facilitator and scribe from the City of Ottawa. Based on the review of the notes provided to the study team and the discussion at the plenary, the following is a list of the key elements from the various plans which should guide the preparation of a community design plan options.

- North-South Arterial Road and Transit Corridor Extension
- Possible Abbott Street and Iber Road Extensions
- Location of Low, Medium, and High Density Residential
- Interface with Existing Residential Uses
- Location of Employment, Commercial, and Mixed-Uses
- Community Facilities (Schools, Parks, and Pathways)
- Community Core



### 3.2.3.2 Roundtable Evaluation

Each participant was asked to complete an evaluation form. Twenty-nine (29) forms were returned. The majority of the responses indicated the participants were highly satisfied with the process. Eighty percent (80%) indicated this process an effective way to generate discussions towards the development of the Community Design for the Fernbank area.

## 3.3 Public Meeting #3

Public Meeting #3 was held to solicit the ideas of the public on the five (5) Preliminary Land Use Concepts that were developed and the Alternative Design Concepts for the infrastructure supporting the proposed land uses. The meeting involved a presentation and was followed by a Workshop Appendix G contains copies of the meeting materials, notifications and comment synopsis.

### 3.3.1 Meeting #3 Notification

Notice of the meeting was distributed through several forms of media.

Newspaper advertisements

Web Sites

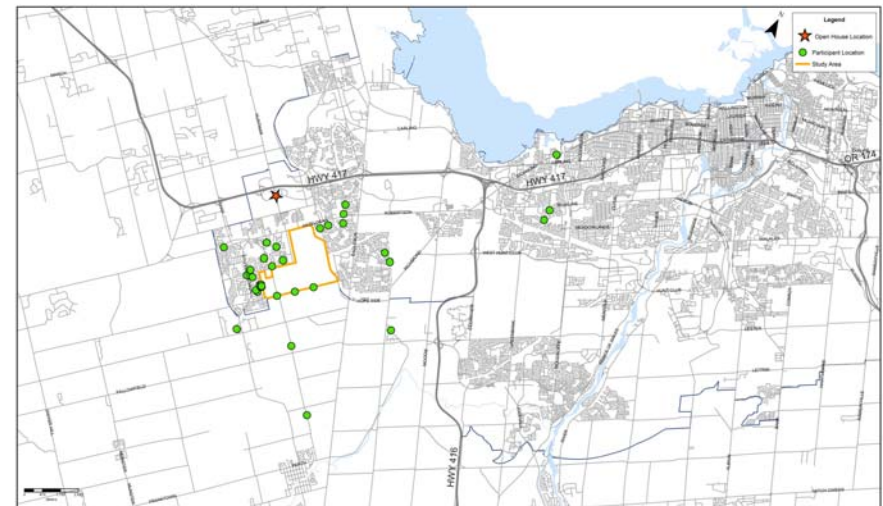
The City of Ottawa website ([ottawa.ca](http://ottawa.ca)) contains information about the project and meeting announcements under the Public Consultation section of the site.

Addressed mail

### 3.3.2 Meeting #3 Attendance

Meeting participants were provided with an Information Bulletin and comment sheet and asked to sign-in. A total of 42 persons signed in at the Public Meeting # 3. Figure 3-3 illustrates the distribution of the attendees and indicates that the majority of meeting participants live in close proximity to the study area.

**Figure 3-3: Public Meeting #3 Attendance**



### 3.3.3 Workshop

The goals and objectives of the workshop were to present the Preliminary Land Use Options and get feedback from the community in the selection of a preferred Option.

In order to facilitate the exercise, each group was provided with a table outlining the main components of the Options and asked to provide comments.

**Table 3-7: Preliminary Land Use Concepts – Comment Form**

PRELIMINARY CONCEPT NO. __		
ISSUE	COMMENT	SUGGESTIONS
TRANSPORTATION AND TRANSIT (INCLUDING N-S ARTERIAL ROAD, ABBOTT STREET, IBER ROAD, CONNECTIONS TO SURROUNDING ROADS, TRANSITWAY ROUTE, ETC.)		
NATURAL HERITAGE		
RESIDENTIAL LAND USE DISTRIBUTION		
INTERFACE LAND USES		

PRELIMINARY CONCEPT NO. __		
ISSUE	COMMENT	SUGGESTIONS
COMMUNITY FACILITIES (PARKS, SCHOOLS AND GREENSPACES, ETC.)		
OTHER LAND USES (COMMERCIAL, MIXED USE, ETC.)		
COMMUNITY CORE LOCATION		

*3.3.3.1 Roundtable Summaries*

Each table was assisted by a facilitator and scribe from the City of Ottawa. Based on the review of the notes provided to the study team and the discussion at the plenary, the following is a list of the overall comments received. For a detailed review of the comments provided from each table on each of the Preliminary Land Use options, refer to Appendix G.

**Table 3-8: Preliminary Land Use Concepts - Comment Summary**

ISSUE	COMMENT
TRANSPORTATION AND TRANSIT (INCLUDING N-S ARTERIAL ROAD, ABBOTT STREET, IBER ROAD, CONNECTIONS TO SURROUNDING ROADS, TRANSITWAY ETC.)	<ul style="list-style-type: none"> <li>• Like Abbott going right through to arterial</li> <li>• Subdivisions next to N.S. arterial designed to minimize noise walls – like east side Abbott</li> <li>• Like major roadway because accessible from Stittsville</li> <li>• Best one to get traffic off Main St.</li> <li>• Not going out of way to get to Stittsville</li> <li>• Transitway/arterials should be N/S - straight</li> </ul>
NATURAL HERITAGE	<ul style="list-style-type: none"> <li>• Connect naturalized drain to district park</li> <li>• Show pedestrian plan</li> <li>• Link to Carp River</li> <li>• Would like to see stone House near Shea kept and barn near Hazeldean</li> <li>• Too many schools – could become parks (housing centres of pool)</li> <li>• Don't want one large park with "built-form" centres on it – distinct difference between green space and community facilities</li> <li>• Keep one central park – multiuse/multi-age</li> <li>• Examine issue of hydro corridor should not have sports fields</li> <li>• Decent crossing between transit way and bike path (Trans Canada Trail)</li> <li>• Respect pre-established Parks and</li> </ul>

ISSUE	COMMENT
	rec ratios for rec. facilities
RESIDENTIAL LAND USE DISTRIBUTION	<ul style="list-style-type: none"> <li>• Higher density should be near Transitway</li> <li>• Don't like multiple res. Near church like close to park</li> <li>• High density should be along/close to Transitway – bad example #4 &amp; 5, housing too far from transit (in pockets)</li> </ul>
INTERFACE LAND USES	<ul style="list-style-type: none"> <li>• Multiuse pathway between Stittsville and dev. Area – buffer zone</li> <li>• Plan 3 – best placement of secondary schools (all on transit)</li> <li>• Prefer not having secondary schools on commercial area</li> <li>• Prefer not to have elementary school placed directly behind existing housing (neighbourhoods)</li> <li>• Bike paths that access/reach throughout development</li> <li>• Central park backing/adjacent to Trans Canada Trail is positive</li> </ul>
OTHER LAND USES (COMMERCIAL, MIXED USE, ETC.)	<ul style="list-style-type: none"> <li>• Don't put SWM pond next to elementary School</li> <li>• Commercial should be able to be walked to</li> <li>• Closer to residential</li> <li>• Ride bike and go home</li> <li>• Have a café on corner of parks</li> </ul>
COMMUNITY CORE LOCATION	<ul style="list-style-type: none"> <li>• Like in # 5</li> <li>• #1 has the best plan</li> </ul>
COMMUNITY	<ul style="list-style-type: none"> <li>• Like large district park</li> </ul>

ISSUE	COMMENT
FACILITIES (PARKS, SCHOOLS AND GREENSPACES, ETC.)	<ul style="list-style-type: none"> <li>• Like away from hydro corridor</li> <li>• Place for dogs? – corridor/hydro</li> <li>• Passive recreational pathway to Trans Canada Trail</li> </ul>

3.3.3.2 Roundtable Evaluation

Each participant was asked to complete an evaluation form. Ten (10) forms were returned. The majority of the responses indicated the participants were highly satisfied with the process. Only one person indicated they did not think it was a useful process.

3.4 Public Meeting #4

Public Meeting #4 was held to solicit the ideas of the public on the Preferred Land Use Concepts that were developed and the infrastructure supporting the proposed land uses. The meeting involved a presentation and was followed by a Workshop Appendix H contains copies of the meeting materials, notifications and comment synopsis.

3.4.1 Meeting #4 Notification

Notice of the meeting was distributed through several forms of media.

Newspaper advertisements

Web Sites

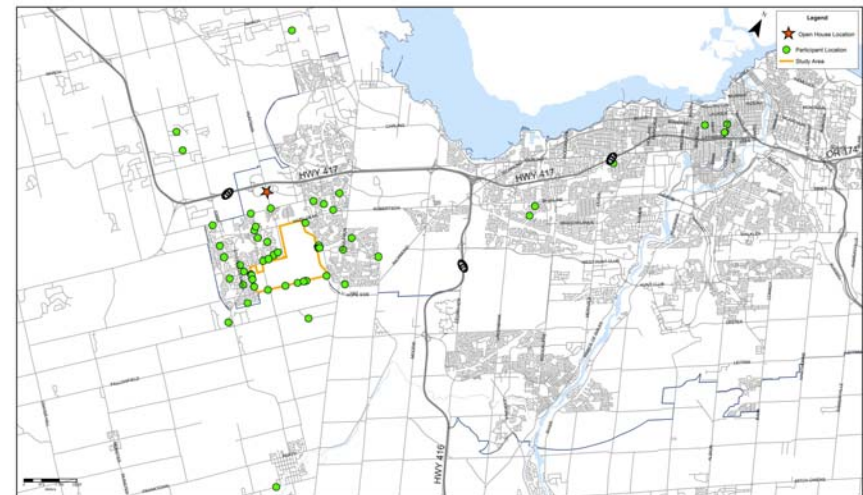
The City of Ottawa website ([ottawa.ca](http://ottawa.ca)) contains information about the project and meeting announcements under the Public Consultation section of the site.

Addressed mail

3.4.2 Meeting #4 Attendance

Meeting participants were provided with an Information Bulletin and comment sheet and asked to sign-in. A total of 73 persons signed in at the Public Meeting # 4. Figure 3-4 illustrates the distribution of the attendees and indicates that the majority of meeting participants live in close proximity to the study area.

Figure 3-4: Public Meeting #4 Attendance



3.4.3 Workshop

The goals and objectives of the workshop were to present the Preliminary Land Use Options and get feedback from the community in the selection of a preferred Option.

In order to facilitate the exercise, each group was provided with a table outlining the main components of the Options and asked to provide comments.

**Table 3-9: Preferred Land Use Concept- Comment Sheet**

COMPONENT	COMMENTS AND SUGGESTIONS
TRANSPORTATION AND TRANSIT	<ul style="list-style-type: none"> <li>○ GENERAL COMMENTS REGARDING THE ROAD SYSTEM?</li> <li>○ DO YOU HAVE A PREFERENCE FOR AN ABBOTT STREET ALIGNMENT?</li> <li>○ GENERAL COMMENTS REGARDING THE N-S TRANSITWAY?</li> <li>○ OTHER</li> </ul>
RESIDENTIAL LAND USE DISTRIBUTION	<ul style="list-style-type: none"> <li>○ COMMENTS REGARDING THE LOCATION OF MEDIUM AND HIGH DENSITY RESIDENTIAL USES?</li> <li>○ IS THERE AN ADEQUATE MIX OF HOUSING TYPES? SINGLES, SEMIS, TOWNHOUSES/MULTIPLES AND APARTMENTS?</li> <li>○ OTHER</li> </ul>
INTERFACE LAND USES	<ul style="list-style-type: none"> <li>○ ARE THE LAND USES ADJACENT TO THE EXISTING STITTSVILLE OR SOUTH KANATA COMMUNITIES APPROPRIATE?</li> </ul>
COMMUNITY FACILITIES	<ul style="list-style-type: none"> <li>○ DO YOU HAVE A PREFERENCE FOR THE DISTRICT PARK LOCATION?</li> <li>○ HAVE THE PARKS BEEN ADEQUATELY DISTRIBUTED THROUGHOUT THE COMMUNITY?</li> <li>○ ARE THE SCHOOL LOCATIONS APPROPRIATE?</li> </ul>

COMPONENT	COMMENTS AND SUGGESTIONS
	<ul style="list-style-type: none"> <li>○ SUGGESTIONS FOR PATHWAYS AND WALKWAYS</li> <li>○ OTHER</li> </ul>
OTHER LAND USES	<ul style="list-style-type: none"> <li>○ ARE THE PROPOSED NEIGHBOURHOOD COMMERCIAL AREAS APPROPRIATELY LOCATED?</li> <li>○ ARE THE PROPOSED MIXED USE AREAS APPROPRIATELY LOCATED?</li> <li>○ OTHER</li> </ul>
NATURAL HERITAGE	<ul style="list-style-type: none"> <li>○ HAVE THE APPROPRIATE OPEN SPACE AREAS BEEN RECOGNIZED AND PRESERVED, SUCH AS THE CARP RIVER FLOODPLAIN, WOODLOTS?</li> <li>○ OTHER</li> </ul>
SERVICES	<ul style="list-style-type: none"> <li>○ COMMENTS REGARDING THE ALTERNATIVES FOR STORM WATER MANAGEMENT</li> <li>○ GENERAL COMMENTS REGARDING SERVICING</li> </ul>
OTHER GENERAL COMMENTS	

In addition to the above general issues, two issues were identified during the preparation of the preliminary demonstration plan:

- What is the best alignment of Abbott Street and its possible connection to Castlefrank Road?
- Where is the best location for the district park?

Two alternative demonstration plans were prepared for review and comment. Each plan presented different options for the location of the district park and the Abbott Street alignment. The advantages and disadvantages of each were presented for consideration. It was noted that the park and road configurations are not mutually exclusive and can be mixed.

#### *ABBOTT STREET ALIGNMENT*

##### **Preliminary Demonstration Plan**

This Plan provides for a direct but curvilinear collector road connection of Abbott Street from its present terminus to Castlefrank Road/Terry Fox Drive.

##### **Advantages**

- Maximizes integrated transit service;
- Efficiently disperses local traffic flows through alternative east-west routes (i.e. alternatives to Hazeldean Road and Fernbank Road);
- Integrates the Stittsville and Kanata communities; and,
- Provides better access to District Park shown on Preliminary Demonstration Plan.

##### **Disadvantages**

- Possible use of this east-west road as a “through route” by non-local traffic between the Kanata and Stittsville communities.

**Alternative Demonstration Plan** This Alternative Plan does not provide for a direct collector road connection of Abbott Street to Castlefrank Road/Terry Fox Drive. This is achieved via an approximate 400 m intersection off-set at the proposed North-South Arterial.

##### **Advantages**

- Potential to reduce non-local “through traffic” route between the Kanata and Stittsville communities.

##### **Disadvantages**

- More difficult to integrate transit service;
- Lessens integration of the Stittsville and Kanata communities;
- Reduces potential to disperse local traffic flows through alternative east-west routes (i.e. alternatives to Hazeldean Road and Fernbank Road); and,
- Additional intersection/turning movements for east-west travel would increase noise and vehicle emissions.

#### *DISTRICT PARK*

**Preliminary Demonstration Plan** This Plan provides for a triangular-shaped District Park (e.g. similar to Walter Baker Park) located between the two hydro corridors, with access from a

collector road; significant frontage on/access to the TransCanada Trail.

**Advantages**

- Access from two collector roads;
- Potential to use the two hydro corridors for non-recreational facilities (such as parking);
- Buffering from residential uses through the roads and hydro corridors;
- Significant frontage on the TransCanada Trail which abuts the site immediately to the south; and,
- Slightly larger total site size due to the ability to integrate existing municipally-owned lands into the park area.

**Disadvantages**

- Irregular site shape may constrain future site design and park programming.

**Alternative Demonstration Plan** The Alternative Plan provides for a 20-acre rectangular-shaped District Park (e.g. Walter Baker Park) located outside of the hydro corridors, along an arterial road, with access to the TransCanada Trail.

**Advantages**

- Rectangular shape provides the opportunity for a more functional configuration of the parcel allowing fewer constraints for site design and park programming
- Access from the N-S arterial road; and,
- Potential to use one hydro corridor for non-recreational facilities (such as parking).

**Disadvantages**

- Would directly abut low density residential uses on two sides and would provide for less buffering than the Preliminary Demonstration Plan option;
- Alternative road access would use local residential streets; and,
- No direct access to the TransCanada Trail which is on the north side of the hydro corridor.

*3.4.3.1 Roundtable Summaries*

Each table was assisted by a facilitator and scribe from the City of Ottawa. Based on the review of the notes provided to the study team and the discussion at the plenary, the majority of the people in attendance supported the Demonstration Plan. For a detailed review of the comments provided from each table on each of the Preliminary Land Use options, refer to Appendix H. Comments regarding the two Demonstration Plans presented for Abbott Street and the District Park are outlined below

The Continuous Abbott Street alignment was preferred by the people attending the Workshop:

- community connectivity
- link both existing and future communities
- cut through traffic is unlikely alternative east-west route compared to Hazeldean for cyclists

The Triangular layout for the district Park was preferred by the people attending the Workshop:

- better for buffering, traffic and noise
- Centrally located, good use of hydro corridors, long reach along TCT, larger

- good access and trail connections and use of hydro corridors
- better buffering and use of hydro corridors
- environmental and aesthetic benefits to adjacent TCT and hydro corridors

### 3.4.3.2 Roundtable Evaluation

Each participant was asked to complete an evaluation form. Thirty-three (33) forms were returned. The majority of the responses indicated the participants were highly satisfied with the process. Eighty-eight percent (88%) indicated that they felt that had much or very much influence on the decision making of the group.

### 3.4.3.3 Additional Review of Alternative Demonstration Plans

At the request of the City of Ottawa, additional input was sought into the Alternative Demonstration Plans. The plans and an explanation of the advantages and disadvantages of each were posted on the internet at [www.fernbankCDP.com](http://www.fernbankCDP.com) and sent to the Project Electronic Mailing List.

The general consensus was:

- Abbott St. should be continuous
- cycling connections
  - would reduce cut-through traffic on Stittsville Main Street
  - community integration

The district park should be central and triangular

- easy access
- appropriate buffers
- good use of hydro corridors
- increase potential wildlife habitat

## Section 4.0 Additional Forums

### 4.1 City of Ottawa Advisory Committees

The City of Ottawa has a number of volunteer Advisory Committees that provide advice to City Council, and contribute to the development of policies, programs and initiatives. A number of pertinent Committees were made aware of the project and invited to provide input during the process.

- Business Advisory Committee
- Environmental Advisory Committee
- Pedestrian and Transit Advisory Committee
- Ottawa Forests and Greenspace Advisory Committee
- Health and Social Services Advisory Committee
- Parks and Recreation Advisory Committee
- Local Architectural Conservation Advisory Committee
- Rural Issues Advisory Committee

### 4.2 Infrastructure Review Team

The Study Team Engineers met on a regular basis with the key City departments and GRA that were involved in the water, sanitary and stormwater review and approvals. Key team members included representatives from:

- Muncaster Environmental Planning
- Parish Geomorphic
- Novatech
- City of Ottawa
- MNR
- RVCA
- MVCA
- DFO



### **4.3 Councillor Meetings**

Councillor Qadri and Pierre Dufresne, from Tartan Corporation, met with some Caribou St. residents about the Fernbank CDP to clarify the past discussions that the Councillor and Pierre have had separately with this group. The meeting took place on Tuesday, June 5 at 6 p.m. at Scotiabank Place prior to the Fernbank CDP public meeting at 7 p.m.

## **Appendix A – Notice of Study Commencement**

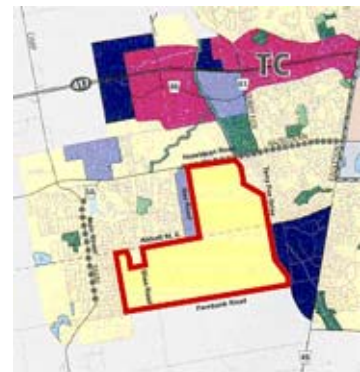
- City of Ottawa Website Posting ([ottawa.ca](http://ottawa.ca))
- Fernbank Community Design Plan Website Posting ([ferbankcdp.com](http://ferbankcdp.com))
- Ottawa Citizen Advertisement – September, 21 & October 2, 2006
- Le Droit Advertisement – October 2, 2006
- Kanata Kourier – October 20, 2006
- Stittsville Weekender – October 20, 2006 and November 24, 2006

[Home](#) > [Residents](#) > [Public Consultations](#) > Fernbank Community Design Plan & Integrated Environmental Assessment Process

## Fernbank Community Design Plan & Integrated Environmental Assessment Process

---

Study Area Map



[Click here to enlarge](#)

### Notice of Study Commencement

Preparation of a Community Design Plan (CDP) has begun for the Fernbank Community. The study area encompasses approximately 650 hectares (1,600 acres) of land between the established communities of Stittsville, Kanata West and Kanata South, extending south to Fernbank Road, within the west urban area of the City of Ottawa. The City of Ottawa and a consulting team, led by Walker, Nott, Dragicevic Associates Limited, is carrying out this study in consultation and coordination with Provincial agencies and ministries.

The objective of the CDP is to create a blueprint, which will help shape the Fernbank Community as a very liveable community, with a land use plan, a demonstration plan, a parks and recreation plan, an environmental management plan, a master servicing plan, a transportation and transit master plan and design guidelines. Throughout the CDP the consultant team will examine the interface of the Fernbank area with the existing adjacent communities. The policy objectives of the City of Ottawa Official Plan (2003) will provide guidance in the preparation of the CDP. The CDP will be implemented through amendments to the City of Ottawa Official Plan (2003).

The preparation of the CDP will be harmonized with the Environmental Assessment (EA) processes for required infrastructure within the Study Area. In accordance with the Municipal Engineers Association (MEA) Class Environmental Assessment (Section A.2.9) process, the Planning Act requirements for the implementing Official Plan Amendment and MEA Class EA processes will be integrated.

Public input and comment are invited for incorporation into the planning and design of the Community Design Plan and other supporting plans as identified herein. Input and participation will be achieved through a combination of workshops and public meetings. Watch for notices of upcoming events in your newspaper and on-line at [www.fernbankCDP.com](http://www.fernbankCDP.com).

For more information on this project, or to be added to our mailing list, please contact:

Myles Mahon Community Planner

Community Planning & Design Division  
City of Ottawa  
4<sup>th</sup> Floor, 110 Laurier Avenue West  
Ottawa, ON - Mail Code 1-15  
Tel: 613-580-2424 ext. 27817  
Fax: 613-580-2459  
E-mail: [Myles Mahon](mailto:Myles.Mahon@ottawa.ca)

Wendy Nott FCIP, RPP, Senior Principal

Walker, Nott, Dragicevic Associates Limited

172 St. George Street,

Toronto, ON M5R 2M7

Phone: 1-866-968-3511

Fax: 416-960-0172

Email: [wnott@wndplan.com](mailto:wnott@wndplan.com)

Web: [www.wndplan.com/](http://www.wndplan.com/)

WC018054

[Accueil](#) > [Résidents](#) > [Consultations publiques](#) > Plan de conception et processus d'évaluation environnementale intégré de Fernbank

## Plan de conception et processus d'évaluation environnementale intégré de Fernbank

### Avis de début d'étude

L'élaboration du plan de conception communautaire (PCC) de la collectivité de Fernbank a commencé. L'aire à l'étude comprend environ 650 hectares (1 600 acres) de terrain s'étendant entre les collectivités établies de Stittsville, Kanata Ouest et Kanata Sud jusqu'au chemin Fernbank, au sud, dans le secteur urbain ouest de la Ville d'Ottawa. La Ville d'Ottawa et une équipe d'experts-conseils, dirigée par Walker, Nott, Dragicevic Associates Limited, mènent l'étude en collaboration avec des organismes et des ministères provinciaux.

Le but du PCC est de dresser un plan directeur visant à aménager Fernbank en une collectivité où il fait bon vivre, comprenant un plan d'utilisation des terres, un plan de démonstration, un plan d'aménagement des parcs et des installations récréatives, un plan environnemental, un plan directeur de raccordement aux services ainsi qu'un plan directeur et des lignes directrices de conception des transports en commun. Tout au long de l'élaboration du PCC, l'équipe d'experts-conseils examinera l'interface entre le secteur de Fernbank et les collectivités adjacentes. Les orientations du Plan officiel (2003) de la Ville d'Ottawa guideront la préparation du PCC. Le Plan sera mis en œuvre par le biais de modifications au Plan officiel (2003) de la Ville.

La préparation du PCC sera harmonisée avec les processus d'évaluation environnementale relatifs aux infrastructures nécessaires dans l'aire à l'étude. Conformément au processus d'évaluation environnementale de portée générale de la Municipal Engineers Association (MEA), les exigences de la *Loi sur l'aménagement du territoire relatives* à la mise en œuvre des processus de modification du Plan officiel et de l'évaluation environnementale seront intégrées.

Le public est invité à formuler des avis et des observations, qui seront intégrés à la planification et à l'élaboration du plan de conception communautaire et d'autres plans complémentaires énoncés ci-dessus. Des ateliers et des réunions publiques seront organisés à cette fin. Surveillez l'annonce des prochains événements dans les journaux ou en ligne à [www.fernbankCDP.com](http://www.fernbankCDP.com).

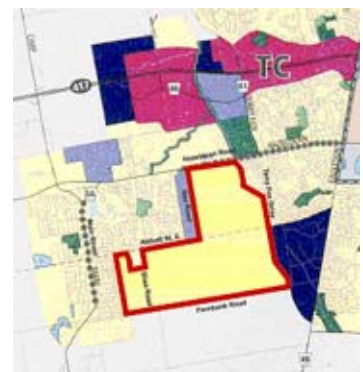
Pour obtenir un complément d'information sur ce projet ou pour faire ajouter votre adresse à la liste d'envoi, veuillez communiquer avec

Myles Mahon, agent de planification communautaire

Division de l'aménagement et de la conception communautaires  
Ville d'Ottawa

110, avenue Laurier ouest, 4<sup>e</sup> étage  
Ottawa, ON - Mail Code 1-15  
Ottawa (ON) - courrier interne : 1-15

Limite de la zone d'étude



[Cliquez ici pour agrandir l'image](#)

Tél. : 613-580-2424, poste 27817  
Télé. : 613-580-2459  
Courriel : [Myles Mahon](mailto:Myles.Mahon)

Wendy Nott, F.C.I.P, R.P.P., directrice principale

Walker, Nott, Dragicevic Associates Limited  
172, rue St. George  
Toronto (ON) M5R 2M7  
Tél. : 1-866-968-3511  
Télé. : 416-960-0172  
Courriel : [wnott@wndplan.com](mailto:wnott@wndplan.com)  
Site Web : [www.wndplan.com](http://www.wndplan.com)

WC018055



## Fernbank Community Design Plan

- [Home](#)
- [Documents](#)
- [Contact Us](#)
- [Open House](#)

[\[ Login \]](#)

---site search---

Search

Final Notice of Commencement (Notification  
Finale de Commencement)

### Latest News

[Final Notice of Commencement \(English\)  
\(PDF\)](#)

[\(Notification Finale de Commencement\)  
\(Français\) \(PDF\)](#)

- [Existing Conditions Reports - January](#)

[Fernbank CDP Existing Conditions Report -  
Hydrogeology](#) (English) (PDF)

[Fernbank CDP Existing Conditions Report -  
Geomorphology Addendum A&B](#) (English) (PDF)

[Fernbank CDP Existing Conditions Report - Natural  
Environment Addendum](#) (English) (PDF)

[< Prev](#)

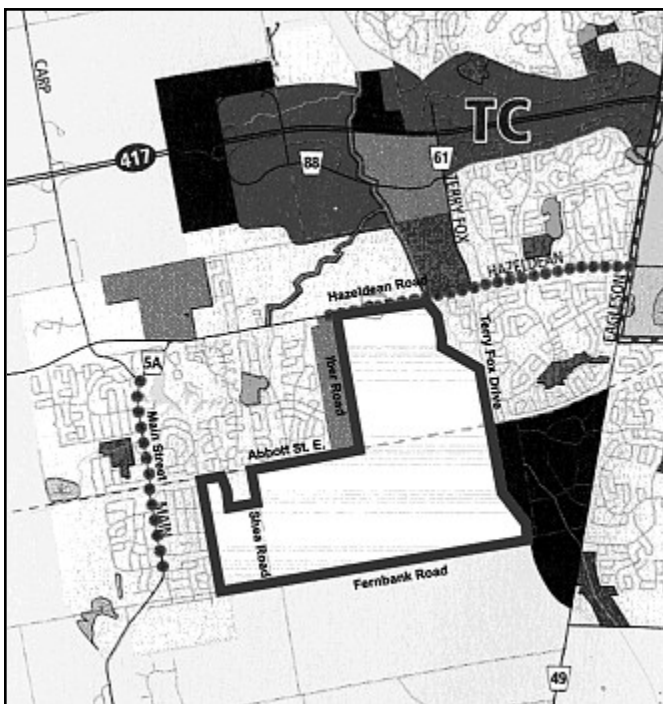
[Next >](#)

# Notice of Study Commencement

## Fernbank Community Design Plan & Integrated Environmental Assessment Process

Preparation of a Community Design Plan (CDP) has begun for the Fernbank Community. The study area encompasses approximately 650 hectares (1,600 acres) of land between the established communities of Stittsville, Kanata West and Kanata South, extending south to Fernbank Road, within the west urban area of the City of Ottawa. The City of Ottawa and a consulting team, led by Walker, Nott, Dragicevic Associates Limited, is carrying out this study in consultation and coordination with Provincial agencies and ministries.

The objective of the CDP is to create a blueprint, which will help shape the Fernbank Community as a very liveable community, with a land use plan, a demonstration plan, a parks and recreation plan, an environmental management plan, a master servicing plan, a transportation and transit master plan and design guidelines. Throughout the CDP the consultant team will examine the interface of the Fernbank area with the existing adjacent communities. The policy objectives of the City of Ottawa Official Plan (2003) will provide guidance in the preparation of the CDP. The CDP will be implemented through amendments to the City of Ottawa Official Plan (2003).



The preparation of the CDP will be harmonized with the Environmental Assessment (EA) processes for required infrastructure within the Study Area. In accordance with the Municipal Engineers Association (MEA) Class Environmental Assessment (Section A.2.9) process, the Planning Act requirements for the implementing Official Plan Amendment and MEA Class EA processes will be integrated.

Public input and comment are invited for incorporation into the planning and design of the Community Design Plan and other supporting plans as identified herein. Input and participation will be achieved through a combination of workshops and public meetings. Watch for notices of upcoming events in your newspaper and on-line at [ottawa.ca](http://ottawa.ca) and [fernbankCDP.com](http://fernbankCDP.com).

For more information on this project, or to be added to our mailing list, please contact:

Myles Mahon, Community Planner  
Community Planning  
& Design Division  
City of Ottawa  
110 Laurier Avenue West, 4th Floor  
Mail Code 1-15  
Ottawa, ON K1P 1J1  
Tel.: 613-580-2424 ext. 27817  
Fax: 613-580-2459  
E-mail: [myles.mahon@ottawa.ca](mailto:myles.mahon@ottawa.ca)

Wendy Nott, FCIP, RPP  
Senior Principal  
Walker, Nott, Dragicevic  
Associates Limited  
172 St. George Street,  
Toronto, ON M5R 2M7  
Tel: 1-866 968-3511  
Fax: 416-960-0172  
E-mail: [wnott@wndplan.com](mailto:wnott@wndplan.com)  
Web: [wndplan.com](http://wndplan.com)





Some familiar faces return to St. Isidore Catholic School on Tuesday (Oct. 17) to mark the school's 50th year. From left, former principals Linda Gilmour (2002-05) and Mary Moss (1989-93), current principal Theresa Kryski, and former principals Bob Santos (1997-2001) and Gerry Gilmore (1993-97). The school celebrated the 50th anniversary with a mass for students at St. Isidore Church, and will mark the occasion again in the spring with the production of a play featuring the school's history. The one-room St. Isidore Catholic School opened in 1956 with 20 students in attendance. Today, 500 children attend the much-expanded school on March Road.

FEATURE LISTINGS

OPEN HOUSE SUN. 2-4



22 BRIDGESTONE DRIVE Well maintained, immaculate 3 bedroom in desirable Emerald Meadows. Features vinyl windows, central air, central vac. Why rent when you can buy? \$199,000

OPEN HOUSE SUN. 2-4



59 FORILLON CRESCENT Great 3 bedroom plus 2nd storey loft on a great street in Bridlewood. Hardwood through Living, Dining and Family Rooms. Master has luxury ensuite and walk in. 2 min. to W.O. Mitchell Elementary School. \$347,000

1357 C



Alison Edwards

Sales Representative



I would be pleased to provide you a no cost, no obligation Buyer Consultation or Home Evaluation

592-6400

www.alisonedwards.com

alisonedwards@royallepage.ca

Think local, shop local – The Kourier-Standard is your community's newspaper

HARDWOOD FLOORING LIQUIDATION CENTRE

Over \$5,000,000

In hardwood flooring will be sold at less than wholesale Open to the Public

OPENING SPECIAL

1000 sq.ft., 3/4 maple, unfinished \$199 3500 sq.ft., odd lots, prefinished 1 sq.ft.

EXOTICS

Macaranduba, Jatoba Natural, Brazilian Walnut, Merbau, Sucupira Natural, Piringa, & more

\$3.99 sq.ft.

DOMESTIC HARDWOOD

Including Ash, Red Oak, Hickory, Maple and Cherry

\$2.99 sq.ft.

ENGINEERED FLOORING

from 99¢ sq.ft. (Limited Quantities)

OVER 30,000 SQ.FT.

OF LAMINATE IN-STOCK FROM 99¢

VISA, MC, INTERAC, CASH

HOURS: Mon. - Wed. 10-6 Thurs - Fri. 10-8 Sat. 10-5 Sun. 10-4

Sale Conducted by CELEBRITY FLOORING

2477 Kaladar Ave. Ottawa Site Telephone 613-738-9200

Some flooring may have slight imperfections

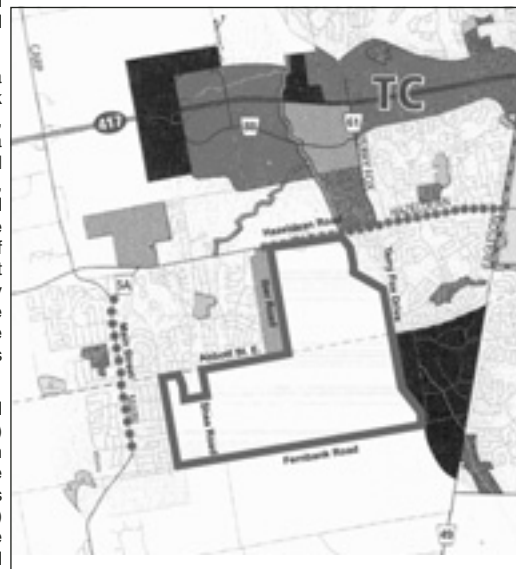


Information ottawa.ca City services 3-1-1 TTY 613-580-2401

Notice of Study Commencement Fernbank Community Design Plan & Integrated Environmental Assessment Process

Preparation of a Community Design Plan (CDP) has begun for the Fernbank Community. The study area encompasses approximately 650 hectares (1,600 acres) of land between the established communities of Stittsville, Kanata West and Kanata South, extending south to Fernbank Road, within the west urban area of the City of Ottawa.

The objective of the CDP is to create a blueprint, which will help shape the Fernbank Community as a very liveable community, with a land use plan, a demonstration plan, a parks and recreation plan, an environmental management plan, a master servicing plan, a transportation and transit master plan and design guidelines. Throughout the CDP the consultant team will examine the interface of the Fernbank area with the existing adjacent communities.



The preparation of the CDP will be harmonized with the Environmental Assessment (EA) processes for required infrastructure within the Study Area. In accordance with the Municipal Engineers Association (MEA) Class Environmental Assessment (Section A.2.9) process, the Planning Act requirements for the implementing Official Plan Amendment and MEA Class EA processes will be integrated.

Public input and comment are invited for incorporation into the planning and design of the Community Design Plan and other supporting plans as identified herein. Input and participation will be achieved through a combination of workshops and public meetings. Watch for notices of upcoming events in your newspaper and on-line at ottawa.ca and www.fernbankCDP.com.

For more information on this project, or to be added to our mailing list, please contact:

Myles Mahon Community Planner Community Planning & Design Division City of Ottawa 4th Floor, 110 Laurier Avenue West Ottawa, ON - Mail Code 1-15 Tel: 613-580-2424 ext. 27817 Fax: 613-580-2459 Email: Myles.Mahon@ottawa.ca

Wendy Nott FCIP, RPP, Senior Principal Walker, Nott, Dragicevic Associates Limited 172 St. George Street, Toronto, ON M5R 2M7 Phone: 1-866 968-3511 Fax: 416-960-0172 E-mail: wnott@wndplan.com

# Semi-annual well water sample blitz is here next week

The semi-annual well water sample collection blitz is coming up in Goulbourn next week.

In this blitz, homeowners can collect well water samples in Ontario Ministry of Health water collection bottles and then drop them off at community locations for testing. The testing will be done for free, with the results provided to the homeowner.

The drop-off times and locations for the upcoming well water sample collection blitz are Monday, October 23 from 7 p.m. to 9 p.m. at the Richmond Memorial Community Centre; Tuesday, October 24, from 7:30 a.m. to 12 noon, also at the Richmond Memorial Community Centre; Tuesday, October

24 from 6:30 a.m. to 6 p.m. at both the Ashton General Store in Ashton and Mac's in Munster; and Wednesday, October 25 from 7:30 a.m. to 12 noon at the former Goulbourn municipal building at Stanley's Corners.

Bottles to be used in this well water sample collection blitz can be picked up at any time at the Home Hardware stores in both Stittsville and Richmond, at the Ashton General Store in Ashton, at the Richmond Memorial Community Centre and at Mac's in Munster.

For more information about this well water sample collection blitz, please contact city of Ottawa Public Health Nurse Janice Tughan at 613-580-6744, extension 26176.



Trees line the boulevard at the divided road entrance to the Country Club Estates subdivision which is located on the south side of highway seven in Goulbourn west of Stittsville. Staff photo

## HARDWOOD FLOORING LIQUIDATION CENTRE

# Over \$5,000,000

*In hardwood flooring will be sold at less than wholesale Open to the Public*

### OPENING SPECIAL

1000 sq.ft., 3/4 maple, unfinished **\$1<sup>99</sup>** sq.ft.

3500 sq.ft., odd lots, prefinished **\$1<sup>99</sup>** sq.ft.

<p style="text-align: center;"><b>EXOTICS</b></p> <p style="text-align: center;"><i>Macaranduba, Jatoba Natural, Brazilian Walnut, Merbau, Sucupira Natural, Piringa, &amp; more</i></p> <p style="text-align: center;"><b>\$3.99</b> sq.ft.</p>	<p style="text-align: center;"><b>DOMESTIC HARDWOOD</b></p> <p style="text-align: center;"><i>Including Ash, Red Oak, Hickory, Maple and Cherry</i></p> <p style="text-align: center;"><b>\$2.99</b> sq.ft.</p>
<p style="text-align: center;"><b>ENGINEERED FLOORING</b></p> <p style="text-align: center;"><b>from 99¢</b> sq.ft. <small>(Limited Quantities)</small></p>	<p style="text-align: center;"><b>OVER 30,000 SQ.FT. OF LAMINATE IN-STOCK FROM 99¢</b></p>

**VISA, MC, INTERAC, CASH**

**HOURS:**  
Mon. - Wed. 10-6  
Thurs - Fri. 10-8  
Sat. 10-5  
Sun. 10-4

*Sale Conducted by*

## CELEBRITY FLOORING

2477 Kaladar Ave. Ottawa  
Site Telephone 613-738-9200

*Some flooring may have slight imperfections*

**Information**  
**ottawa.ca**  
City services **3-1-1**  
TTY 613-580-2401

### Notice of Study Commencement Fernbank Community Design Plan & Integrated Environmental Assessment Process

Preparation of a Community Design Plan (CDP) has begun for the Fernbank Community. The study area encompasses approximately 650 hectares (1,600 acres) of land between the established communities of Stittsville, Kanata West and Kanata South, extending south to Fernbank Road, within the west urban area of the City of Ottawa. The City of Ottawa and a consulting team, led by Walker, Nott, Dragicevic Associates Limited, is carrying out this study in consultation and coordination with Provincial agencies and ministries.

The objective of the CDP is to create a blueprint, which will help shape the Fernbank Community as a very liveable community, with a land use plan, a demonstration plan, a parks and recreation plan, an environmental management plan, a master servicing plan, a transportation and transit master plan and design guidelines. Throughout the CDP the consultant team will examine the interface of the Fernbank area with the existing adjacent communities. The policy objectives of the City of Ottawa Official Plan (2003) will provide guidance in the preparation of the CDP. The CDP will be implemented through amendments to the City of Ottawa Official Plan (2003).

The preparation of the CDP will be harmonized with the Environmental Assessment (EA) processes for required infrastructure within the Study Area. In accordance with the Municipal Engineers Association (MEA) Class Environmental Assessment (Section A.2.9) process, the Planning Act requirements for the implementing Official Plan Amendment and MEA Class EA processes will be integrated.

Public input and comment are invited for incorporation into the planning and design of the Community Design Plan and other supporting plans as identified herein. Input and participation will be achieved through a combination of workshops and public meetings. Watch for notices of upcoming events in your newspaper and on-line at [ottawa.ca](http://ottawa.ca) and [www.fernbankCDP.com](http://www.fernbankCDP.com).

For more information on this project, or to be added to our mailing list, please contact:

<p>Myles Mahon Community Planner Community Planning &amp; Design Division City of Ottawa 4<sup>th</sup> Floor, 110 Laurier Avenue West Ottawa, ON - Mail Code 1-15 Tel: 613-580-2424 ext. 27817 Fax: 613-580-2459 Email: <a href="mailto:Myles.Mahon@ottawa.ca">Myles.Mahon@ottawa.ca</a></p>	<p>Wendy Nott FCIP, RPP, Senior Principal Walker, Nott, Dragicevic Associates Limited 172 St. George Street, Toronto, ON M5R 2M7 Phone: 1-866-968-3511 Fax: 416-960-0172 E-mail: <a href="mailto:wnott@wndplan.com">wnott@wndplan.com</a></p>
---	---



# Laura Black highlights the plight of today's farmers

The plight of today's farmers and rural-based businesses of all sorts was the focus of the most recent meeting of the Goulbourn Historical Society thanks to guest speaker Laura Black of Goulbourn.

She brought the issues that are threatening the

existence of the family farm as well as the survival of various rural-based businesses such as sawmills, maple syrup operations and poultry and egg producers to life not only with her comments but also by showing two segments from her documentary "The

Rural Revolution: A Fight for Survival".

She told those attending the meeting at the Goulbourn Museum at Stanley's Corners that she made the documentary, which was one and a half years in the making, in order to spread the word about the issues which are currently facing family farms and rural-based business, much of it because of new government regulations.

Now 24 years of age, she told how she has lived all of her life on the family farm in Goulbourn, a farm which has been home to six generations of her family.

It was when she was about 12 years old that she discovered her passion for film making, enticing her family members into little films that she would make. After attending South Carleton High School in Richmond, she went off to Queen's University in Kingston where she gradu-

ated in 2004 in film studies.

When she returned home after her years away at university, it was a year after the mad cow disease situation.

She discovered that this had a great impact on the local farming community, virtually eliminating income for beef farmers due to the restrictions on the cattle trade with the United States.

One day she went to a farm auction with her father and brother, taking along her video camera. This was the beginning of her year and a half of work to document the crisis that was challenging family farms all across the province. She attended farm rallies and demonstrations, filming them and interviewing affected farmers.

This grew into a wider documentary, not only dealing with the farm crisis but

also with the challenges facing various rural-based businesses due to increased government regulation.

This includes rural sawmills, campgrounds, farmers' markets, maple syrup operations and poultry and egg producers.

Laura's insights and comments at the meeting were reinforced by input received from her sister, Stacey Black and her mother, Marlene Black, at the meeting, both of whom gave additional comment on the issues currently facing family farms and rural based businesses.

Laura Black pointed out that there are a lot of new regulations coming down from the government on farmers in general. She noted that the large factory farms which the government seems to want to replace family farms have no problem complying with

these regulations whereas small family farms are less able to comply.

She lamented that losing family farms will mean losing all of that culture and heritage that currently forms part of the family farm tradition.

Laura Black lamented the rural/urban gap which has developed, saying that making her documentary was the only way that she knew of how to try to bridge this gap and tell the story of the current issues facing rural residents today.

At the conclusion of her one and a half hour presentation, Laura Black was presented with a certificate of appreciation from the Goulbourn Historical Society by Historical Society president Robin Derrick. He also presented her with a gift of appreciation for being the Historical Society's guest speaker.

## Memoir Writing Group of the Historical Society

The Memoir Writing Group of the Goulbourn Historical Society is meeting regularly and offers an open invitation for anyone to attend.

The next meeting of this Memoir Writing Group will be held this Tuesday, November 28 at 10 a.m. in the History Centre beside the Goulbourn Museum at Stanley's Corners just south of Stittsville.

The Memoir Writing Group meets on the fourth Tuesday of each month. It is an informal group whose members meet to chat and to share memories. It is a great way to record family history for future generations, record thoughts and impressions of events or simply share some humour or stories.

Everyone is most welcome to attend.



**Information**  
ottawa.ca  
City services **3-1-1**  
TTY 613-580-2401

### Notice of Study Commencement Fernbank Community Design Plan & Integrated Environmental Assessment Process

Preparation of a Community Design Plan (CDP) has begun for the Fernbank Community. The study area encompasses approximately 650 hectares (1,600 acres) of land between the established communities of Stittsville, Kanata West and Kanata South, extending south to Fernbank Road, within the west urban area of the City of Ottawa. The City of Ottawa and a consulting team, led by Walker, Nott, Dragicevic Associates Limited, is carrying out this study in consultation and coordination with Provincial agencies and ministries.

The objective of the CDP is to create a blueprint, which will help shape the Fernbank Community as a very liveable community, with a land use plan, a demonstration plan, a parks and recreation plan, an environmental management plan, a master servicing plan, a transportation and transit master plan and design guidelines. Throughout the CDP the consultant team will examine the interface of the Fernbank area with the existing adjacent communities. The policy objectives of the City of Ottawa Official Plan (2003) will provide guidance in the preparation of the CDP. The CDP will be implemented through amendments to the City of Ottawa Official Plan (2003).

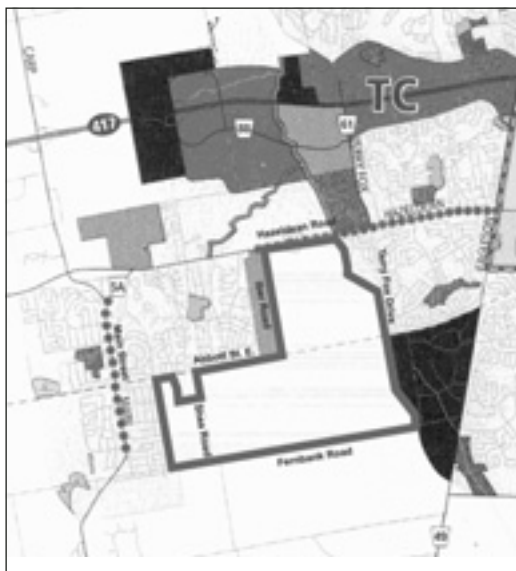
The preparation of the CDP will be harmonized with the Environmental Assessment (EA) processes for required infrastructure within the Study Area. In accordance with the Municipal Engineers Association (MEA) Class Environmental Assessment (Section A.2.9) process, the Planning Act requirements for the implementing Official Plan Amendment and MEA Class EA processes will be integrated.

Public input and comment are invited for incorporation into the planning and design of the Community Design Plan and other supporting plans as identified herein. Input and participation will be achieved through a combination of workshops and public meetings. Watch for notices of upcoming events in your newspaper and on-line at [ottawa.ca](http://ottawa.ca) and [www.fernbankCDP.com](http://www.fernbankCDP.com).

For more information on this project, or to be added to our mailing list, please contact:

Myles Mahon Community Planner  
Community Planning & Design Division  
City of Ottawa  
4<sup>th</sup> Floor, 110 Laurier Avenue West  
Ottawa, ON - Mail Code 1-15  
Tel: 613-580-2424 ext. 27817  
Fax: 613-580-2459  
Email: [Myles.Mahon@ottawa.ca](mailto:Myles.Mahon@ottawa.ca)

Wendy Nott FCIP, RPP, Senior Principal  
Walker, Nott, Dragicevic Associates Limited  
172 St. George Street,  
Toronto, ON M5R 2M7  
Phone: 1-866-968-3511  
Fax: 416-960-0172  
E-mail: [wnott@wndplan.com](mailto:wnott@wndplan.com)



*Glenn Kerry, Julie Tubman, John Kerry and Ron Bidgood*

*After 52 years of caring for the community, the Kerry Family would like to say thank you for your support over these many years, and would proudly like to introduce you to the Tubman Family whom they have chosen to carry on in the family tradition.*

### Please join us at our open house



**Tubman Kerry**  
ALMONTE CHAPEL



**Tubman Kerry**  
CARLETON PLACE CHAPEL



**Tuesday, November 28, 2006**  
3:30 p.m. to 5:30 p.m.

154 Elgin St., Almonte  
613-256-2160

**Wednesday, November 29, 2006**  
3:30 p.m. to 5:30 p.m.

61 Lake Ave. W., Carleton Place  
613-257-2303

## **Appendix B – Core Project Team Meetings**

**FERNBANK COMMUNITY DESIGN PLAN  
CORE PROJECT TEAM MEETING**

**MEETING AGENDA – AUGUST 28, 2006**

**1. Administrative Items**

- Format/Timing for meetings (Wendy Nott, Lesley Paterson)
- Roles and Responsibilities of City & Sponsoring Landowners Group
  - o Minutes
  - o Scheduling
  - o Notices
- Contact list (Scott Walker)
- Web-site (Wendy Nott/Scott Walker)
- Community Associations “Roundtable” Meeting(s) Update (Councillors, Graham Bird)
- Refined Public Consultation Plan (Kelly Roberts)
- Notice of Study Commencement (Kelly Roberts)
- Status of Work Plan Approvals by Relevant Departments and Agencies
  - o Natural Environment (Bernie Muncaster & Lise Guevremont)
  - o Transportation (Brendan Reid & Mona Abouhenidy)
  - o Servicing/Drainage/ Fluvial Geomorphology (John Riddell, John Parish, Roman Diduch)

**2. Terms of Reference (Overview)**

- Review Purpose of Step 1 - Existing Conditions (Wendy Nott)
- EA Considerations (Kelly Roberts)

**3. Overview of Existing Conditions Work to Date – Step 1 of CDP Process**

- Land Use (Scott Walker)
- Subwatershed/ Natural Environment (Bernie Muncaster)
- Fluvial Geomorphology (John Parish)
- Transportation (Brendan Reid)
- Infrastructure/ Master servicing components (John Riddell)
- Archaeological/ Cultural Heritage (Ken Swayze)
- Parks & Recreation (Scott Walker)

**4. Next Steps**

- 4.1 PAC Formulation
  - o Community Associations Meeting(s)
  - o Selecting Advisory Committee Representatives
- 4.2 Next CPT Meeting – Expectations
  - o Updated Existing Conditions Mapping
  - o Draft Guiding Principles
  - o Public Workshop Preparations (Storyboards/Exhibits)
- 4.3 TAC/ PAC Meetings

August 28, 2006  
Fernbank Community Design Plan  
August 2006 Core Project Team Meeting

City of Ottawa – Colonel-By Room  
1:30pm – 4:00 pm

**[Action Items in Bold]**

Attendees

Myles Mahon – MM	(City – Community Planning & Design) – Co-Chair
Wendy Nott – WN	(WND – Consulting Team) – Co-Chair
Peter Nesbitt – PN	(Brookfield Homes- Sponsoring Landowner)
Graham Bird – GB	(Graham Bird & Associates - Consulting Team)
Brian Karam – BK	(WestPark – Sponsoring Landowner)
Steve Upton – SU	(Del Corporation – Sponsoring Landowner)
Darlene Conway – DC	(City – Planning & Growth Management)
Rebecca Luhn-Jensen - RLJ	(City – Community & Protective Services)
Carol Christensen – CC	(City – Environmental Sustainability)
Lesley Paterson – LP	(City – Community Planning & Design)
Councillor Peggy Feltmate – CPF	(City – Kanata Ward)
Jennifer Carreira – JC	(City - Policy and Communications Advisor to J. Stavinga)
Charles Rousseau – CR	(City - Policy and Communications Advisor to G. Brooks)
Councillor Glenn Brooks – CGB	(City – Rideau Ward)
Rob Phillip – RP	(City – Planning & Infrastructure Approvals)
Don Herweyer – DH	(City – Planning & Infrastructure Approvals)
Mona Abouhenidy – MA	(City – Transportation Strategy Planning)
Steven Stoddard – SS	(City – Transportation Strategy Planning)
Brendan Reid – BR	(Delcan – Consulting Team)
Ken Swayze – KS	(Kinickinick Heritage Consultants – Consulting Team)
Kelly Roberts – KR	(Delcan – Consulting Team)
John Riddell – JR	(Novatech – Consulting Team)
John Parish – JP	(Parish Geomorphic – Consulting Team)
Bernie Muncaster – BM	(Muncaster Environmental – Consulting Team)
Scott Walker – SW	(WND – Consulting Team)

**1. Administrative Items**

Format/Timing for meetings

It was agreed that future CPT meetings would be held on the fourth Monday of each month, excluding December, and that the meetings would occur at 1:30 pm on each occasion. The following dates were tentatively set for the next CPT meetings:

September 25, 2006 (City Hall –Honeywell Room has been confirmed);  
October 23, 2006 (City Hall – Honeywell Room has been confirmed);  
November 27, 2006 (City Hall – Honeywell Room has been confirmed);  
No December meeting.

**[Note: The November 27<sup>th</sup> meeting is to include both incumbent and elected Councillors. The first public workshop will be rescheduled as is it is prior to inauguration. That date is to be confirmed with City staff]**

WN – A new CPT meeting schedule for the remainder of 2006 will be drafted and circulated in advance of the next CPT meeting. [**Action: WND**]

#### Roles and Responsibilities of City & Sponsoring Landowners Group

Minutes from previous meetings, draft agendas/meeting notices will be distributed to members of the CPT at least one week in advance of an upcoming meeting by the Consulting Team on behalf of the Sponsoring Landowners. [**Action: WND**]

At the commencement of each meeting draft minutes from preceding meetings would be brought forward and adopted.

#### Contact list

SW distributed a draft contact information list to members of the CPT. Revisions are to be provided back to SW by email (most were corrected and provided back to SW at the end of the meeting). SW to redistribute revised contact information list to the members of the CPT [**Action: WND**]

#### Web-site

BK – The Consulting Team/Sponsoring Landowners agreed to run all new materials to be posted on the private Fernbank CDP web-site by City staff (MM & LP to approve materials). The materials would be posted in chronological order.

MM – requested that links from private web-site to City web-site be implemented on both web-sites [agreed by all] Materials would also be posted on City web-site. [**Action: WND/MM to coordinate**]

MM – the City web site will provide a page with a broad overview of the process. [**Action: MM**]

WN – an appendix of all public comments will be posted on the private web-site with password access for members of the CPT. All comments that are provided to Consultant Team/ private web-site will be forwarded to MM/City.

MM - agreed to reciprocate with any comments he received.

WN – a “1-866” number is provided on the web-site. Any comments that are provided verbally will be transcribed and posted on the private web-site.

#### Community Associations “Roundtable” Meeting(s) Update

CR – September 29, 2006, is the cut-off date for holding City- sponsored public meetings/workshops relative to the November municipal elections[Note revised scheduling under Item 1.1 above]

CGB – have to remember that my role today is different to what it may be after the election (currently not the local Ward Councillor). Rideau and Goulbourn wards (excluding Stittsville) are to be amalgamated.

GB (Graham Bird) – provided an overview of who the PAC should consist of (need to find the right people) and indicated he would be working with the Councillor's offices to find the right mix.

BK – Representatives from the Holy Spirit Church and the Kanata Chamber of Commerce are two potential PAC members

The Councillor offices have agreed to identify groups and assemble a list of candidates for the Community Associations Roundtable meeting(s) in the next two to three weeks.

CPF – Kanata West held an extensive series of public workshops – we have to look at a wider group versus a smaller group for the PAC and define the roles well

GB – The PAC would assist in setting up the workshop formats.

CPF – would like to see the ability to add members to the PAC from the workshops.

WN – clarified that there are two levels of public involvement: the public at-large and the PAC. These levels are intended to be as inclusionary as possible.

**Action: GB to meet with each Councillor office to identify association members for the Community Association meetings and the PAC (e.g. Members of the three community associations, Holy Spirit Church & Chamber of Commerce).**

**Action: DC to provide MM with a list of those who attended the Stormwater Master Plan consultations for Kanata West and any other contacts from that planning process.**

#### Refined Public Consultation Plan

KR – Reviewed what consultation commitments formed part of the terms of reference and the efficiencies of an integrated EA/Planning Act process.

Not everyone on the Government Review Agency committee will want to attend for each step in the process.

WN – Circulated the original terms of reference meeting schedule. She indicated that it was up to the members of the GRA to determine whether or not they want to sit in on the TAC meetings.

MM – Noted that the school boards wanted to be included as part of the TAC [**Action: School Boards to be added to the TAC circulation list (by WND)**]

WN – reviewed the various meetings/ milestones in the fall. Many opportunities for public participation and all types of participation – will be workshops for CPT, TAC, PAC and the public at-large. Each step in the process has meetings and there may be more than one demonstration plan to show the alternatives.

DC – Indicated that Barrhaven South started of as an integrated EA process but was forced to stop to allow for the EA components to catch up (Master Servicing Plan and



Sub-watershed study could not keep up). It has to be an iterative process. It is important to keep things in line.

BK – it is important to note that we are much farther ahead due to the work done for the OMB hearings so there is better chance of not falling behind.

CPF – The City took “hits” over the way the Kanata West process unfolded. This process needs to integrate with that process – the first public open house we should expect a lot of negative comments resulting from that process. People will be asking that the processes be separated out (EA versus CDP). There was one staff member who did not want it to proceed as an integrated process. We should not rush this through.

RP – It should be noted that Vicki Mitchell at MOE is satisfied with an integrated process and participated in the drafting of the terms of reference.

GB – the person referred to by CPF was a local officer who was concerned with other areas needing EAs as a result of this work. We will make sure that the planning and EA processes are matched.

Notice of Study Commencement (Kelly Roberts)

KR – we have a draft notice and were wondering if it would be necessary to translate into French.

It was agreed that the **notices are to be in both official languages** and that they be **posted on the City’s web-site and linked to the Fernbank CDP web-site.**

**For the translation of notices, the City-approved translator is to be used (KR)**

**A bilingual person will be needed at the public meetings. (MM)**

**Notices are also to be posted in the following newspapers: Citizen, Le Droit, Sun (to be determined), Stittsville and Kanata local newspapers. The City is to provide the format through the Corporate Communications Division. (MM)**

**Action: All comments on the draft text for the Notice of Study Commencement are to be received by WND by Wednesday, September 6, 2006.**

WN – if no comments are received we will assume there are no comments to be provided and commence the translation into French.

Status of Work Plan Approvals by Relevant Departments and Agencies

JR – we have comments from the various departments and will incorporate them into the detailed work plans for the MSP and EMP.

JR and BM provided a brief overview of their work plans

CPF – requested that flow monitoring be conducted on the Carp River. – JR agreed to address this issue.

SS and MA had no significant comments on the transportation work plan but reserve the possibility of modify it as it proceeds.

JP reviewed the fluvial geomorphology work plan (identifying streams & sensitive watercourses), indicating that we are in the headwaters of these rivers and therefore there is some sensitivity. Conducting synoptic level surveys and monitoring quantity channel processes/ erosion thresholds/ how water and sediment move through the land. Kanata West data to be used.

## **2. Terms of Reference (Overview)**

### Review Purpose of Step 1 - Existing Conditions

WN – reviewed the Step 1 purpose:

- inform CDP process;
- identify information gaps and opportunities;
- serve as a spring board to address issues affecting the community (i.e. Community facilities);
- establish additional problems and opportunities as part of phase 1 of the MEA Class EA process

KR – reviewed the Integrated Class EA process using figure from Terms of reference, highlighting connecting steps.

## **3. Overview of Existing Conditions Work to Date – Step 1 of CDP Process**

### Land Use

SW reviewed items that are being reviewed, including the policy framework, zoning, existing land uses, proposed land uses and current applications and appeals.

### Subwatershed/ Natural Environment

BM reviewed natural environment/subwatershed work conducted to date, including fisheries, vegetation, wildlife/habitat, natural areas and hydrogeological and geotechnical work.

### Fluvial Geomorphology

JP reviewed stream survey work.

### Transportation

BR reviewed roads in the area and then indicated that the City would be soon updating their traffic intersection count data. He will be reviewing the levels of service and screen line data. The Queensway has spare capacity. Other areas to be reviewed include transit lines, pedestrian and cycling routes, model shares (including bicycle shares at screen lines), express transit routes, planned transitway infrastructure and park n' rides, Kanata Centre and Kanata North.

SS indicated that it will be interesting to see the rate of internalization in the future (for West Urban Area).

CPF – the screen line for the Kanata North Business Park is along March Road. Terry Fox is underutilized – should not be using Eagleson as the screen line.

SS – we will look at the phasing of the road network over time (in work program) – we will look at what the CDP will relieve versus the transportation master plan.

RLJ – bicycle screen lines should be looked at.

SS – the widening of Hazeldean is part of the long range financial plan review (EA done).

BR – Hazeldean is an important piece of infrastructure. 417 will have 8 lanes (2 HOV)/ Huntmar will provide north-south capacity/ the east-west LRT corridor needs to extend south of Hazeldean.

#### Infrastructure/ Master servicing components

JR reviewed the existing infrastructure in the area and work done (water/sanitary/stormwater) He also indicated that a request was in with Roman Diduch for the flow monitoring information. John Price of the Conservation Authority had indicated that the flow monitoring would have been completed in May.

DC – the flow monitoring should have been in the work plan – we have missed a season (spring).

**Action: MM to determine whether or not flow monitoring data in the study area is to be provided by the City.**

#### Archaeological/ Cultural Heritage

KS – reviewed the work that had been done and was going to be done in the future. Currently mapping areas of low to nil potential and areas of moderate to high potential (pre-European contact) as part of a Stage 1 Assessment. No listed or designated properties.

CR – indicated that the farmstead at 590 Hazeldean Road was a great example of barn construction, gothic revival architecture. Adaptive re-use of the barn is complicated. Would prefer that the farmstead be preserved in-situ.

SW – have to recognize that the site is directly across the street from a future transitway station (may have to move portions).

#### Parks & Recreation

SW indicated that a number of studies had been obtained (Pathway Network for the National Capital Region, Greenspace Master Plan). Will be looking at the capacities of the local recreational facilities.

#### **4. Next Steps**

##### **4.1 PAC Formulation**

Community Roundtable meetings with Councillors/ Graham Bird are to be scheduled for the week of September 8, 2006. Will be selecting representatives for the PAC.

##### **4.2 Next CPT Meeting – Expectations**

- Updated Existing Conditions Mapping
- Draft Guiding Principles
- Public Workshop Preparations (Storyboards/Exhibits)

##### **4.3 TAC/ PAC Meetings**

The first PAC & TAC meetings will occur in the first week of October to discuss the existing conditions mapping and draft Guiding Principles. (WND/MM to schedule)

## FERNBANK COMMUNITY DESIGN PLAN

### CORE PROJECT TEAM MEETING AGENDA – SEPTEMBER 25, 2006

- 1.0 Carp River Subwatershed Study/ Restoration EA (Susan Murphy)
- 2.0 Administrative Items
  - 2.1 CPT Minutes
  - 2.2 Roundtable Meeting Update (Wendy)
  - 2.3 Contact Information Lists (Wendy)
  - 2.4 Fall Meeting Schedule (Wendy)  
**[Note the following dates: Sept. 25/06 (CPT – 1:30 pm)  
Oct. 23/06 (CPT – 1:30 pm)  
TAC/PAC – TBD.  
Public Workshop – TBD.  
Nov. 27/06 (CPT – 1:30 pm)]**
  - 2.5 Workshop Overview
- 3.0 Overview of Existing Conditions Work to Date – Step 1 of CDP Process
  - 3.1 Land Use/Recreational Facilities (Wendy)
  - 3.2 Subwatershed/ Natural Environment (Bernie)
  - 3.3 Fluvial Geomorphology (John P.)
  - 3.4 Transportation (Brendan)
  - 3.5 Infrastructure/Master Servicing Components
  - 3.6 Archaeological/ Cultural Heritage (Ken)
- 4.0 Next Steps
  - 4.1 Formalize Meeting Schedule
  - 4.2 Next CPT Meeting – Expectations
  - 4.3 Workshop Preparations

# FERNBANK COMMUNITY DESIGN PLAN

City of Ottawa



## STEP 1 Existing Conditions

CORE PROJECT TEAM UPDATE

September 25, 2006

# **1.0 CARP RIVER SUBWATERSHED STUDY / RESTORATION EA**

## **2.0 ADMINISTRATIVE ITEMS**

### **2.1 CPT Meeting Minutes (August 28, 2006)**

### **2.2 Roundtable Meeting Update**

### **2.3 Contact Information Lists (TAC/PAC)**

### **2.4 Fall Meeting Schedule**

- CPT September 25, 2006
- CPT October 23, 2006 1:30pm
- TAC/PAC
- Public Workshop
- CPT November 27, 2006 1:30pm

### **2.5 Workshop Overview**



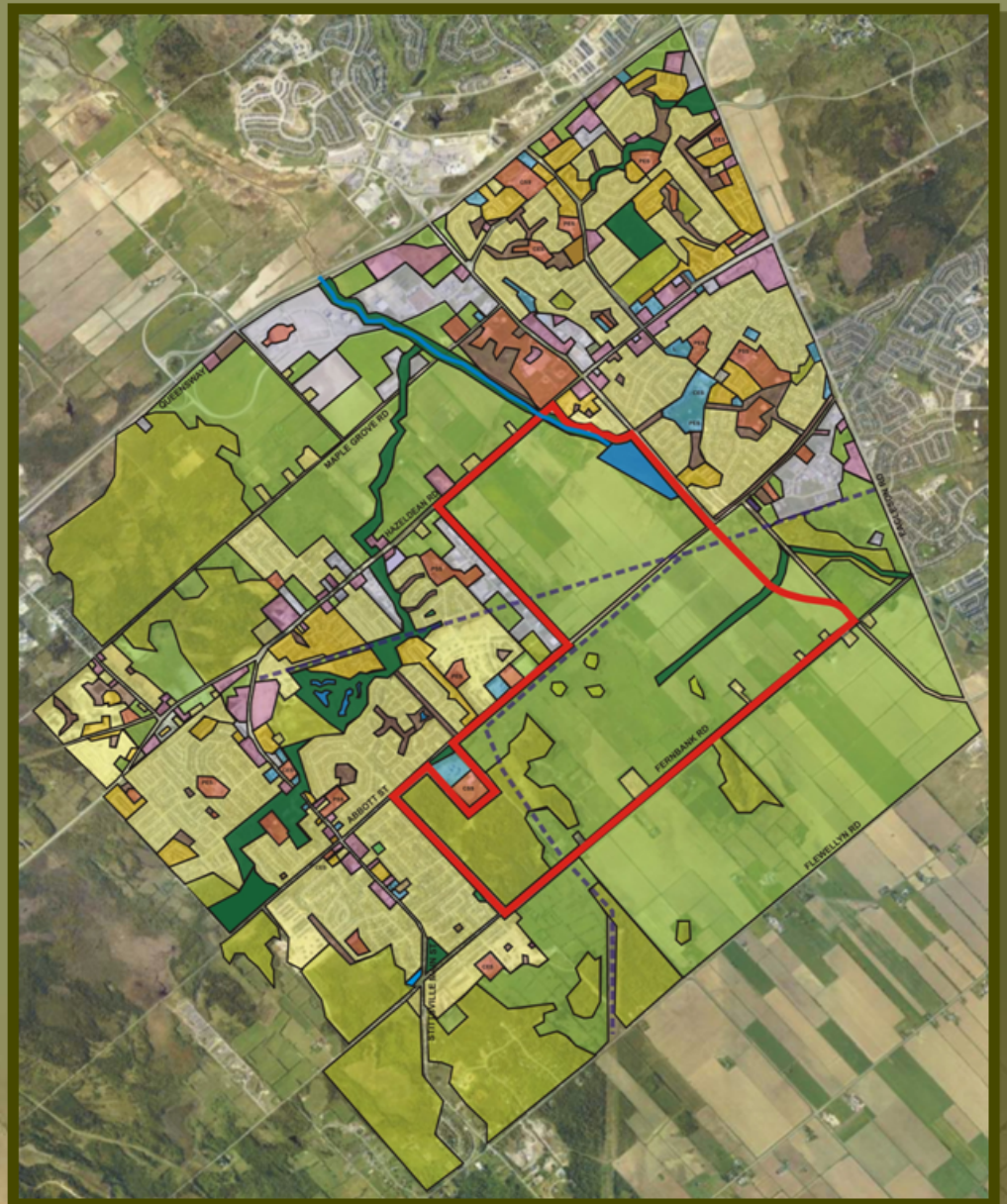
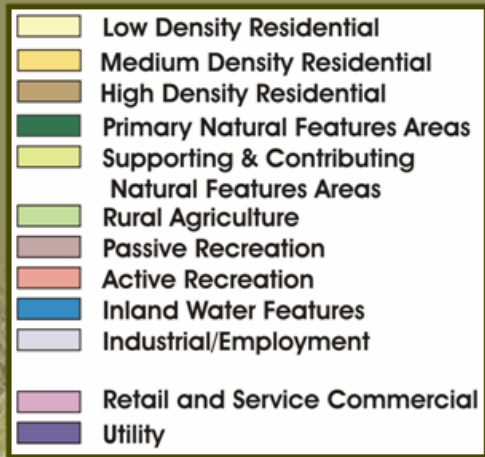


# 3.0 OVERVIEW OF EXISTING CONDITIONS

## WORK TO DATE – Step 1 of CDP Process

### 3.1 Land Use / Recreational Facilities

- Existing Land Use Survey





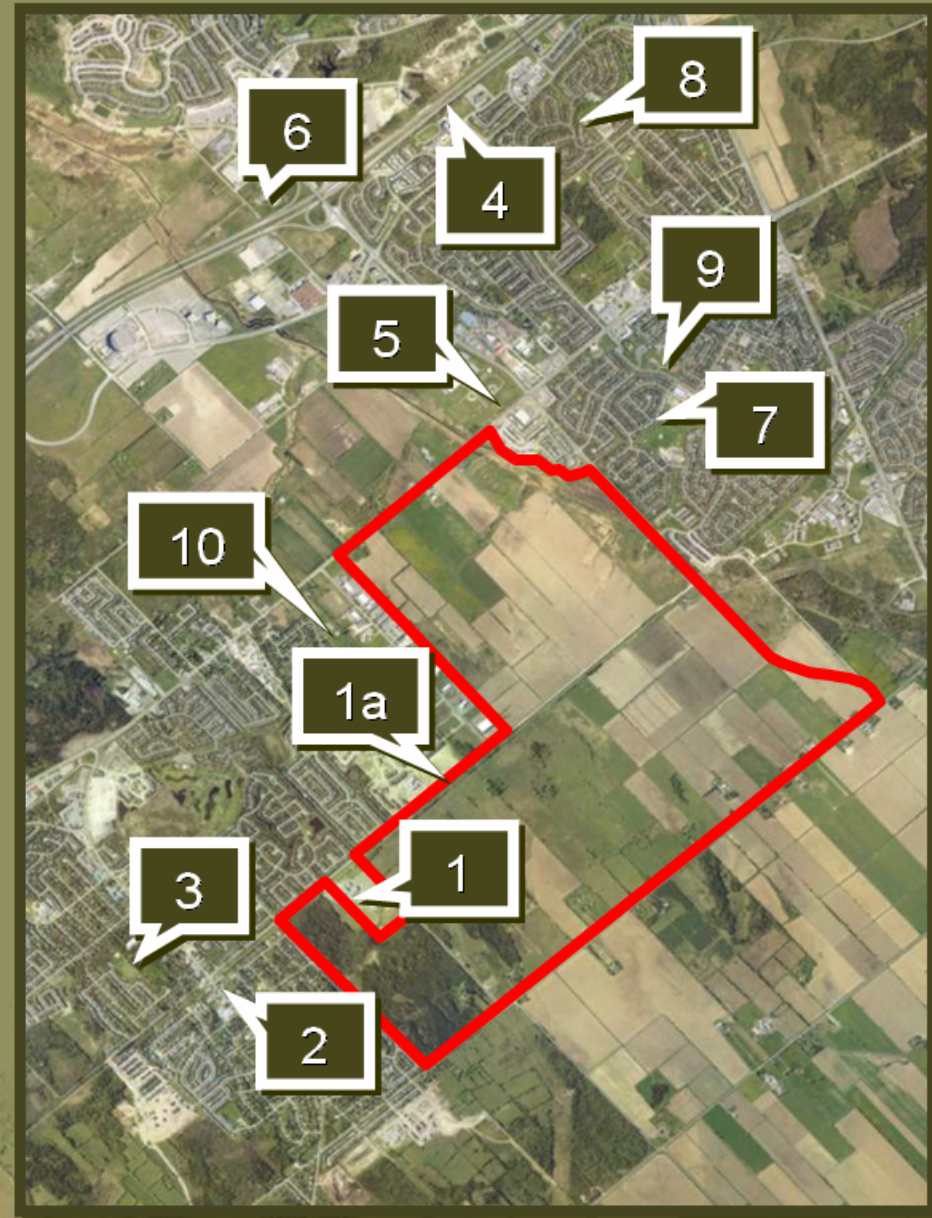
# 3.0 OVERVIEW OF EXISTING CONDITIONS

## WORK TO DATE – Step 1 of CDP Process

### 3.1 Land Use / Recreational Facilities

- Existing Land Use Survey
- Recreational Facilities  
- Capacities

- |   |  |
|---|--|
| <b>1</b> <b>Goulbourn Recreation Complex</b><br>1500 Shea Avenue  | <b>1a</b> <b>Sacred Heart Catholic School<br/>Satellite Site</b><br>5870 Abbott Street |
| <b>2</b> <b>Pretty Street Community Centre</b><br>2 Pretty Street | <b>3</b> <b>Stittsville Community Centre</b><br>10 Warner-Colpitts Lane                |
| <b>4</b> <b>Kanata Leisure Centre</b><br>70 Aird Place            | <b>5</b> <b>Kanata Recreation Complex</b><br>100 Walter Baker Road                     |
| <b>6</b> <b>John G. Mlacak Centre</b><br>2500 Campeau Drive       | <b>7</b> <b>Jack Charron Arena</b><br>10 McKittrick Drive                              |
| <b>Kanata Seniors Centre</b><br>2500 Campeau Drive                | <b>9</b> <b>Glen Cairn Community Building</b><br>186 Morrena Road                      |
| <b>8</b> <b>Katimavik Community Building</b><br>64 Chimo Drive    | <b>10</b> <b>Fringewood Community Building</b><br>14 Fringewood Drive                  |



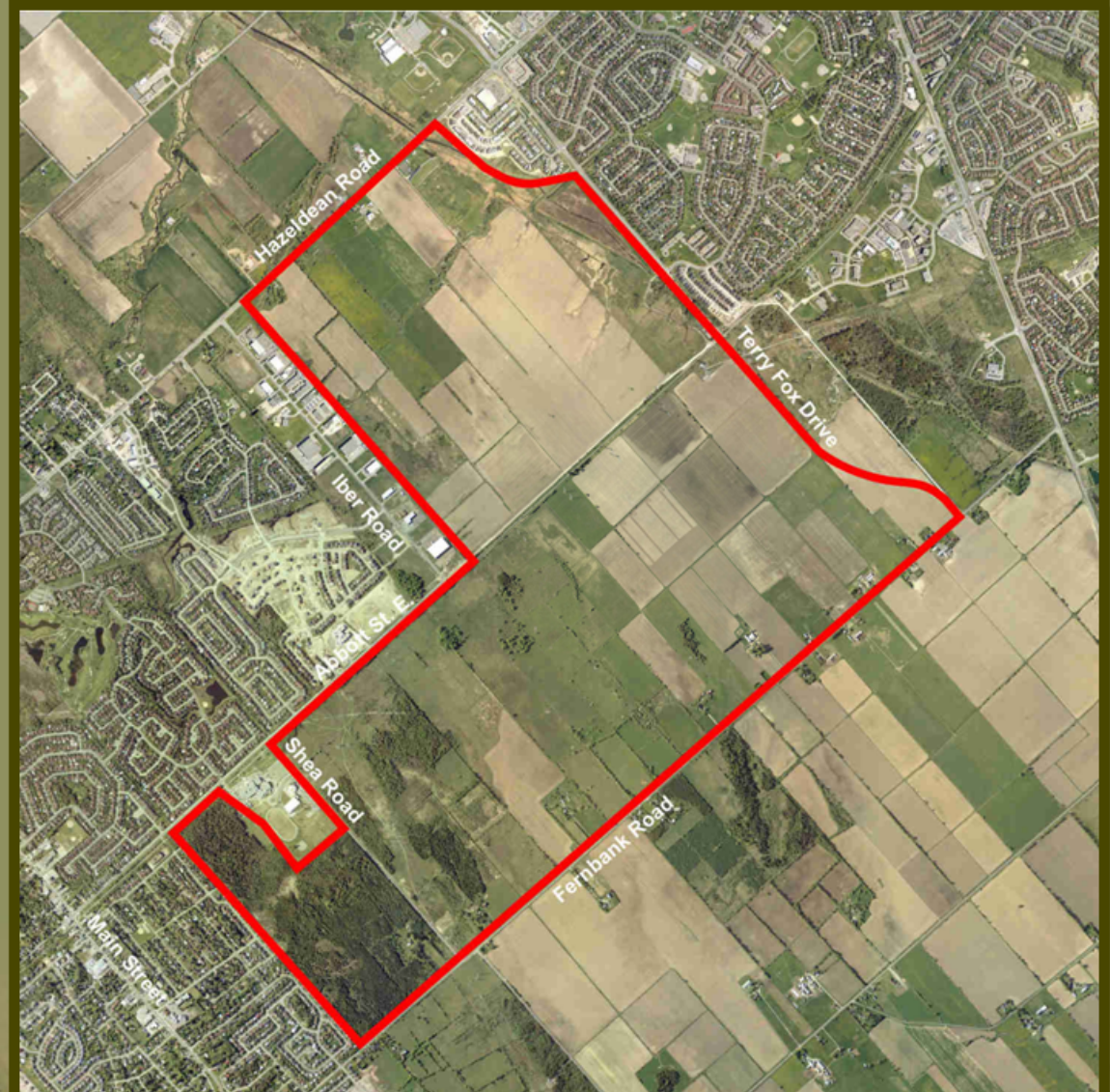


## 3.0 OVERVIEW OF EXISTING CONDITIONS

### WORK TO DATE – Step 1 of CDP Process

#### 3.1 Land Use / Recreational Facilities

- Existing Land Use Survey
- Recreational Facilities  
- Capacities
- Application Summaries

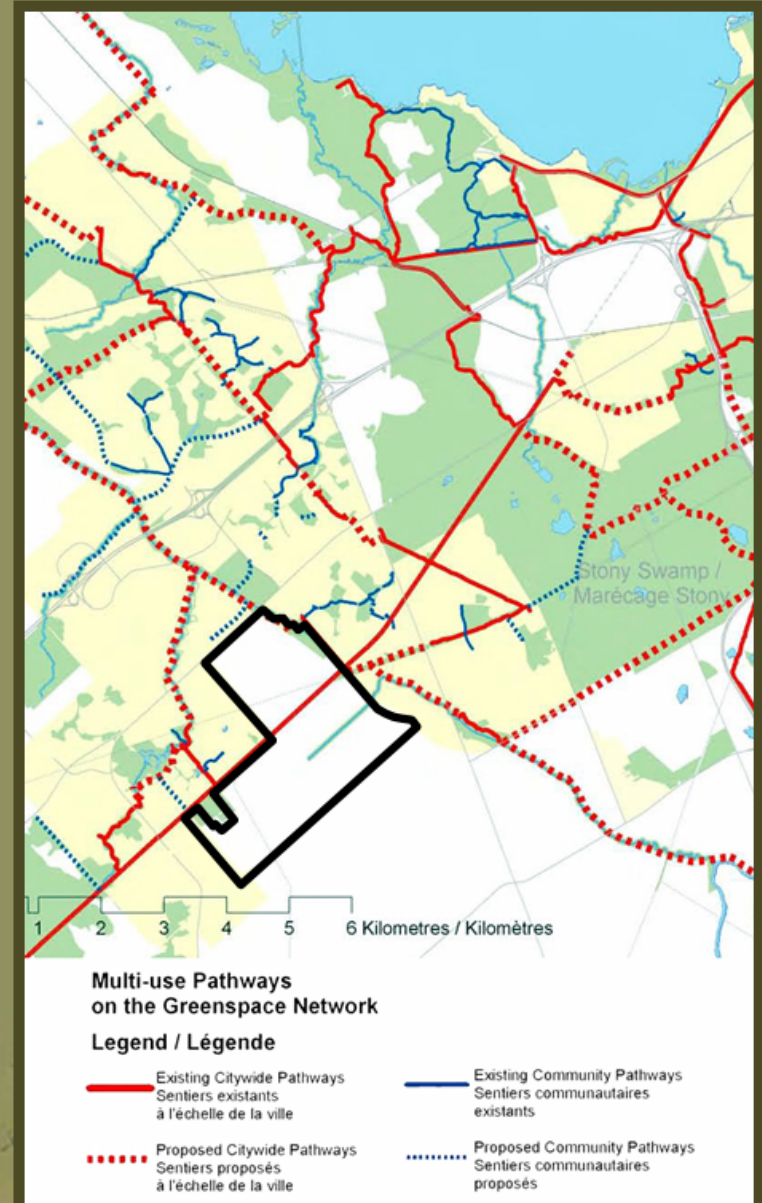


# 3.0 OVERVIEW OF EXISTING CONDITIONS

## WORK TO DATE – Step 1 of CDP Process

### 3.1 Land Use / Recreational Facilities

- Existing Land Use Survey
- Recreational Facilities  
- Capacities
- Application Summaries
- Cycling Plan /  
June 2006 Greenspace  
Master Plan / Recreation  
Strategy





## **3.0 OVERVIEW OF EXISTING CONDITIONS WORK TO DATE – Step 1 of CDP Process**

### **3.1 Land Use / Recreational Facilities**

- Existing Land Use Survey
- Recreational Facilities  
- Capacities
- Application Summaries
- Cycling Plan /  
June 2006 Greenspace  
Master Plan / Recreation  
Strategy
- Information Gaps

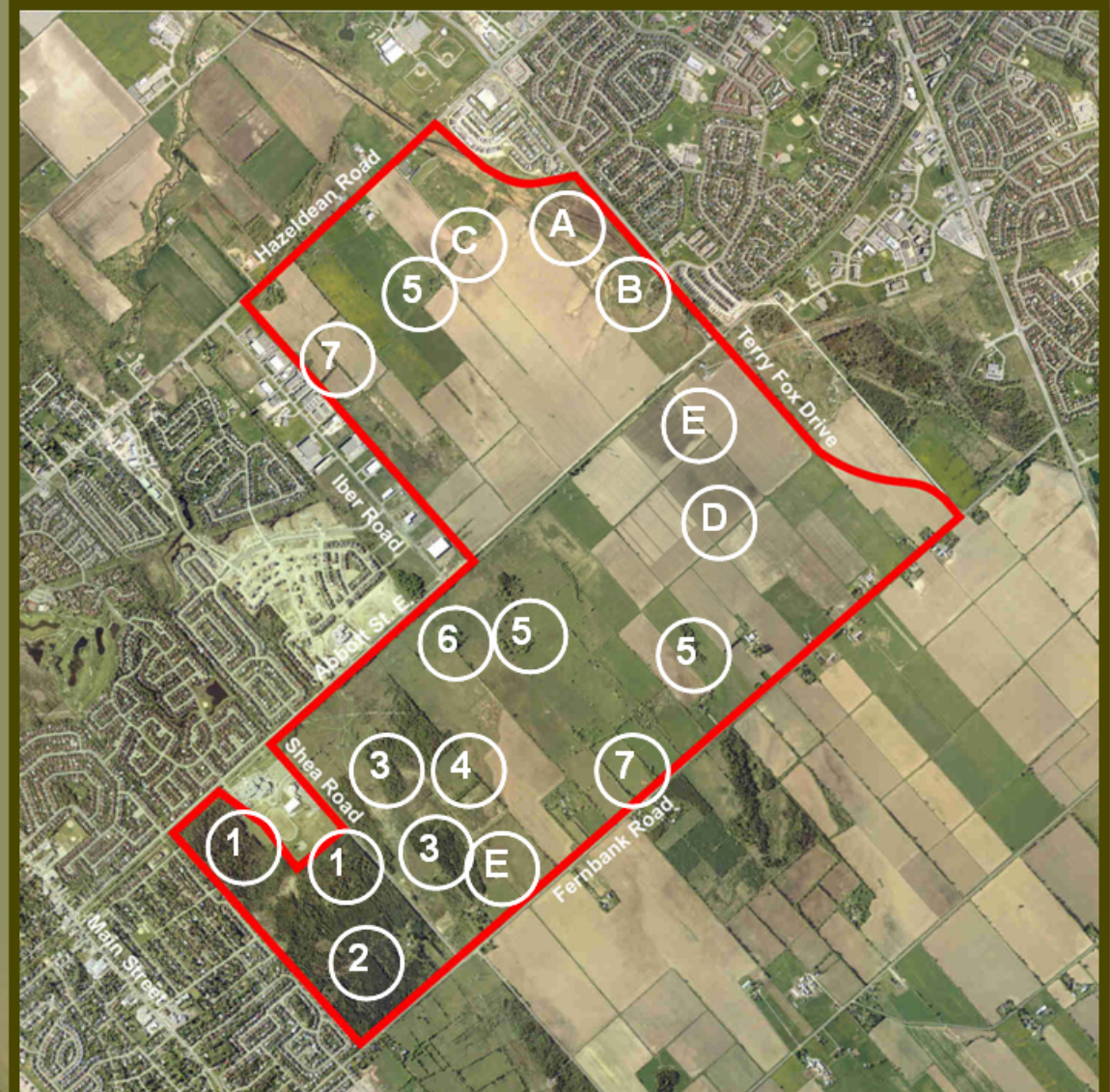


# 3.0 OVERVIEW OF EXISTING CONDITIONS

## WORK TO DATE – Step 1 of CDP Process

### 3.2 Subwatershed / Natural Environment

- Fisheries
- Vegetation
- Wildlife / Habitat
- Natural Areas
- Hydrogeological and Geotechnical
- Information Gaps





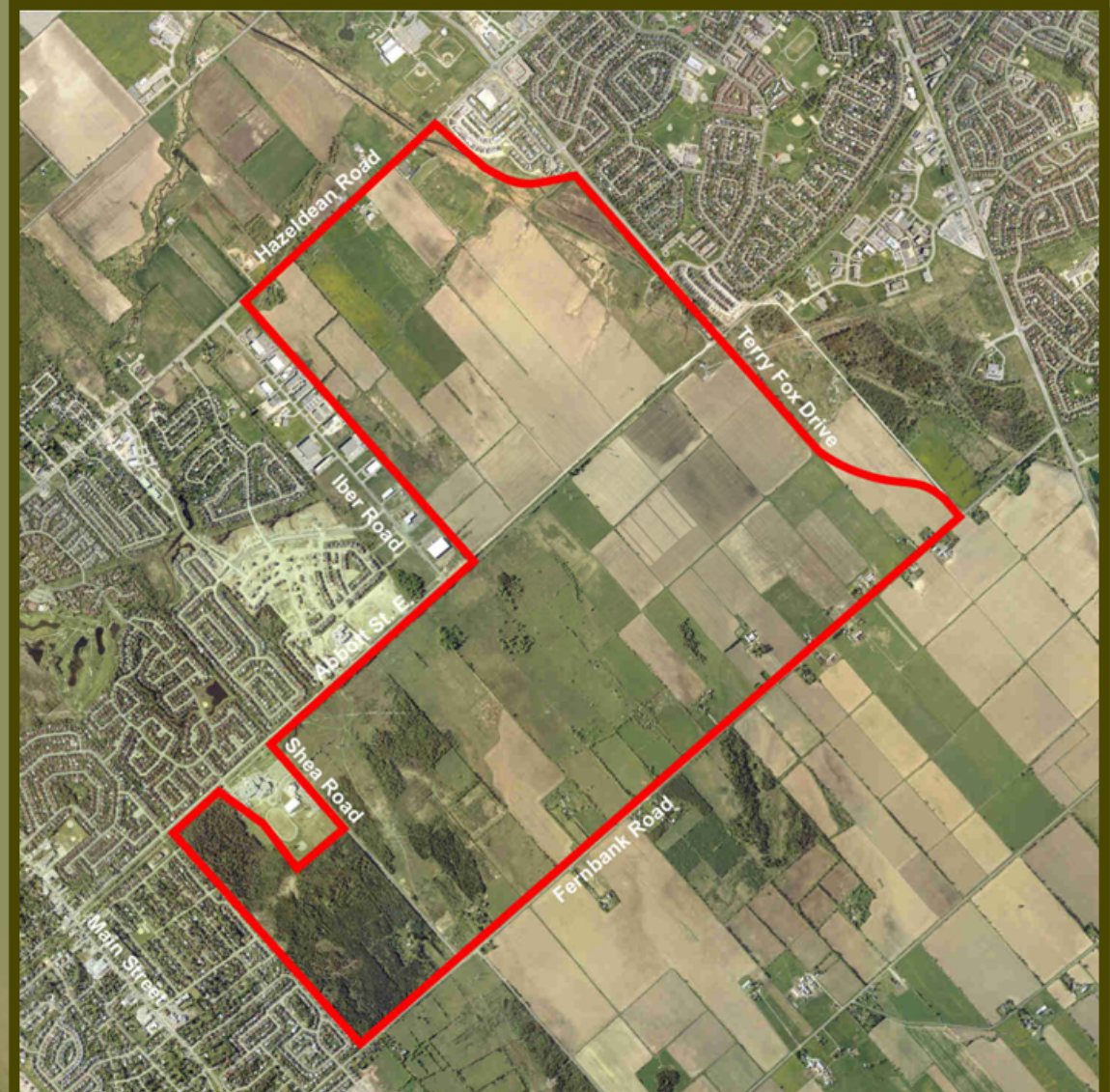
# 3.0 OVERVIEW OF EXISTING CONDITIONS

## WORK TO DATE – Step 1 of CDP Process

### 3.2 Subwatershed / Natural Environment

- Fisheries
- Vegetation
- Wildlife / Habitat
- Natural Areas
- Hydrogeological and Geotechnical
- Information Gaps

### 3.3 Fluvial Geomorphology





# 3.0 OVERVIEW OF EXISTING CONDITIONS

## WORK TO DATE – Step 1 of CDP Process

### 3.4 Transportation

- Traffic Volumes

Road Link	Peak Hour Directional Volume: vph	
	A.M. Peak	P.M. Peak
Highway 417: Palladium – Terry Fox	2840	2680
Highway 417: Eagleson – Moodie	3510	3270
Terry Fox Dr.: Palladium – Maple Grove	1000	1050
Terry Fox Dr.: Maple Grove – Hazeldean	980	1140
Hazeldean Road: Terry Fox – Iber	1150	1140
Hazeldean Road: Iber – Springbrook	720	770
Palladium Dr.: Huntmar – Terry Fox	500	680
Maple Grove Rd.: Huntmar – Terry Fox	150	270
Fernbank Rd.: Terry Fox – Iber	400	430
Main St.: Abbott – Fernbank	450	660
Huntmar Dr.: Palladium – Maple Grove	150	270
Abbott St.: Iber – Main St.	290	230
Iber Rd.: Hazeldean – Abbott	260	320

Table 1: Major Road Network: Peak Hour Traffic Volumes

Road Link	Year	Total Collisions	Annual Collision Rate (per million vehicles)
Abbot St: Iber-Main	2004	12	10.0
	2005	6	5.0
Eagleson Rd: Katimavik-Abbey Hill	2004	61	16.9
	2005	79	21.9
Eagleson Rd: Abbey Hill-Cope	2004	55	19.3
	2005	51	17.9
Eagleson Rd: Cope-Hope Side	2004	21	8.8
	2005	15	6.3
Hazeldean Rd: Main-Terry Fox	2004	31	17.2
	2005	31	17.2
Hazeldean Rd: Terry Fox-Eagleson	2004	74	23.5
	2005	110	35.0
Iber Rd: Hazeldean-Abbott	2004	10	8.3
	2005	16	13.3
Maple Grove Rd: Terry Fox-Johnwoods	2004	12	20.0
	2005	9	15.0
Palladium Dr: Highway 417-Terry Fox	2004	15	14.3
	2005	13	12.4

Table 5: Collision Data: 2004-2005

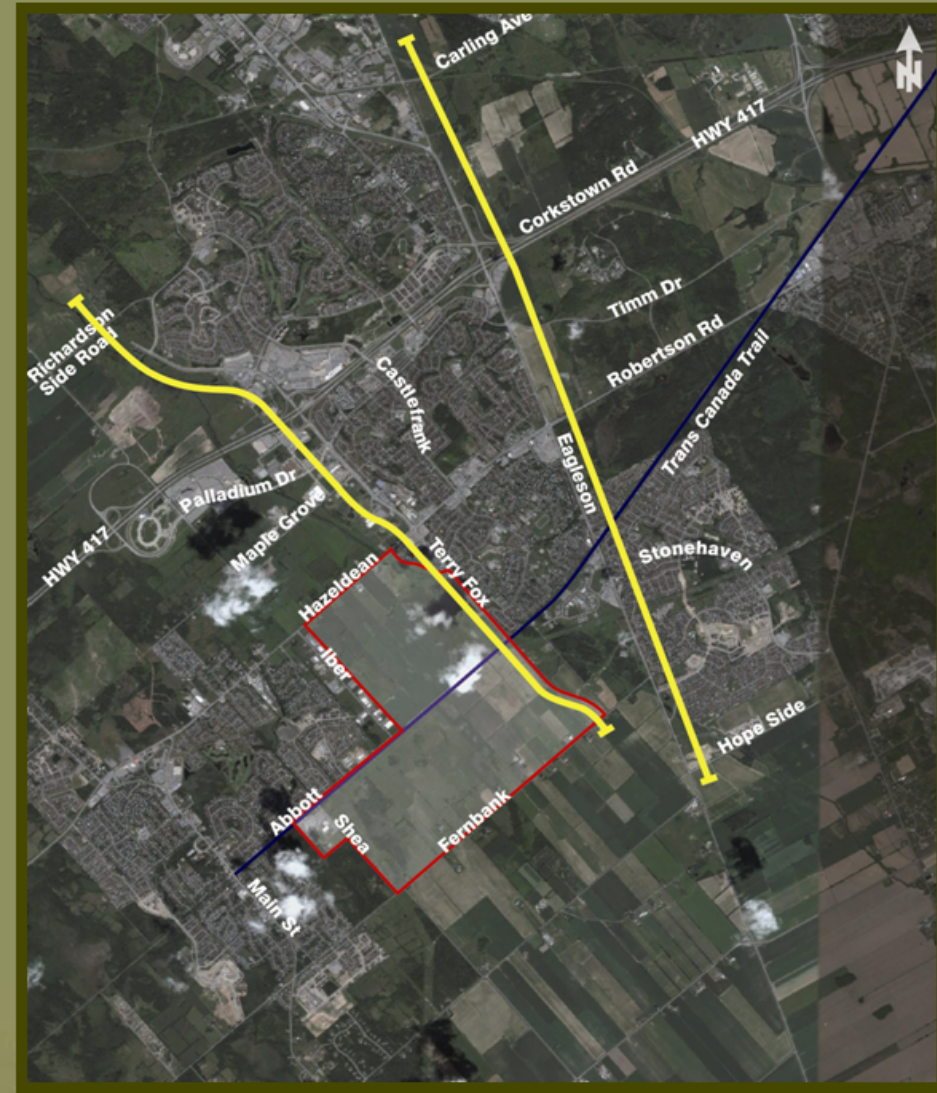


Figure A: Major Road Network and Screenline Locations within the Transportation Area of Interest (TAI)

Source: Delcan



# 3.0 OVERVIEW OF EXISTING CONDITIONS

## WORK TO DATE – Step 1 of CDP Process

### 3.4 Transportation

- Traffic Volumes
- Screen Line Reviews

Mode	Terry Fox				Eagleson			
	A.M. Peak		P.M. Peak		A.M. Peak		P.M. Peak	
Passenger Vehs/80% Light Goods	5242	80.0%	6094	81.2%	8167	65.6%	8741	76.6%
Commercial Vehs (Trucks/20% Light Goods)	612	9.3%	688	9.2%	798	6.4%	807	7.1%
Transit	677	10.3%	696	9.3%	3410	27.4%	1742	15.3%
Bicycle	5	0.1%	14	0.2%	66	0.5%	113	1.0%
Pedestrian	21	0.3%	15	0.2%	8	0.1%	9	0.1%
<b>TOTALS</b>	<b>6557</b>	<b>100%</b>	<b>7507</b>	<b>100%</b>	<b>12,449</b>	<b>100%</b>	<b>11,412</b>	<b>100%</b>

Table 2: Current Screenline Capacity, Peak Volumes and LoS

Screenline	Current Directional Capacity (pcus)	Peak Hour Dir. Vols (pcus)		Current v/c: LoS			
		a.m. peak	p.m. peak	v/c	LoS	v/c	LoS
Terry Fox	10,400	5621	7024	0.54	A	0.68	B
Eagleson	10,300	8548	8503	0.83	D	0.83	D

Table 3: Current Screenline Modal Shares (Person Trips)

Screenline	a.m. peak (inbound)						p.m. peak (outbound)					
	1996			2006			1996			2006		
	Auto	Transit	Total	Auto	Transit	Total	Auto	Transit	Total	Auto	Transit	Total
Terry Fox	3530	0	3530	5250	680	6930	3480	90	3570	5940	700	6640
	<b>Growth: 1996-2006: +96%</b>						<b>Growth: 1996-2006: +89%</b>					
Eagleson	7120	1210	8330	8170	3410	11,580	8720	890	9610	8750	1750	10,500
	<b>Growth: 1996 - 2006: +39%</b>						<b>Growth: 1996 - 2006: +9%</b>					

Table 4: Screenline Traffic Growth (Person Trips Peak Dir.)

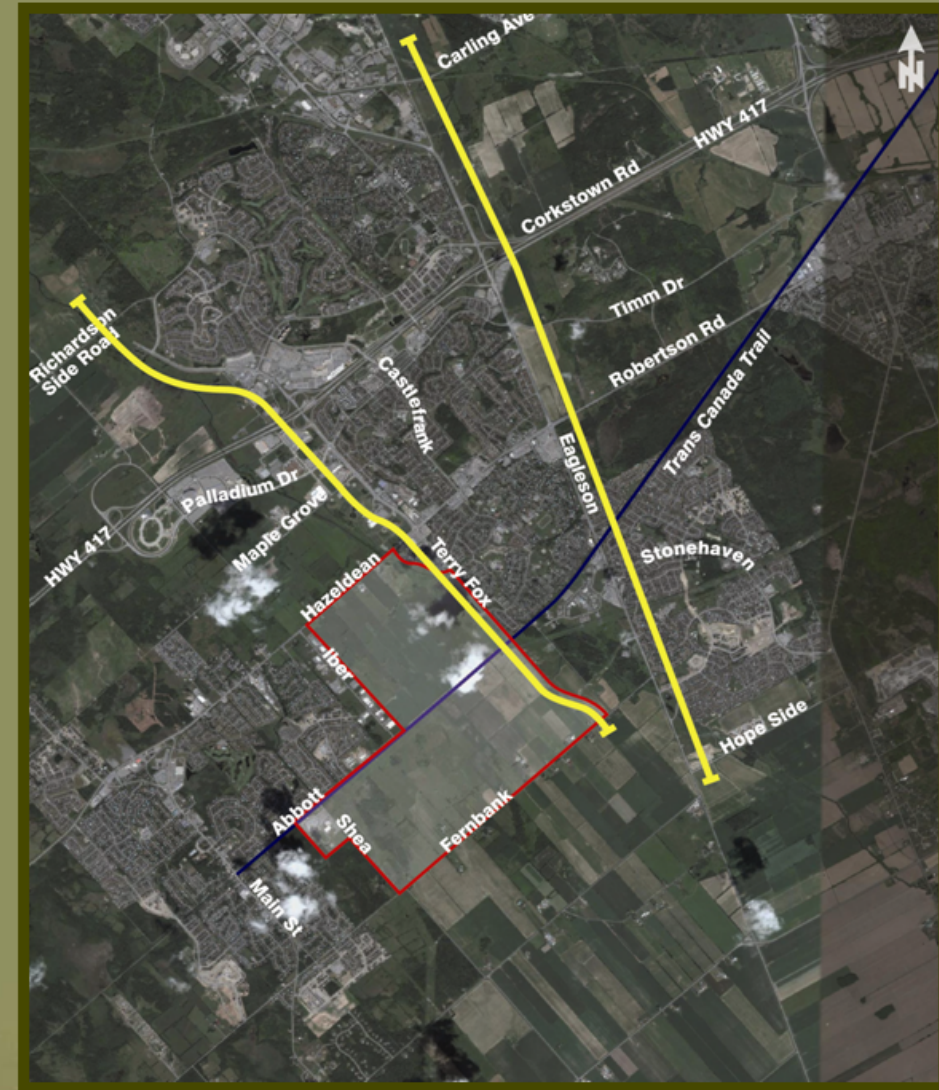


Figure A: Major Road Network and Screenline Locations within the Transportation Area of Interest (TAI)

Source: Delcan



# 3.0 OVERVIEW OF EXISTING CONDITIONS

## WORK TO DATE – Step 1 of CDP Process

### 3.4 Transportation

- Traffic Volumes
- Screen Line Reviews
- Pedestrian and Cycling Networks

Screenline	Current Directional Capacity (pcus)	Peak Hour Dir. Vols (pcus)		Current v/c: LoS			
		a.m. peak	p.m. peak	v/c	LoS	v/c	LoS
Terry Fox	10,400	5621	7024	0.54	A	0.68	B
Eagleson	10,300	8548	8503	0.83	D	0.83	D

Table 3: Current Screenline Modal Shares (Person Trips)

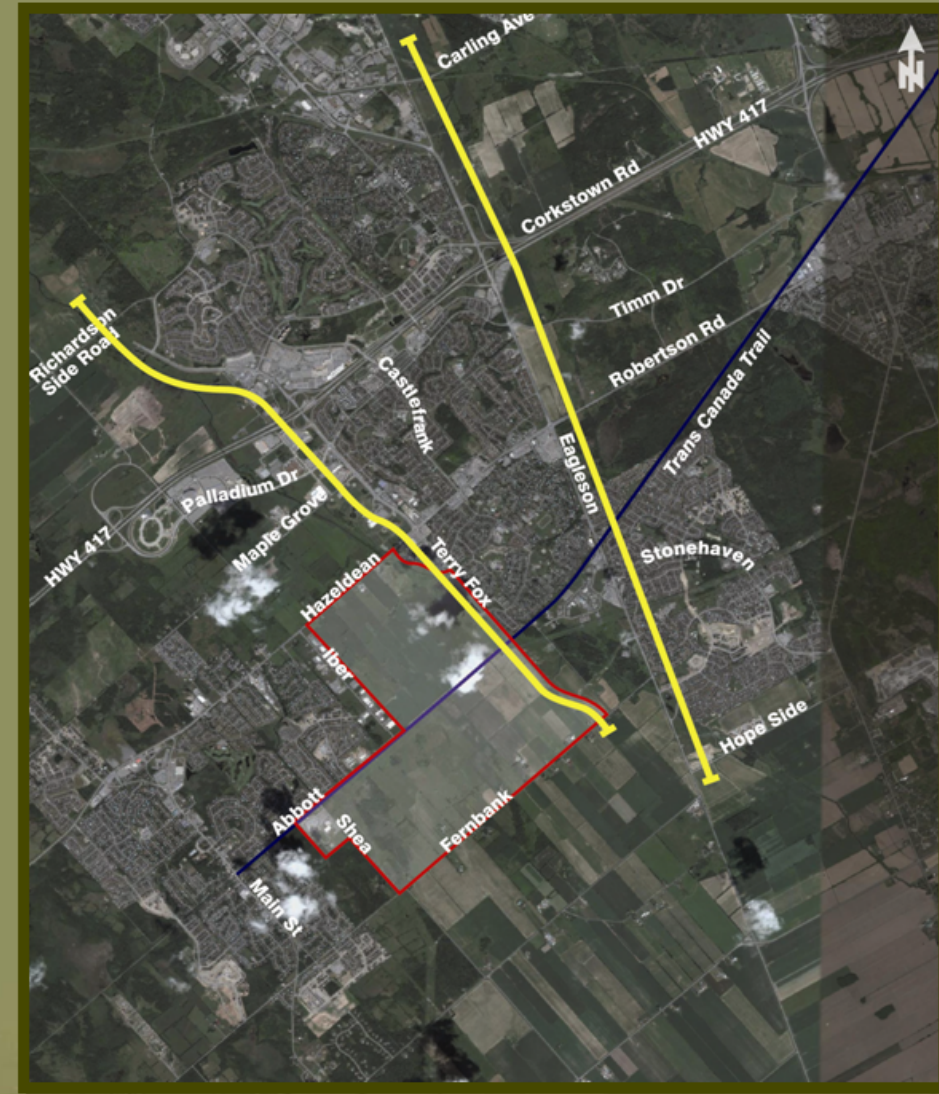


Figure A: Major Road Network and Screenline Locations within the Transportation Area of Interest (TAI)

Source: Delcan

## **3.0 OVERVIEW OF EXISTING CONDITIONS WORK TO DATE – Step 1 of CDP Process**

### **3.4 Transportation**

- Traffic Volumes
- Screen Line Reviews
- Pedestrian and Cycling Networks
- Transit Service
- Approved and On-going Initiatives
- Information Gaps



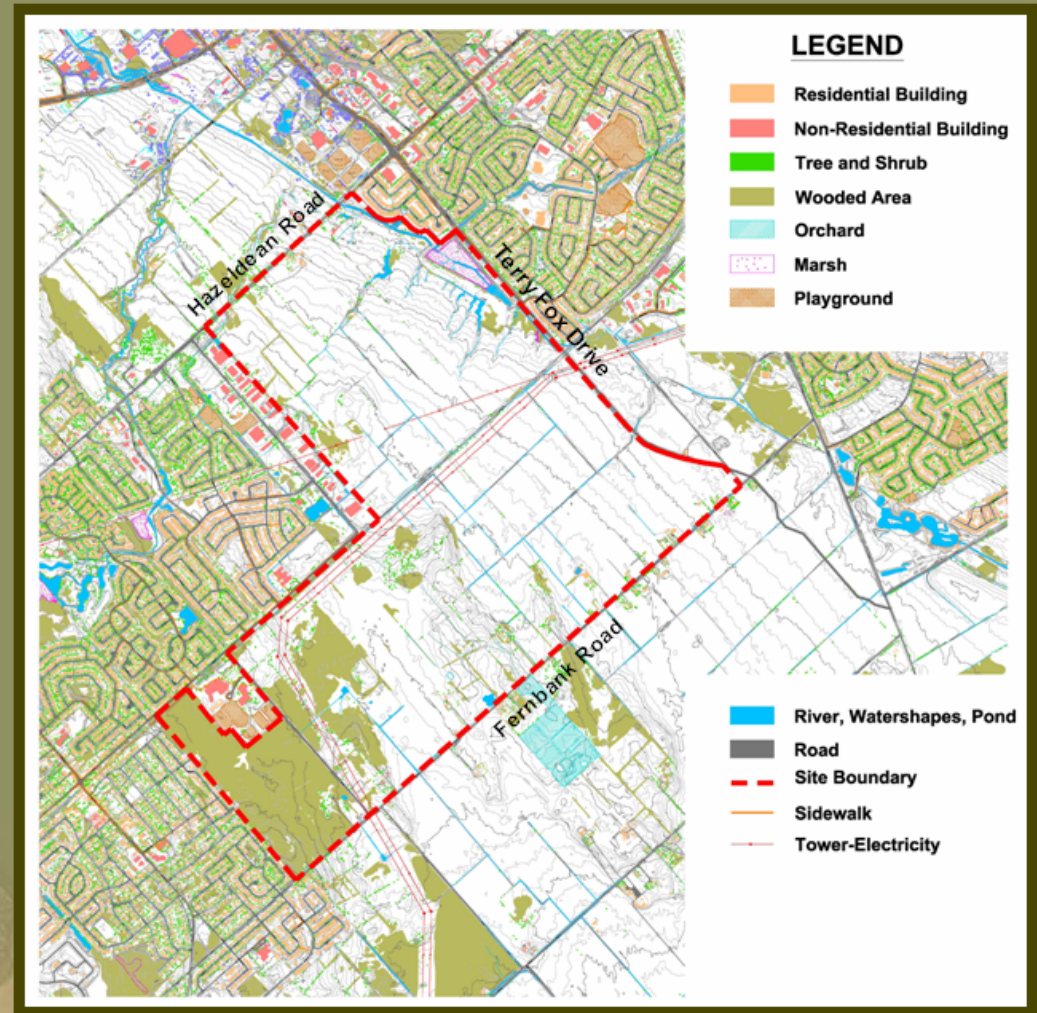


# 3.0 OVERVIEW OF EXISTING CONDITIONS

## WORK TO DATE – Step 1 of CDP Process

### 3.5 Infrastructure / Master Servicing Components

- Water (Existing and Planned)
- Sanitary (Existing and Planned)
- Stormwater Management
- Utilities
- Information Gaps



# 3.0 OVERVIEW OF EXISTING CONDITIONS

## WORK TO DATE – Step 1 of CDP Process

### 3.6 Archaeological / Cultural Heritage

- Archaeological
  - Stage 1 Assessment Update
- Post-European Settlement





# 3.0 OVERVIEW OF EXISTING CONDITIONS

## WORK TO DATE – Step 1 of CDP Process

### 3.6 Archaeological / Cultural Heritage

- Archaeological
  - Stage 1 Assessment Update
- Post-European Settlement
  - 590 Hazeldean Road



## **4.0 NEXT STEPS**

**4.1 Formalize Meeting Schedule**

**4.2 Next CPT Meeting – Expectations**

**4.3 Workshop Preparation**



**Fernbank Community Design Plan  
Meeting Notes of Core Project Team (CPT)  
25 September 2006**

<b>Time:</b>	1:00 p.m. - 2:30 p.m.
<b>Date:</b>	25 September 2006
<b>Place:</b>	Honeywell Room, 110 Laurier Avenue
<b>Present</b>	
<b>Land Owners and Consulting Team</b>	Peter Nesbitt (Brookfield Homes) Brian Karam (WestPark) Steve Upton (Del Corporation) Nancy Meloshe (Van Doormaal Family) Wendy Nott (WND) – Co-Chair Graham Bird (Graham Bird & Associates) Brendan Reid (Delcan) Ken Swayze (Kinickinick Heritage Consultants) Kelly Roberts (Delcan) John Riddell (Novatech) Michael Petepiece (Novatech) Bernie Muncaster (Muncaster Environmental)
<b>Area Councillors</b>	Councillor Peggy Feltmate (City – Kanata Ward) Andrew McNeil (City - Advisor to P. Feltmate) Jennifer Carreira – (City - Advisor to J. Stavinga) Charles Rousseau (City - Advisor to G. Brooks)
<b>City of Ottawa</b>	Myles Mahon (City – Community Planning & Design) – Co-Chair Lise Guèvremont (City – PEIP, Environmental Sustainability) Joseph Zagorski (City Infrastructure Planning) Mona Abouhenidy (City – Transportation Strategy Planning)
<b>Guests</b>	Susan Murphy, (City – PEIP, Environmental Sustainability)
<b>Absent</b>	Lesley Paterson City, Community Planning & Design Rob Phillips City, Planning & Growth Management Barbara Backland City, Planning & Growth Management Roman Diduch City, Planning & Growth Management Darlene Conway City, Planning & Growth Management Don Herweyer City, Planning & Growth Management Steven Stoddard, P.Eng. City, Planning & Growth Management David McCartney City, Public Works Services Carol Christensen City, Planning & Growth Management Kaja Cerveny City, Community & Protective Services Ian Cross City, Planning & Growth Management Carol Ruddy City, Planning & Growth Management

Meeting Notes	Action
<p><b>1. Introductions and Meeting Overview</b></p> <p>A round table of introductions was followed by a brief meeting overview by Wendy Nott:</p> <ul style="list-style-type: none"> <li>• Carp River Subwatershed Study / Restoration EA</li> <li>• Administrative Items</li> <li>• Overview Of Existing Conditions</li> <li>• Work To Date</li> <li>• Next Steps</li> </ul>	
<p><b>Carp River Subwatershed Study / Restoration EA</b></p> <p>Susan Murphy provided an overview of the status of the Carp River Subwatershed Study and Restoration EA.</p> <ul style="list-style-type: none"> <li>• Subwatershed Study started in 2003 and introduced the Carp River Restoration concept</li> <li>• Class EA was completed in June 2006</li> <li>• City of Ottawa and Kanata West Owners Group are co-proponents on the study</li> <li>• There are 4 Part II order requests submitted against the project</li> <li>• The Part II requests presented similar issues that the hydraulic model was not calibrated and they were opposed to filling in the floodplain. A somewhat distinct request related to the chemical and biological treatment of stormwater entering the Carp River. (Copies of the submissions to the MOE were provided).</li> </ul> <p>Peter Nesbitt – Some development has been permitted to proceed in Kanata West even though there are Part II orders?</p> <p>Susan Murphy – Some development is proceeding based on interim servicing, others are not affected by the Part II orders.</p> <p>Brian Karam – Novatech has undertaken a preliminary analysis of the hydraulic model and the Fernbank development appears to result in negligible impacts. Has the Carp River model been approved by the City?</p> <p>Susan Murphy – Ideally the EA Part II orders will be resolved before Fernbank is completed/applications are submitted. Regardless the concerns of the Carp River Coalitions will still be present. The City is however satisfied that the model (standard HECRAS) is a valid basis on which to proceed.</p>	



Meeting Notes	Action
<p>Graham Bird - How long will the MOE take to review the project?</p> <p>Susan Murphy – The response from the MOE to date has been positive. They provided rapid turnarounds on information provided to date.</p> <p>Kelly Roberts – the Kanata West Land Owners and the City will be going to meet with the MOE in Toronto next week to confirm the review schedule. Hopefully the process will be complete by Christmas. The Fernbank owners would be represented to the MOE as a future development adjacent to Kanata West.</p> <p>Peter Nesbitt – The integrated process proposed for Fernbank seems like a better alternative.</p> <p>Susan Murphy – Yes, it is difficult to separate the projects and it makes it clearer going forward.</p> <p>Councillor Feltmate – Was the Fernbank lands not being included in the hydraulic modeling an issue with the Part II order requestors?</p> <p>Susan Murphy – Yes the issue was raised several times and the agencies agreed that Fernbank was a separate process that would be undertaken in the future.</p>	
<p><b>Administrative Items</b></p> <p><i>Minutes</i>                      Minutes from the previous meeting were agreed to.</p> <p><i>Roundtable Meeting Update</i>                      Graham Bird Provided an overview of the meeting he and Myles Mahon had with the area Councillors.</p> <ul style="list-style-type: none"> <li>• Nov 21<sup>st</sup> is the preferred date for the meeting</li> <li>• The Roundtable and the Open House can be combined</li> <li>• Councillors will help to explain the process and speak at the roundtable workshops\</li> <li>• 30 to 40 people from the surrounding communities will be invited to attend the workshop</li> </ul> <p><i>Contact Information Lists (TAC/PAC)</i></p>	<p>City to confirm this meets the intent of the Committee/ Council approved motion</p>



Meeting Notes	Action
for the area. John Riddell indicated the information is critical to planning the infrastructure for the area.  <i>Archaeological / Cultural Heritage – Ken Swayze</i>	review the population densities
<b>3. Next Steps</b> <i>Formalize CPT Meeting Schedule</i>  October 23, 2006 November 27, 2006  <i>Workshop Preparation</i> To be reviewed at the next CPT	

Distribution to all CPT members.

*Please advise Kelly Roberts of any errors or omissions from these meeting notes (phone 738-4160 ext 228, fax 739-7105, e-mail k.roberts@delcan.com).*

## FERNBANK COMMUNITY DESIGN PLAN

### CORE PROJECT TEAM MEETING AGENDA OCTOBER 23, 2006

- 1.0 Administrative Items
  - 1.1 September CPT Minutes
  
- 2.0 Update of Ongoing Existing Conditions Work
  - 1.1 Land Use/Recreational Facilities
  - 1.2 Subwatershed/ Natural Environment
  - 1.3 Infrastructure/Master Servicing Components
  - 1.4 Archaeological/ Cultural Heritage
  - 1.5 Transportation
  
- 3.0 Public Open House and Community Roundtable
  - 3.1 Confirmation of Date – November 29<sup>th</sup>
  - 3.2 Confirmation of Venue – Scotiabank Place (Coliseum Rooms C/D)
  - 3.3 Open House and Workshop Overview
  - 3.4 (Draft) List of Exhibits/Displays for the Open House
  - 3.5 (Draft) Agenda for the Community Roundtable
  - 3.6 City 'Facilitators' network
  - 3.7 Other Organizational Matters
  
- 4.0 Next CPT Meeting
  - 4.1 November 27<sup>th</sup> - **Cancelled**
  - 4.2 December 11<sup>th</sup> at 1:30 pm  
(to review comments/information arising from the November 29<sup>th</sup> Public Open House and Community Roundtable)
  
- 5.0 Other Business

**Fernbank Community Design Plan  
Meeting Notes of Core Project Team (CPT)  
23 October 2006**

<b>Time:</b>	1:30 p.m. - 2:30 p.m.
<b>Date:</b>	23 October 2006
<b>Place:</b>	Honeywell Room, 110 Laurier Avenue
<b>Present</b>	
<b>Land Owners and Consulting Team</b>	<p>Peter Nesbitt - Brookfield Homes          Brian Karam - WestPark          Steve Upton - Del Corporation          Glen Van Doormaal - Van Doormaal Family          Pierre Dufresene - Tartan Lands          Wendy Nott - WND – Co-Chair          Graham Bird - Graham Bird &amp; Associates          Brendan Reid - Delcan          Ken Swayze - Kinickinick Heritage Consultants          Kelly Roberts - Delcan          John Riddell - Novatech          Bernie Muncaster - Muncaster Environmental</p>
<b>Area Councillors</b>	<p>Councillor Peggy Feltmate - Kanata Ward          Councillor Janet Stavinga -Golbourn Ward          Charles Rousseau - Advisor to G. Brooks</p>
<b>City of Ottawa</b>	<p>Myles Mahon - Community Planning &amp; Design – Co-Chair          Lesley Paterson - Community Planning &amp; Design          Rob Phillips - , Planning &amp; Growth Management          Roman Diduch - Planning &amp; Growth Management          Steven Stoddard - Planning &amp; Growth Management          David McCartney - Public Works Services          Lise Guèvremont - PEIP, Environmental Sustainability          Carol Ruddy - Planning &amp; Growth Management          Roddy Bolivar – PEIP</p>
<b>Absent</b>	<p>Barbara Backland - Planning &amp; Growth Management          Darlene Conway - Planning &amp; Growth Management          Don Herweyer - Planning &amp; Growth Management          Carol Christensen - Planning &amp; Growth Management          Kaja Cerveny- - Community &amp; Protective Services          Ian Cross - Planning &amp; Growth Management          Joseph Zagorski - Infrastructure Planning          Mona Abouhenidy - Transportation Strategy Planning</p>

Meeting Notes	Action
<p><b>1. Introductions and Meeting Overview</b>                      A round table of introductions was followed by a brief meeting overview by Wendy Nott:</p> <ul style="list-style-type: none"> <li>• Carp River Subwatershed Study / Restoration EA</li> <li>• Administrative Items</li> <li>• Overview Of Existing Conditions</li> <li>• Work To Date</li> <li>• Next Steps</li> </ul>	
<p><b>Administrative Items</b>  <i>Minutes</i>                      Minutes from the previous meeting were agreed to.</p> <p><i>Technical Advisory Committee (TAC)</i>                      The first TAC meeting was held last week with government agencies, school boards and other City staff departments.</p>	
<p><b>Existing Conditions Update -Work Done Since Last Meeting</b>                      An overview of the additional work done on the existing conditions was reviewed. For detailed information, refer to the presentation.</p> <p><i>Land Use / Recreational Facilities – Wendy Nott</i>                      We are still waiting for the information regarding the recreation facilities to be augmented with data concerning their utilization levels. The same information has also been requested from the School Boards at the TAC meeting. Additional information is also pending for the development applications in the area.</p> <p><i>Subwatershed / Natural Environment – Bernie Muncaster</i>                      Field investigations are now complete for the benthic sampling.</p> <p><i>Fluvial Geomorphology</i>                      No new information</p> <p><i>Archaeological / Cultural Heritage – Ken Swayze</i>                      The Stage 1 Assessment has been completed and a large portion of the site has been identified as having low archaeological potential and no further investigations are recommended for these areas. There is a central ridge of till through the site with pre-historic potential as well as historic potential associated with some of the area homesteads. Stage 2 investigations are</p>	<p>City and School Boards to provide utilization levels for facilities</p>

Meeting Notes	Action
<p>recommended for these areas. Either plowing or test pitting as part of the investigations planned for the spring/summer 2007.</p> <p>Wendy Nott noted Councillor Stavinga had provided a contact (John Curry) who had previously provided local historical information for the area and should be contacted for this project.</p> <p><i>Transportation – Brendan Reid</i>                      The City has provided new am/pm transit data at the Eagleson screenlines. The information has been incorporated and the transit modal split is 20% in the morning peak and 15% in the afternoon. Intersection analysis has also been completed for the area's main intersections.</p> <p>Councillor Stavinga suggested that the area is very sensitive to transportation issues and offered that her and Councillor Feltmate could meet to discuss some of the specific transportation issues at a later date.</p> <p><i>Infrastructure / Master Servicing Components - John Riddell</i>                      Population projections have been reviewed with Ian Cross and the residential and employments numbers are very similar to the 2003 Official Plan. Infrastructure impacts are therefore expected to be localized.</p>	<p>Transportation meeting with Councillors to be arranged</p>
<p><b>3. Next Steps</b>  <i>Upcoming Public Open House- Wendy Nott</i>                      November 29, 2006                      Scotiabank Place                      Combination of Open House and Roundtable/Workshop</p> <p>Open House materials will be distributed to City Staff for review on a discipline basis. Draft will be sent out 2 weeks prior to the meeting for review.</p> <p>Notices will appear in the Citizen, Le Droit, Stittsville News, Stittsville Signal and Kanata Courier.</p> <p>The agenda for the Roundtable/Workshop will be developed with the assistance of the Councillors.</p> <p>A memo explaining the combined approach has been prepared to be presented at PEC to ensure that it is understood the intent of the previous</p>	

Meeting Notes	Action
<p>Committee motion to hold the round table before the Open House is being fulfilled and that the area Councillors support the combined process.</p> <p><i>Next CPT Meetings</i> November 27, 2006 - CANCELLED due to change in Open House date December 11, 2006</p>	

Distribution to all CPT members.

***Please advise Kelly Roberts of any errors or omissions from these meeting notes (phone 738-4160 ext 228, fax 739-7105, e-mail k.roberts@delcan.com).***



**FERNBANK COMMUNITY DESIGN PLAN**

**CORE PROJECT TEAM MEETING AGENDA**

**DECEMBER 11, 2006**

**1:30 – 3:30**

- 1.0 Administrative Items
  - 1.1 October CPT Minutes
  
- 2.0 Draft Existing Conditions Reports
  - 2.1 Status of reports *All Consultants*
  - 2.2 Review schedule *Wendy Nott*
  
- 3.0 Public Open House and Community Roundtable
  - 3.1 Summary of Participants' Evaluation *Kelly Roberts*
  - 3.2 Review of Draft 'Guiding Principles' *Wendy Nott*
  
- 4.0 CPT Meeting Schedule – First Quarter 2007 *Wendy Nott*
  
- 5.0 General Discussion of 'Front-ending' Concepts *Developers*
  
- 6.0 Review of PAC Volunteers *Wendy Nott*  
*Myles Mahon*  
*Councillors*

**DRAFT EXISTING CONDITIONS REPORTS**

Please indicate which draft reports you require for review:

Transportation \_\_\_\_\_

Archaeology/Heritage \_\_\_\_\_

Natural Environment \_\_\_\_\_

Fluvial Geomorphology \_\_\_\_\_

Planning \_\_\_\_\_

Consultation \_\_\_\_\_

Geotechnical \_\_\_\_\_

Engineering \_\_\_\_\_

Your Name: \_\_\_\_\_

Email Address: \_\_\_\_\_

**Fernbank Community Design Plan  
Meeting Notes of Core Project Team (CPT)  
11 December 2006**

<b>Time:</b>	1:30 p.m. - 2:30 p.m.
<b>Date:</b>	11 December 2006
<b>Place:</b>	Honeywell Room, 110 Laurier Avenue
<b>Present</b>	
<b>Land Owners and Consulting Team</b>	<p>Peter Nesbitt - Brookfield Homes          Brian Karam - WestPark          Steve Upton - Del Corporation          Glen Van Doormaal - Van Doormaal Family          Nancy Meloshe –Meloshe &amp; Associates Ltd.          Pierre Dufresene - Tartan Lands          Wendy Nott - WND – Co-Chair          Graham Bird - Graham Bird &amp; Associates          Brendan Reid - Delcan          Ken Swayze - Kinickinick Heritage Consultants          Kelly Roberts - Delcan          John Riddell – Novatech          Michael Pefepill Novatech          Mark Bissett- Novatech          Bernie Muncaster - Muncaster Environmental          John Parish, Parish Geomorphic</p>
<b>Area Councillors</b>	<p>Councillor Peggy Feltmate – Kanata South Ward          Andrew McNeil, Advisor to P Fletmate          Councillor Shad Qadri –Stittsville-Kanata West Ward          Jessica Perley-Robinson, Advisor to S. Qadri</p>
<b>City of Ottawa</b>	<p>Myles Mahon - Community Planning &amp; Design – Co-Chair          Lesley Paterson - Community Planning &amp; Design          Kaja Cerveny- - Community &amp; Protective Services          Ian Cross - Planning &amp; Growth Management          Mona Abouhenidy - Transportation Strategy Planning          Judy Flavin, PEIP, Environmental Sustainability          Roman Diduch - Planning &amp; Growth Management</p>
<b>Absent</b>	<p>Councillor G. Brooks Rideau-Goulbourn Ward          Barbara Backland - Planning &amp; Growth Management          Darlene Conway - Planning &amp; Growth Management          Don Herweyer - Planning &amp; Growth Management          Carol Christensen - Planning &amp; Growth Management</p>

**Fernbank Community Design Plan  
Meeting Notes of Core Project Team (CPT)  
11 December 2006**

	Joseph Zagorski - Infrastructure Planning Rob Phillips - , Planning & Growth Management Steven Stoddard - Planning & Growth Management David McCartney - Public Works Services Lise Guèvremont - PEIP, Environmental Sustainability Carol Ruddy - Planning & Growth Management Roddy Bolivar – PEIP
--	---

Meeting Notes	Action
<b>Meeting Overview</b> <ul style="list-style-type: none"> <li>• Administrative Items</li> <li>• Draft Existing Conditions Reports</li> <li>• Public Open House and Community Roundtable</li> <li>• CPT Meeting Schedule</li> <li>• Front Ending Concepts</li> <li>• Review of PAC Volunteers</li> <li>• Next Steps</li> </ul>	
<b>Administrative Items</b> <i>Minutes</i> Minutes from the previous meeting were agreed to.	

Meeting Notes	Action
<p><b>Draft Existing Conditions Reports</b></p> <p>An overview of the additional work done on the existing conditions was reviewed.</p> <p><i>John Parish Fluvial Geomorphology</i>                      The area is generally stable and erosion is not expected to be an issue,</p> <p><i>Land Use / Recreational Facilities – Wendy Nott</i>                      No new information.</p> <p><i>Subwatershed / Natural Environment – Bernie Muncaster</i>                      No new information. The tree cutting has been a concern of the area residents. Residents also commented on a wet area within the woodlot that will be looked at again in the spring.</p> <p><i>Archaeological / Cultural Heritage – Ken Swayze</i>                      No new information.</p> <p><i>Transportation – Brendan Reid</i>                      No new information. New information from the O&amp;D survey will be incorporated later.</p> <p><i>Infrastructure / Master Servicing Components - John Riddell</i>                      No new information. The results of the geotechnical investigations were delayed due to the weather but should be available the end of next week, followed by the hydrogeological report.</p> <p>Population projections – projections have not changed but it was recognized that the employment projections for the Kanata Town Centre were ambitious.</p> <p>Draft reports will be distributed to the appropriate members of the CPT for review. Comments are due back by January 10<sup>th</sup> 2007. Comments are due by January 10<sup>th</sup> in order to be incorporated into the next set of workshops proposed for the first quarter of 2007.</p>	<p>City comments on draft reports Due Jan 10th</p>

Meeting Notes	Action
<p><b>3.Public Open House and Community Roundtable</b></p> <p>Kelly Roberts provided a summary of the results of the meeting</p> <ul style="list-style-type: none"> <li>• The majority of the people who attended were from Stittsville or the immediately surrounding area</li> <li>• Each participant was asked to complete an evaluation form. Forty-one forms were returned. All of the responses indicated the participants were highly satisfied with the process.</li> <li>• Key areas of interest/concern were: village character; greenspace; sustainable development; and mobility</li> </ul> <p>Wendy Nott distributed a copy of the draft Guiding Principles for review.</p>	
<p>General Discussion of ‘Front-ending’ Concepts</p> <p>Peter Nesbit provided an overview of how front-ending could be incorporated into the Fernbank Development</p>	
<p><b>3. Next Steps</b></p> <p><i>Upcoming Public Open House- Wendy Nott</i>        November 29, 2006        Scotiabank Place        Combination of Open House and Roundtable/Workshop</p> <p>Open House materials will be distributed to City Staff for review on a discipline basis. Draft will be sent out 2 weeks prior to the meeting for review.</p> <p>Notices will appear in the Citizen, Le Droit, Stittsville News, Stittsville Signal and Kanata Courier.</p> <p>The agenda for the Roundtable/Workshop will be developed with the assistance of the Councillors.</p>	

Meeting Notes	Action
<p>A memo explaining the combined approach has been prepared to be presented at PEC to ensure that it is understood the intent of the previous Committee motion to hold the round table before the Open House is being fulfilled and that the area Councillors support the combined process.</p> <p><i>Next CPT Meetings</i> November 27, 2006 - CANCELLED due to change in Open House date December 11, 2006</p>	

Distribution to all CPT members.

*Please advise Kelly Roberts of any errors or omissions from these meeting notes (phone 738-4160 ext 228, fax 739-7105, e-mail k.roberts@delcan.com).*

**Fernbank Community Design Plan Workshops**  
January 24, 2007 and January 31, 2007

**Summary**

Workshop		Key Elements														
		Transportation				Residential			Interface with Existing Residential	Mixed Use	Industrial	Institutional	Commercial	Community Center	Parks & Open Space	
		Potential Arterial Extension	Potential Transit Corridor Extension	Transit Station(s)	Abbott Road & Iber Road Extension	High Density	Medium Density	Low Density								
PAC January 24, 2007	<b>Table A</b> <i>Refer to Image 'Jan 24 Table A.PDF'</i>	Arterials Kept Out	-	-	-	Around 'Village Green'	Around 'Village Green'	Throughout Community	Low Density Residential	- Fernbank Rd. - south of 'Village Green'	-	Throughout Community	Center of Community around 'Village Green'	'Village Green' (incl. high/medium residential, commercial, & park)	- "Village Green" - Within Each Neighbourhood - Linked Parks (walking/bicycle trails)	
	<b>Table B</b> <i>Refer to Image 'Jan 24 Table B.PDF'</i>	Straight to Abbott Rd. and Curves West to Shea Rd.	Continuing South (Straight)	2 (Abbott Rd. & Fernbank Rd.)	Abbott Rd. Curves South to Terry Fox (with round-about)	Near the Abbott Rd. Transit Station	Near Fernbank Rd. Transit Stations & Corridor	Throughout Community	Low /Medium Density Residential	Along Hazeldean Rd.	Along existing industrial area	Throughout Community	Near Transit Stations	Hydro Corridors (Incl. High/medium/low density residential, hydro corridor, commercial, industrial, & station)	- Within Each Neighbourhood - Pedestrian & Bicycle Trails on Hydro Corridor	
CPT/TAC January 31, 2007	<b>Table A</b> <i>Refer to Image 'Jan 31 AM Table A.PDF'</i>	South-East to Fernbank (angled)	- Aligns with Potential Arterial - Option for Corridor to follow Hydro Corridor to Terry Fox	1 (Abbott Rd.)	- Abbott Rd. Continues South-East to Fernbank (angled) - Iber Rd. Continues to Fernbank (straight)	Along the Eastern Edge of Arterial Road	Along the Western Edge of the Arterial Road, South of the Trans Canada Trail	Throughout Community	Low Density Residential	Around the Abbott Rd. Transit Station	-	Throughout Community	-	Abbott Rd. Transit Station (Incl. high/medium/low density residential, mixed use, institutional, TCT & station)	- Within Each Neighbourhood - Linked Parks (walking/bicycle trails)	
	<b>Table B</b> <i>Refer to Image 'Jan 31 AM Table B.PDF'</i>	Curves West to connect with Iber Rd. & straight to Fernbank Rd.	Aligns with Potential Arterial Road	2 (Iber Rd. & Fernbank Rd.)	- Abbott Rd. Continues to Terry Fox (straight) - Iber Rd. Continues to Fernbank (straight)	Near Iber Rd. Transit Stations	- Near Iber Rd. Transit Station - South of Hazeldean Rd. - South-East Corner of Site	Throughout Community	Low Density Residential	- Along Hazeldean Rd. - Near Iber Rd. Transit Station	-	Throughout Community	- Near Iber Rd. Transit Station - Along existing industrial area - Near Terry Fox/Kanata Business Park	Iber Rd. Transit Station (Incl. high/medium density residential, mixed use, commercial, institutional, & station)	- Within Each Neighbourhood - Linked Parks (walking/bicycle trails) - Community Recreational Facility at Carp River and Trans Canada Trail	
	<b>Table C</b> <i>Refer to Image 'Jan 31 AM Table C.PDF'</i>	Curves East, then West at the Trans Canada Trail and straight to Fernbank	Aligns with the Potential Arterial to the Trans Canada Trail and curves west to Fernbank (east of the arterial)	2 (Abbott Rd. & Fernbank Rd.)	Abbott Rd. Continues to Terry Fox (Straight)	- Along Arterial/Collector Roads - Along the Transit Corridor/Stations - Near the existing SWM and Kanata South Business Park	- Along Arterial/Collector Roads - Along the Transit Corridor/Stations - Near the existing SWM and Kanata South Business Park	Throughout Community	- Low Density Residential - Institutional use	-	-	-	Throughout Community	- Along Arterial/Collector Roads - Near the Kanata South Business Park	Abbott Rd. Transit Station (Incl. high/medium/low density residential, mixed use, commercial, institutional, TCT & station)	- Within Each Neighbourhood - Linked Parks (walking/bicycle trails) - Potential Community Recreational Facility West of Carp River
	<b>Table D</b> <i>Refer to Image 'Jan 31 AM Table D.PDF'</i>	Slight curve to the East & Fernbank Rd. (in a straight, east or west direction)	Aligns with Potential Arterial Road	2 (Abbott Rd. & Fernbank Rd.)	Abbott Rd. Curves South to Terry Fox	On Hazeldean Rd. (entire length)	- Along Existing Industrial Uses - Near the Transit & Hydro Corridors	Throughout Community	Low Density Residential	- Along Hazeldean Rd. - Near Abbott Rd. Transit Station - Near Kanata South Business Park	Between the two Hydro Corridors, North of Abbott Rd.	Throughout Community (Combined School/Park Blocks)	-Along Hydro Corridor (north of Fernbank Rd.) -Near Abbott Rd. Transit Station	Abbott Rd. Transit Station (Incl. medium/low density residential, mixed use, commercial, industrial, TCT & station)	- Within Each Neighbourhood - Linked Parks (walking/bicycle trails)	



Workshop		Key Elements													
		Transportation				Residential			Interface with Existing Residential	Mixed Use	Industrial	Institutional	Commercial	Community Center	Parks & Open Space
		Potential Arterial Extension	Potential Transit Corridor Extension	Transit Station(s)	Abbott Road & Iber Road Extension	High Density	Medium Density	Low Density							
Public Workshop January 31, 2007	<b>Table 1</b> <i>Refer to Image 'Jan 31 PM Table 1.PDF'</i>	-	Connects to Terry Fox at the Trans Canada Trail	1 (Terry Fox)	- Abbott Rd. Continues to Terry Fox (straight) - Iber Rd. Continues to Fernbank (straight)	- Along the Existing Industrial Uses - Corner of Terry Fox & Fernbank Rd.	- Along Iber Rd. Extension - West of Transit Corridor, North of Hydro Corridor - Near Kanata South Business Park	Throughout Community	Low Density Residential	Along Hazeldean Rd.	-	Throughout Community (Combined School/Park Blocks)	- At Terry Fox & Abbott Rd. Extension - Along Iber Rd. Extension - Internal Block (Service Station)	Between Hydro Corridors (Incl. high/medium/low density residential, mixed use, commercial, TCT, park, institutional, & station)	- Within Each Neighbourhood - Linked Parks (walking/bicycle trails)
	<b>Table 2</b> <i>Refer to Image 'Jan 31 PM Table 2.PDF'</i>	Continues along the Existing Industrial Uses to Fernbank (straight)	-	-	Abbott Rd. Continues to Terry Fox (straight)	- Both Sides of Potential Arterial - Near Kanata South Business Park	- Along Hazeldean Rd. - Along Potential Arterial Road - Along Fernbank Rd.	Throughout Community	Low Density Residential	Along Potential Arterial Road, North of Hydro Corridor	-	Throughout Community	-	Trans Canada Trail (Incl. high/medium/low density residential, TCT & recreational facility)	- Community Recreational Facility/Park - Within Each Neighbourhood - Maintain Hydro Corridor with Pedestrian & Bicycle Trails
	<b>Table 3</b> <i>Refer to Image 'Jan 31 PM Table 3.PDF'</i>	Curves West to connect with Shea Rd. at Fernbank Rd.	Aligns with Potential Arterial Road	2 (Abbott Rd. & Shea Rd.)	Abbott Rd. Connects to Michael Cowpland Dr.	Near Hazeldean Rd. and Abbott Rd. Transit Stations	- Along Hazeldean Rd., Abbott Rd. Extension & Fernbank Rd. - Between the two Hydro Corridors	Throughout Community	Open Space Buffer	-	-	Throughout Community	Along Abbott Rd. Extension, & Fernbank Rd.	-	- Within Each Neighbourhood - Linked Parks (walking/bicycle trails)
	<b>Table 4</b> <i>Refer to Image 'Jan 31 PM Table 4.PDF'</i>	Continues to Fernbank Rd., then East to Terry Fox	Aligns with Potential Arterial Road	1 (Abbott Rd.)	Abbott Rd. Continues to Terry Fox (straight)	- Near Hazeldean Rd. Transit Station - Along Potential Arterial Road, South of Trans Canada Trail	- Between the Potential Arterial Road and Existing Industrial Uses - Blocks Throughout Community	Throughout Community	- Open Space Buffer - Low Density Residential	-	-	Throughout Community	- Along Hazeldean Rd., Fernbank Rd. & Kanata South Business Park - Near Transit Stations	-	- Community Recreational Facility on Fernbank Rd. - Within Each Neighbourhood - Linked Parks (walking/bicycle trails)
	<b>Table 5</b> <i>Refer to Image 'Jan 31 PM Table 5.PDF'</i>	Curves West to connect with Shea Rd.	Aligns with Potential Arterial Road	2 (Abbott Rd. & Shea Rd.)	Abbott Rd. Continues to Terry Fox (straight)	- Near Hazeldean Rd. - Near Abbott Rd. Transit Station	- Along Hazeldean Rd. & Shea Rd. - Near Abbott Rd. Transit Station	Throughout Community	Low Density Residential	-	Business Park Along Both sides of Potential Arterial Road, North of Hydro Corridor	Throughout Community	Along Fernbank Rd.	Abbott Rd. Transit Station (Incl. high/medium density residential, TCT, park & station)	- Around Abbott Rd. Transit Station - On-site Sewage Plant near Carp River - Large Park at Abbott Rd. & Terry Fox
	<b>Table 6</b> <i>Refer to Image 'Jan 31 PM Table 6.PDF'</i>	Continues to Fernbank Rd.	-	-	Abbott Rd. Continues to Terry Fox (straight)	- Near Hazeldean Rd., - Intersection of Fernbank Rd. & Potential Arterial Rd.	Along Shea Road	Throughout Community	Low Density Residential	- Along Hazeldean Rd. - Between two Hydro Corridors - Along Kanata South Business Park - Intersection of Fernbank Rd. & Potential Arterial Rd.	-	Throughout Community	-	-	- Large Parks along Carp River & Shea Road

Workshop	Key Elements														
	Transportation				Residential			Interface with Existing Residential	Mixed Use	Industrial	Institutional	Commercial	Community Center	Parks & Open Space	
	Potential Arterial Extension	Potential Transit Corridor Extension	Transit Station(s)	Abbott Road & Iber Road Extension	High Density	Medium Density	Low Density								
Public Workshop January 31, 2007	<b>Table 7</b> <i>Refer to Image 'Jan 31 PM Table 7.PDF'</i>	Continues to Fernbank Rd. (straight)	Aligns with Potential Arterial Road	2 (Abbott Rd. & Fernbank Rd.)	- Abbott Rd. Continues to Terry Fox (straight) - Iber Rd. Continues to Fernbank (straight)	Various Blocks Along Potential Arterial Road	Along Potential Arterial Road	- Adjacent to Existing Residential - Near Carp River	Low Density Residential	Along Abbott Rd. Extension	-	Throughout Community	- Along Hazeldean Rd. - Between Potential Arterial Road & Existing Industrial Uses	Abbott Rd. Transit Station (Incl. high/medium density residential, mixed use, commercial, institutional, TCT & station)	- Within Each Neighbourhood - Linked Parks (walking/bicycle trails)
	<b>Table 8</b> <i>Refer to Image 'Jan 31 PM Table 8.PDF'</i>	Continues to the Trans Canada Train & Follows the Hydro Corridor to Fernbank Rd.	Two Options - Aligns with Potential Arterial Road, OR - Continues to Fernbank Rd. (straight)	- 2 (Abbott Rd. & Fernbank Rd.), OR - 3 (Abbott Rd. & two along Hydro Corridor)	Abbott Rd. Continues slightly south of the Hydro Corridor, then back to Terry Fox	Around Abbott Rd. Transit Station & Alternative Station at Hydro Corridor	- Around Abbott Rd. Transit Station - Along the Potential Arterial Road to Abbott Rd. Transit Station	Throughout Community	Low Density Residential	Along Hazeldean Rd.	- Between Potential Arterial Road & Existing Industrial Uses - Along Abbott Rd. Extension	Throughout Community	Intersection of Fernbank Rd. & Terry Fox	Abbott Rd. Transit Station (Incl. high/medium density residential, employment, TCT & station)	- Within Each Neighbourhood - Linked Parks (walking/bicycle trails)
	<b>Table 9</b> <i>Refer to Image 'Jan 31 PM Table 9.PDF'</i>	Curves East, Then Straight Through Trans Canada Trail & West to Fernbank Rd.	-	-	- Iber Rd. Continues to Fernbank (slight curve)	-	-	-	-	-	-	-	-	-	-

Walker, Nott, Dragicevic Associates Limited (February 5, 2007)

**Fernbank Community Design Plan  
Meeting Notes of Core Project Team (CPT)  
8 May 2007**

<b>Time:</b>	1:30 p.m. - 2:30 p.m.
<b>Date:</b>	8 May 2007
<b>Place:</b>	Honeywell Room, 110 Laurier Avenue
<b>Present</b>	
<b>Land Owners and Consulting Team</b>	<p>Peter Nesbitt – Brookfield Homes          Brian Karam – WestPark          Steve Upton – Del Tridel          Pierre Dufresene – Tartan Lands          Richard Harrison – Richcraft Homes          Kelly Rhoderizer – Richcraft Homes          Angela Singhal – Richcraft Homes          Rob Pierce – Monarch Homes          Bruce MacNabb – Monarch Homes          Greg Graham – Cardel Homes          Wendy Nott – WND – Co-Chair          Shannon Sigouin – WDN          Jason Wu – WND          Graham Bird – Graham Bird &amp; Associates          Ron Jack – Delcan          Kelly Roberts – Delcan          John Riddell – Novatech          Bernie Muncaster – Muncaster Environmental</p>
<b>Area Councillors</b>	<p>Councillor Shad Qadri – Stittsville-Kanata West Ward          Councillor Peggy Feltmate – Kanata South Ward          Andrew McNeil – Councillor Feltmates’ Office</p>
<b>City of Ottawa</b>	<p>Myles Mahon – Planning Transit and the Environment – Co-Chair          Don Herweyer – Planning Transit and the Environment          Roman Diduch – Planning Transit and the Environment          Lise Guèvremont – Planning Transit and the Environment          Louise Cerveny – Community &amp; Protective Services          Rob Phillips – Planning Transit and the Environment          Carol Christensen – Planning Transit and the Environment          Carol Ruddy – Planning Transit and the Environment          Don Mason – Community &amp; Protective Services          Lesley Paterson – Planning Transit and the Environment          Mona Abouhenidy – Planning Transit and the Environment          David McCartney - Public Works Services</p>

**Fernbank Community Design Plan  
Meeting Notes of Core Project Team (CPT)  
8 May 2007**

<b>Absent</b>	<p>Councillor G. Brooks – Rideau-Goulbourn Ward          Barbara Backland – Planning Transit and the Environment          Darlene Conway – Planning Transit and the Environment          Kaja Cervený – Community &amp; Protective Services          Ian Cross – Planning Transit and the Environment          Judy Flavin – Planning Transit and the Environment          Joseph Zagorski – Planning Transit and the Environment          Steven Stoddard – Planning Transit and the Environment          Roddy Bolivar – Planning Transit and the Environment</p>
---------------	---

<b>Meeting Notes</b>	<b>Action</b>
<p><b>Welcome – Myles Mahon</b></p> <p><b>Meeting Overview</b></p> <ul style="list-style-type: none"> <li>• Consultation Process</li> <li>• Key Elements from Consultation</li> <li>• Key Principles for Concept Development</li> <li>• Preliminary Concepts</li> <li>• Evaluation Criteria</li> <li>• Comments and Questions</li> <li>• Next Steps</li> </ul>	
<p><b>Consultation Process</b></p> <p>PAC Wednesday, January 24, 2007          CPT and TAC - Wednesday, January 31, 2007          Public Workshop - Wednesday, January 31, 2007          Over 150 Stakeholders Participated</p>	
<p><b>Key Elements from Consultation</b></p> <ol style="list-style-type: none"> <li>1. North-South Arterial Road and Transit Corridor Extension</li> <li>2. Possible Abbott Street and Iber Road Extensions</li> <li>3. Location of Low, Medium, and High Density Residential</li> <li>4. Interface with Existing Residential Uses</li> <li>5. Location of Employment, Commercial, and Mixed-Uses</li> <li>6. Community Facilities (Schools, Parks, and Pathways)</li> <li>7. Community Core</li> </ol>	

Meeting Notes	Action
<p><b>Key Principles</b></p> <ol style="list-style-type: none"> <li>1. Locations for the North-South Arterial Road and Transit Corridor Extension</li> <li>2. Possible Abbott Street and Iber Road Extensions</li> <li>3. Protected Open Space</li> <li>4. Interface with Existing Residential</li> <li>5. Elementary and Secondary Schools - 10 elementary schools and 3 secondary schools are requested</li> <li>6. Stormwater Management Facilities and Watercourse/Drainage Channels - 10 SWM Facilities and 3 Channels are recommended</li> </ol> <p>There are opportunities to mix and match the principles from each of the concepts into the development of a preferred concept.</p>	
<p><b>Concept 1 – Key Elements</b></p> <ol style="list-style-type: none"> <li>1. North-South Arterial road and transit corridor continues straight to Fernbank Road</li> <li>2. Abbott Street connects to Castlefrank Road</li> <li>3. Iber Road Stops at Abbott Street</li> <li>4. Mixed-Use is proposed along the North-South Arterial Road</li> <li>5. Commercial Uses located at the intersection of Terry Fox Drive and Fernbank Road</li> <li>6. No Employment Uses</li> <li>7. Community Core located between the Hydro Corridor and Fernbank Road</li> <li>8. One Large District Park</li> <li>9. 7-minute walking distance</li> </ol>	
<p><b>Concept 2 – Key Elements</b></p> <ol style="list-style-type: none"> <li>1. North-South Arterial Road and Transit Corridor continues along the Hydro Corridor and connects to Shea Road</li> <li>2. Abbott Street connects and stops at Iber Road</li> <li>3. Offset connection of Iber Road to Fernbank Road</li> <li>4. Mixed-Use is proposed along the North-South Arterial Road</li> <li>5. Commercial Uses located along Hazeldean Road</li> <li>6. Employment Uses located west of the North-South Arterial Road</li> </ol>	

Meeting Notes	Action
7. Community Core located between the Hydro Corridors 8. One District Park 9. 5-minute walking distance	
<b>Concept 3 – Key Elements</b> 1. North-South Arterial Road and Transit Corridor curves to the west to Fernbank Road 2. Abbott Street connects to North-South Arterial Road 3. Offset connection of Iber Road to Fernbank Road 4. Mixed-Use is proposed along the North-South Arterial Road 5. Commercial Uses located along Hazeldean Road 6. No Employment Uses 7. Community Core located between the Hydro Corridor and Fernbank Road 8. Two District Parks 9. 5-minute walking distance	
<b>Concept 4 – Key Elements</b> 1. North-South Arterial Road curves to the east to Fernbank Road, and the Transit Corridor continues along Terry Fox Drive 2. Abbott Street connects to Castlefrank Road 3. Iber Road continues to Fernbank Road 4. Mixed-Use is proposed along the North-South Arterial Road 5. Commercial Uses Located at the intersection Of Terry Fox Drive and Fernbank Road, and Hazeldean Road 6. No Employment Uses 7. Community Core located between the Hydro Corridors 8. Two District Parks 9. 5-minute walking distance	
<b>Concept 5 – Key Elements</b> 1. North-South Arterial Road and Transit Corridor curves to the west to Fernbank Road 2. Abbott Street connects to Terry Fox Drive 3. Offset connection of Iber Road to Fernbank Road 4. Mixed-Use is proposed along the North-South Arterial Road 5. Commercial Uses located along Hazeldean Road 6. No Employment Uses 7. Community Core located between the Hydro Corridors 8. One District Park 9. 5-minute walking distance	
<b>Evaluation Criteria</b>	Criteria will be

Meeting Notes	Action
<p><i>Aquatic</i>                      Protection of Existing Sensitive Habitat                      Enhancement of Habitat</p> <p><i>Terrestrial</i>                      Protection of Existing Sensitive Habitat                      Enhancement of Habitat                      Corridors and Linkages</p> <p><i>Rapid Transit</i>                      Geometrics                      Compatibility with Existing and Future Transit/Road Operations                      Transit Ridership North-South and Accessibility, Safety/Security of Passengers</p> <p><i>Roads</i>                      Geometrics                      Compatibility with Existing and Future Transit / Road Operations</p> <p><i>Land Use Distribution</i>                      Land Use Compatibility                      Transit-Supportive Land Use                      Residential Land Uses                      Community Focal Point                      Neighbourhoods                      Natural Heritage Features                      Greenspace and Community Facilities                      Transportation                      Servicing Infrastructure</p> <p><i>Stormwater Management</i>                      Conveyance                      Treatment                      Protection</p> <p><i>Wastewater Management</i>                      Conveyance                      Treatment</p> <p><i>Water Distribution</i>                      Conveyance                      Treatment</p>	<p>distributed electronically for comment</p>
<p><b>Comments and Questions</b>                      Mona Abouhenidy – Will the information from the grid network provide input into the development of the concept?                      Wendy Nott – This information will be looked at in the evaluation of the</p>	

Meeting Notes	Action
<p>preferred concept in accordance with the requirements of the OP.</p> <p>Councillor Qadri – What are the benefits of connecting Abbott Street? We should be discouraging connections from the arterials into Stittsville.                      Ron Jack – The North South Arterial Road as illustrated in Concepts 1 and 5 will link east-west travel and act as a bypass function and traffic would not be encouraged to use Abbott. Connections provide travel routes both to and from the community as well as provide for local bus routes that need to be considered.</p> <p>Leslie Patterson – What is the combined width of the Transitway and North South Arterial?                      Ron Jack – 50 – 50m excluding stations.</p> <p>Councillor Qadri – How wide is it in Kanata West?                      Ron Jack – 37.5 m for the road and 15m for transit exclusive of stations.                      The two facilities are separate for the most part through Kanata West.</p> <p>Peter Nesbitt – What are the benefits of combining the facilities?                      Ron Jack – A combine facility can reduce the amount of land parcels impacted by two separate facilities however, an adjacent transitway does not function or enhance a “Main Street” atmosphere due to the requirements for pedestrian and vehicular access restrictions. This section of the transitway would be near the end of the line and would have likely lower volumes.</p> <p>Andrew McNeil – What does the 5-minute walking distance correspond to?                      Jason Wu -400m. Recent studies indicate that people are willing to walk 7 minutes.</p> <p>Mona Abouhenidy – Where will the transfer stations with local buses be located and the park and ride lots?                      Ron Jack – Local transit connectivity and park and ride lots will be considered at the next level in the evaluation of the preferred concept.</p> <p>Councillor Qadri – There are current community concerns regarding compatible land uses, priority for pathways and parks, recreation complexes.                      Wendy Nott – Details regarding the pathways will be developed for the preferred concept but at a minimum will include linkages with the Trans Canada Trail and the Hydro Corridors. Details regarding the composition of recreation facility requirements and programming will be developed with the</p>	



Meeting Notes	Action
<p>City.</p> <p>Don Mason – Parks and Recreation is opposed to linkages through pathways as well as the integration with the schools. More detailed information will be provided subsequent to this meeting.</p> <p>Wendy Nott – We will work with the City to develop parks that meet the community and City requirements.</p> <p>Louise Cerveny – Will there be on-street cycling?</p> <p>Ron Jack – the North South Arterial Road will have a 2 m cycle lanes in each direction, however, the collectors will not. If there are good connections with pathways and with local streets, they will be used by the community. It is generally only the commuter cyclists that use the cycle lanes.</p> <p>Rob Phillips – Did the geotechnical investigations indicate any issues for site development?</p> <p>John Riddell –All the area soils are suitable with limited are of grade raise restrictions around the Carp River.</p> <p>Roman Diduch - How do you determine how many roads and lanes were necessary?</p> <p>Ron Jack – The traffic will be generated based on land uses. Internal and external traffic movements will be calculated and the ensuing traffic assignment to the base road network to determine minimum capacities. Additional considerations include network connectivity and land use configurations.</p> <p>Rob Pierce – The Hydro Corridor is illustrated as Open Space. What about other potential uses?</p> <p>Wendy Nott – The Hydro Corridors are owned by the land owners and Hydro has easements. There can be other uses considered such as parking and transit stations.</p> <p>Councillor Qadri – What is the percentage of area requested by the school boards? Can the corridors be considered for use by the schools?</p> <p>Wendy Nott – approximately 7%. The schools have indicated use of the Hydro Corridors is not acceptable for them.</p>	
<p><b>3. Next Steps</b>                      Provide comments on the evaluation criteria – May 14, 2007</p>	

Meeting Notes	Action
Provide comments on the alternative concepts – May 20, 2007 A TAC meeting is scheduled for next week to present this same information The Public Meeting is scheduled for June.	

Distribution to all CPT members.

*Please advise Kelly Roberts of any errors or omissions from these meeting notes (phone 738-4160 ext 228, fax 739-7105, e-mail k.roberts@delcan.com).*

**Fernbank Community Design Plan  
Meeting Notes of Core Project Team (CPT)  
25 June 2007**

<b>Time:</b>	1:30 p.m. - 2:30 p.m.
<b>Date:</b>	25 June 2007
<b>Place:</b>	Honeywell Room, 110 Laurier Avenue
<b>Present</b>	
<b>Land Owners and Consulting Team</b>	<p>Peter Nesbitt – Brookfield Homes          Brian Karam – WestPark          Steve Upton – Del Tridel          Pierre Dufresene – Tartan Lands          Richard Harrison – Richcraft Homes          Kelly Rhoderizer – Richcraft Homes          Angela Singhal – Richcraft Homes          Rob Pierce – Monarch Homes          Bruce MacNabb – Monarch Homes          Greg Graham – Cardel Homes          Wendy Nott – WND – Co-Chair          Shannon Sigouin – WDN          Jason Wu – WND          Graham Bird – Graham Bird &amp; Associates          Ron Jack – Delcan          Kelly Roberts – Delcan          John Riddell – Novatech          Bernie Muncaster – Muncaster Environmental</p>
<b>Area Councillors</b>	<p>Councillor Shad Qadri – Stittsville-Kanata West Ward          Councillor Peggy Feltmate – Kanata South Ward          Andrew McNeil – Councillor Feltmates’ Office</p>
<b>City of Ottawa</b>	<p>Myles Mahon – Planning Transit and the Environment – Co-Chair          Don Herweyer – Planning Transit and the Environment          Roman Diduch – Planning Transit and the Environment          Lise Guèvremont – Planning Transit and the Environment          Louise Cerveny – Community &amp; Protective Services          Rob Phillips – Planning Transit and the Environment          Carol Christensen – Planning Transit and the Environment          Carol Ruddy – Planning Transit and the Environment          Don Mason – Community &amp; Protective Services          Lesley Paterson – Planning Transit and the Environment          Mona Abouhenidy – Planning Transit and the Environment          David McCartney - Public Works Services</p>

**Fernbank Community Design Plan  
Meeting Notes of Core Project Team (CPT)  
25 June 2007**

<b>Absent</b>	<p>Councillor G. Brooks – Rideau-Goulbourn Ward          Barbara Backland – Planning Transit and the Environment          Darlene Conway – Planning Transit and the Environment          Kaja Cervený – Community &amp; Protective Services          Ian Cross – Planning Transit and the Environment          Judy Flavin – Planning Transit and the Environment          Joseph Zagorski – Planning Transit and the Environment          Steven Stoddard – Planning Transit and the Environment          Roddy Bolivar – Planning Transit and the Environment</p>
---------------	---

<b>Meeting Notes</b>	<b>Action</b>
<p><b>Welcome – Myles Mahon</b></p> <p><b>Meeting Overview</b></p> <ul style="list-style-type: none"> <li>• Consultation Process</li> <li>• Key Elements from Consultation</li> <li>• Key Principles for Concept Development</li> <li>• Preliminary Concepts</li> <li>• Evaluation Criteria</li> <li>• Comments and Questions</li> <li>• Next Steps</li> </ul>	
<p><b>Consultation Process</b></p> <p>PAC Wednesday, January 24, 2007          CPT and TAC - Wednesday, January 31, 2007          Public Workshop - Wednesday, January 31, 2007          Over 150 Stakeholders Participated</p>	
<p><b>Key Elements from Consultation</b></p> <ol style="list-style-type: none"> <li>1. North-South Arterial Road and Transit Corridor Extension</li> <li>2. Possible Abbott Street and Iber Road Extensions</li> <li>3. Location of Low, Medium, and High Density Residential</li> <li>4. Interface with Existing Residential Uses</li> <li>5. Location of Employment, Commercial, and Mixed-Uses</li> <li>6. Community Facilities (Schools, Parks, and Pathways)</li> <li>7. Community Core</li> </ol>	

Meeting Notes	Action
<p><b>Key Principles</b></p> <ol style="list-style-type: none"> <li>1. Locations for the North-South Arterial Road and Transit Corridor Extension</li> <li>2. Possible Abbott Street and Iber Road Extensions</li> <li>3. Protected Open Space</li> <li>4. Interface with Existing Residential</li> <li>5. Elementary and Secondary Schools - 10 elementary schools and 3 secondary schools are requested</li> <li>6. Stormwater Management Facilities and Watercourse/Drainage Channels - 10 SWM Facilities and 3 Channels are recommended</li> </ol> <p>There are opportunities to mix and match the principles from each of the concepts into the development of a preferred concept.</p>	
<p><b>Concept 1 – Key Elements</b></p> <ol style="list-style-type: none"> <li>1. North-South Arterial road and transit corridor continues straight to Fernbank Road</li> <li>2. Abbott Street connects to Castlefrank Road</li> <li>3. Iber Road Stops at Abbott Street</li> <li>4. Mixed-Use is proposed along the North-South Arterial Road</li> <li>5. Commercial Uses located at the intersection of Terry Fox Drive and Fernbank Road</li> <li>6. No Employment Uses</li> <li>7. Community Core located between the Hydro Corridor and Fernbank Road</li> <li>8. One Large District Park</li> <li>9. 7-minute walking distance</li> </ol>	
<p><b>Concept 2 – Key Elements</b></p> <ol style="list-style-type: none"> <li>1. North-South Arterial Road and Transit Corridor continues along the Hydro Corridor and connects to Shea Road</li> <li>2. Abbott Street connects and stops at Iber Road</li> <li>3. Offset connection of Iber Road to Fernbank Road</li> <li>4. Mixed-Use is proposed along the North-South Arterial Road</li> <li>5. Commercial Uses located along Hazeldean Road</li> <li>6. Employment Uses located west of the North-South Arterial Road</li> </ol>	

Meeting Notes	Action
7. Community Core located between the Hydro Corridors 8. One District Park 9. 5-minute walking distance	
<b>Concept 3 – Key Elements</b> 1. North-South Arterial Road and Transit Corridor curves to the west to Fernbank Road 2. Abbott Street connects to North-South Arterial Road 3. Offset connection of Iber Road to Fernbank Road 4. Mixed-Use is proposed along the North-South Arterial Road 5. Commercial Uses located along Hazeldean Road 6. No Employment Uses 7. Community Core located between the Hydro Corridor and Fernbank Road 8. Two District Parks 9. 5-minute walking distance	
<b>Concept 4 – Key Elements</b> 1. North-South Arterial Road curves to the east to Fernbank Road, and the Transit Corridor continues along Terry Fox Drive 2. Abbott Street connects to Castlefrank Road 3. Iber Road continues to Fernbank Road 4. Mixed-Use is proposed along the North-South Arterial Road 5. Commercial Uses Located at the intersection Of Terry Fox Drive and Fernbank Road, and Hazeldean Road 6. No Employment Uses 7. Community Core located between the Hydro Corridors 8. Two District Parks 9. 5-minute walking distance	
<b>Concept 5 – Key Elements</b> 1. North-South Arterial Road and Transit Corridor curves to the west to Fernbank Road 2. Abbott Street connects to Terry Fox Drive 3. Offset connection of Iber Road to Fernbank Road 4. Mixed-Use is proposed along the North-South Arterial Road 5. Commercial Uses located along Hazeldean Road 6. No Employment Uses 7. Community Core located between the Hydro Corridors 8. One District Park 9. 5-minute walking distance	
<b>Evaluation Criteria</b>	Criteria will be



Meeting Notes	Action
<p><i>Aquatic</i>                      Protection of Existing Sensitive Habitat                      Enhancement of Habitat</p> <p><i>Terrestrial</i>                      Protection of Existing Sensitive Habitat                      Enhancement of Habitat                      Corridors and Linkages</p> <p><i>Rapid Transit</i>                      Geometrics                      Compatibility with Existing and Future Transit/Road Operations                      Transit Ridership North-South and Accessibility, Safety/Security of Passengers</p> <p><i>Roads</i>                      Geometrics                      Compatibility with Existing and Future Transit / Road Operations</p> <p><i>Land Use Distribution</i>                      Land Use Compatibility                      Transit-Supportive Land Use                      Residential Land Uses                      Community Focal Point                      Neighbourhoods                      Natural Heritage Features                      Greenspace and Community Facilities                      Transportation                      Servicing Infrastructure</p> <p><i>Stormwater Management</i>                      Conveyance                      Treatment                      Protection</p> <p><i>Wastewater Management</i>                      Conveyance                      Treatment</p> <p><i>Water Distribution</i>                      Conveyance                      Treatment</p>	<p>distributed electronically for comment</p>
<p><b>Comments and Questions</b>                      Mona Abouhenidy – Will the information from the grid network provide input into the development of the concept?                      Wendy Nott – This information will be looked at in the evaluation of the</p>	

Meeting Notes	Action
<p>preferred concept in accordance with the requirements of the OP.</p> <p>Councillor Qadri – What are the benefits of connecting Abbott Street? We should be discouraging connections from the arterials into Stittsville.                      Ron Jack – The North South Arterial Road as illustrated in Concepts 1 and 5 will link east-west travel and act as a bypass function and traffic would not be encouraged to use Abbott. Connections provide travel routes both to and from the community as well as provide for local bus routes that need to be considered.</p> <p>Leslie Patterson – What is the combined width of the Transitway and North South Arterial?                      Ron Jack – 50 – 50m excluding stations.</p> <p>Councillor Qadri – How wide is it in Kanata West?                      Ron Jack – 37.5 m for the road and 15m for transit exclusive of stations.                      The two facilities are separate for the most part through Kanata West.</p> <p>Peter Nesbitt – What are the benefits of combining the facilities?                      Ron Jack – A combine facility can reduce the amount of land parcels impacted by two separate facilities however, an adjacent transitway does not function or enhance a “Main Street” atmosphere due to the requirements for pedestrian and vehicular access restrictions. This section of the transitway would be near the end of the line and would have likely lower volumes.</p> <p>Andrew McNeil – What does the 5-minute walking distance correspond to?                      Jason Wu -400m. Recent studies indicate that people are willing to walk 7 minutes.</p> <p>Mona Abouhenidy – Where will the transfer stations with local buses be located and the park and ride lots?                      Ron Jack – Local transit connectivity and park and ride lots will be considered at the next level in the evaluation of the preferred concept.</p> <p>Councillor Qadri – There are current community concerns regarding compatible land uses, priority for pathways and parks, recreation complexes.                      Wendy Nott – Details regarding the pathways will be developed for the preferred concept but at a minimum will include linkages with the Trans Canada Trail and the Hydro Corridors. Details regarding the composition of recreation facility requirements and programming will be developed with the</p>	

Meeting Notes	Action
<p>City.</p> <p>Don Mason – Parks and Recreation is opposed to linkages through pathways as well as the integration with the schools. More detailed information will be provided subsequent to this meeting.</p> <p>Wendy Nott – We will work with the City to develop parks that meet the community and City requirements.</p> <p>Louise Cerveny – Will there be on-street cycling?</p> <p>Ron Jack – the North South Arterial Road will have a 2 m cycle lanes in each direction, however, the collectors will not. If there are good connections with pathways and with local streets, they will be used by the community. It is generally only the commuter cyclists that use the cycle lanes.</p> <p>Rob Phillips – Did the geotechnical investigations indicate any issues for site development?</p> <p>John Riddell –All the area soils are suitable with limited are of grade raise restrictions around the Carp River.</p> <p>Roman Diduch - How do you determine how many roads and lanes were necessary?</p> <p>Ron Jack – The traffic will be generated based on land uses. Internal and external traffic movements will be calculated and the ensuing traffic assignment to the base road network to determine minimum capacities. Additional considerations include network connectivity and land use configurations.</p> <p>Rob Pierce – The Hydro Corridor is illustrated as Open Space. What about other potential uses?</p> <p>Wendy Nott – The Hydro Corridors are owned by the land owners and Hydro has easements. There can be other uses considered such as parking and transit stations.</p> <p>Councillor Qadri – What is the percentage of area requested by the school boards? Can the corridors be considered for use by the schools?</p> <p>Wendy Nott – approximately 7%. The schools have indicated use of the Hydro Corridors is not acceptable for them.</p>	
<p><b>3. Next Steps</b>                      Provide comments on the evaluation criteria – May 14, 2007</p>	

Meeting Notes	Action
Provide comments on the alternative concepts – May 20, 2007 A TAC meeting is scheduled for next week to present this same information The Public Meeting is scheduled for June.	

Distribution to all CPT members.

*Please advise Kelly Roberts of any errors or omissions from these meeting notes (phone 738-4160 ext 228, fax 739-7105, e-mail k.roberts@delcan.com).*

## **Appendix C – Technical Advisory Committee Meeting Notes**

**Fernbank Community Design Plan  
Meeting Notes of Technical Advisory Committee (TAC)  
18 October 2006**

<b>Time:</b>	1:30 p.m. - 3:00 p.m.
<b>Date:</b>	18 October 2006
<b>Place:</b>	Honeywell Room, City Hall
<b>Present</b>	
<b>Land Owners and Consulting Team</b>	Peter Nesbitt - Brookfield Homes Brian Karam - WestPark Pierre Dufresene - Tartan Lands Wendy Nott - WND – Co-Chair Graham Bird - Graham Bird & Associates Brendan Reid - Delcan Ken Swayze - Kinickinick Heritage Consultants Kelly Roberts - Delcan John Riddell - Novatech Bernie Muncaster -Muncaster Environmental
<b>Government / Agencies</b>	Glen McDonald – RVCA John Price – MVCA Julie Roton – Conseil des écoles catholiques de langue française Marc Labelle – Ottawa Carleton District School Board Cindy MacMillan Ottawa Carleton Catholic School Board Raed Abdullah – Hydro Ottawa Sylvie Lalonde Conseil des écoles publiques de l’Est de l’Ontario Ronald Dault Conseil des écoles catholiques du centre-est
<b>City of Ottawa</b>	Myles Mahon –Community Planning & Design – Co-Chair Dave McLeod –Infrastructure Management Curtis Rampersad - Infrastructure Management Dave McCartney - Sewers Colleen Connelly -Transit Services Shelley McDonald -Water Kaja Cerveny - Parks and Recreation Mohammad Tayyaran- TPO
<b>Absent</b>	Alain Gonthier – City of Ottawa Infrastructure Service Eric Katmarian - City of Ottawa Surface Operations Don Herweyer – City of Ottawa Development Approvals Russell Mawby – City of Ottawa Housing Paul Dockrill Hydro One Networks

Meeting Notes	Action
<p><b>1. Introductions and Project Background</b></p> <p>A round table of introductions was followed by a project overview by Wendy Nott.</p> <p>In August 2005, the Ontario Municipal Board allowed appeals by Del, Brookfield and West Park Estates to designate their lands between Stittsville and Kanata as urban in the 1997 Regional Official Plan. In Order 2092, the Board requested that a modification to the 1997 Plan be prepared to guide future development of the area according to policies similar to those in the 2003 Ottawa Official Plan regarding community design plans.</p> <p>The Scope of Work for the Fernbank CDP was presented to Planning and Environment Committee in July. We are at Step 1 of the 5 Step process which is the collection of existing condition information. The CDP process is scheduled to be completed by the end of 2007.</p> <p>The TAC is composed of representatives from various City of Ottawa branches, provincial and federal government departments and other agencies. The TAC role is to identify information gaps, disseminate the information and provide advice from the agency/organization. Information will be distributed throughout the process. This meeting will present the existing information that has been collected to date and identify the key issues from the TAC organizations.</p>	
<p><b>Existing Conditions</b></p> <p>An overview of the additional work done on the existing conditions was reviewed. For detailed information, refer to the presentation.</p> <p><i>Land Use / Recreational Facilities – Wendy Nott</i></p> <p>Recreational facilities have been identified. We are still waiting for the information regarding the recreation facilities to be augmented with data concerning their utilization levels from the City.</p> <p>Kaja - The information request is currently being processed by the City.</p> <p>The same information has also been requested from the School Boards at the TAC meeting.</p>	<p>City and School Boards to provide utilization levels for facilities</p>



Meeting Notes	Action
<p>Additional information is also pending for the development applications in the area.</p> <p><i>Subwatershed / Natural Environment – Bernie Muncaster</i>                      Field investigations have been completed. The Carp River is the only natural watercourse on the site. The others are municipal drains. One regionally rare plant was identified. It can be readily transplanted. There are some trees within the hedgerows that may be worthy of retention.</p> <p><i>Archaeological / Cultural Heritage – Wendy Nott</i>                      The Stage 1 Assessment has been completed and a large portion of the site has been identified as having low archaeological potential and no further investigations are recommended for these areas. There is a central ridge of till through the site with pre-historic potential as well as historic potential associated with some of the area homesteads. Stage 2 investigations are recommended for these areas. Either plowing or test pitting as part of the investigations planned for the spring/summer 2007.</p> <p><i>Transportation – Brendan Reid</i>                      Information has been collected regarding major roads and intersections including: levels of service; modal shares; screenlines; collision history; and capacity. Future roads, pathways and cycling facilities has also been identified.</p> <p><i>Infrastructure / Master Servicing Components - John Riddell</i>                      Fluvial geomorphology field work has been completed and geotechnical / hydrogeologic investigations are underway.                      There are 2 drainage area and 2 conservation authorities (MVCA and RVCA).                      Municipal water and sewers are available on Hazeldean and Abbott.                      Capacity of these systems is being evaluated.</p>	
<p><b>3. Next Steps</b></p> <p>The existing conditions report will incorporate all the above information and be distributed to the TAC for review. In the first quarter of 2007 alternatives will be developed and a charrette/workshop will be held with the TAC for input.</p>	

Meeting Notes	Action
<i>Upcoming Public Open House- Wendy Nott</i> November 29, 2006 Scotiabank Place Combination of Open House and Roundtable/Workshop	
<b>Questions and Comments</b> Dave McLeod - Utilities should be considered as part of the collection of existing information	

Distribution to all TAC members.

CC to Government Review Agencies

MOE	Vickie Mitchell & Charles Goulet
MTO	Dave Lindensmith
MNR	Anne Bendig
Citizenship & Culture	Chris Anderson
MMAH	Mike Elms
DFO	Andy Smith

*Please advise Kelly Roberts of any errors or omissions from these meeting notes (phone 738-4160 ext 228, fax 739-7105, e-mail k.roberts@delcan.com).*

**Fernbank Community Design Plan Workshops**  
January 24, 2007 and January 31, 2007

**Summary**

Workshop		Key Elements														
		Transportation				Residential			Interface with Existing Residential	Mixed Use	Industrial	Institutional	Commercial	Community Center	Parks & Open Space	
		Potential Arterial Extension	Potential Transit Corridor Extension	Transit Station(s)	Abbott Road & Iber Road Extension	High Density	Medium Density	Low Density								
PAC January 24, 2007	<b>Table A</b> <i>Refer to Image 'Jan 24 Table A.PDF'</i>	Arterials Kept Out	-	-	-	Around 'Village Green'	Around 'Village Green'	Throughout Community	Low Density Residential	- Fernbank Rd. - south of 'Village Green'	-	Throughout Community	Center of Community around 'Village Green'	'Village Green' (incl. high/medium residential, commercial, & park)	- "Village Green" - Within Each Neighbourhood - Linked Parks (walking/bicycle trails)	
	<b>Table B</b> <i>Refer to Image 'Jan 24 Table B.PDF'</i>	Straight to Abbott Rd. and Curves West to Shea Rd.	Continuing South (Straight)	2 (Abbott Rd. & Fernbank Rd.)	Abbott Rd. Curves South to Terry Fox (with round-about)	Near the Abbott Rd. Transit Station	Near Fernbank Rd. Transit Stations & Corridor	Throughout Community	Low /Medium Density Residential	Along Hazeldean Rd.	Along existing industrial area	Throughout Community	Near Transit Stations	Hydro Corridors (Incl. High/medium/low density residential, hydro corridor, commercial, industrial, & station)	- Within Each Neighbourhood - Pedestrian & Bicycle Trails on Hydro Corridor	
CPT/TAC January 31, 2007	<b>Table A</b> <i>Refer to Image 'Jan 31 AM Table A.PDF'</i>	South-East to Fernbank (angled)	- Aligns with Potential Arterial - Option for Corridor to follow Hydro Corridor to Terry Fox	1 (Abbott Rd.)	- Abbott Rd. Continues South-East to Fernbank (angled) - Iber Rd. Continues to Fernbank (straight)	Along the Eastern Edge of Arterial Road	Along the Western Edge of the Arterial Road, South of the Trans Canada Trail	Throughout Community	Low Density Residential	Around the Abbott Rd. Transit Station	-	Throughout Community	-	Abbott Rd. Transit Station (Incl. high/medium/low density residential, mixed use, institutional, TCT & station)	- Within Each Neighbourhood - Linked Parks (walking/bicycle trails)	
	<b>Table B</b> <i>Refer to Image 'Jan 31 AM Table B.PDF'</i>	Curves West to connect with Iber Rd. & straight to Fernbank Rd.	Aligns with Potential Arterial Road	2 (Iber Rd. & Fernbank Rd.)	- Abbott Rd. Continues to Terry Fox (straight) - Iber Rd. Continues to Fernbank (straight)	Near Iber Rd. Transit Stations	- Near Iber Rd. Transit Station - South of Hazeldean Rd. - South-East Corner of Site	Throughout Community	Low Density Residential	- Along Hazeldean Rd. - Near Iber Rd. Transit Station	-	Throughout Community	- Near Iber Rd. Transit Station - Along existing industrial area - Near Terry Fox/Kanata Business Park	Iber Rd. Transit Station (Incl. high/medium density residential, mixed use, commercial, institutional, & station)	- Within Each Neighbourhood - Linked Parks (walking/bicycle trails) - Community Recreational Facility at Carp River and Trans Canada Trail	
	<b>Table C</b> <i>Refer to Image 'Jan 31 AM Table C.PDF'</i>	Curves East, then West at the Trans Canada Trail and straight to Fernbank	Aligns with the Potential Arterial to the Trans Canada Trail and curves west to Fernbank (east of the arterial)	2 (Abbott Rd. & Fernbank Rd.)	Abbott Rd. Continues to Terry Fox (Straight)	- Along Arterial/Collector Roads - Along the Transit Corridor/Stations - Near the existing SWM and Kanata South Business Park	- Along Arterial/Collector Roads - Along the Transit Corridor/Stations - Near the existing SWM and Kanata South Business Park	Throughout Community	- Low Density Residential - Institutional use	-	-	-	Throughout Community	- Along Arterial/Collector Roads - Near the Kanata South Business Park	Abbott Rd. Transit Station (Incl. high/medium/low density residential, mixed use, commercial, institutional, TCT & station)	- Within Each Neighbourhood - Linked Parks (walking/bicycle trails) - Potential Community Recreational Facility West of Carp River
	<b>Table D</b> <i>Refer to Image 'Jan 31 AM Table D.PDF'</i>	Slight curve to the East & Fernbank Rd. (in a straight, east or west direction)	Aligns with Potential Arterial Road	2 (Abbott Rd. & Fernbank Rd.)	Abbott Rd. Curves South to Terry Fox	On Hazeldean Rd. (entire length)	- Along Existing Industrial Uses - Near the Transit & Hydro Corridors	Throughout Community	Low Density Residential	- Along Hazeldean Rd. - Near Abbott Rd. Transit Station - Near Kanata South Business Park	Between the two Hydro Corridors, North of Abbott Rd.	Throughout Community (Combined School/Park Blocks)	-Along Hydro Corridor (north of Fernbank Rd.) -Near Abbott Rd. Transit Station	Abbott Rd. Transit Station (Incl. medium/low density residential, mixed use, commercial, industrial, TCT & station)	- Within Each Neighbourhood - Linked Parks (walking/bicycle trails)	

Workshop		Key Elements													
		Transportation				Residential			Interface with Existing Residential	Mixed Use	Industrial	Institutional	Commercial	Community Center	Parks & Open Space
		Potential Arterial Extension	Potential Transit Corridor Extension	Transit Station(s)	Abbott Road & Iber Road Extension	High Density	Medium Density	Low Density							
Public Workshop January 31, 2007	<b>Table 1</b> <i>Refer to Image Jan 31 PM Table 1.PDF</i>	-	Connects to Terry Fox at the Trans Canada Trail	1 (Terry Fox)	- Abbott Rd. Continues to Terry Fox (straight) - Iber Rd. Continues to Fernbank (straight)	- Along the Existing Industrial Uses - Corner of Terry Fox & Fernbank Rd.	- Along Iber Rd. Extension - West of Transit Corridor, North of Hydro Corridor - Near Kanata South Business Park	Throughout Community	Low Density Residential	Along Hazeldean Rd.	-	Throughout Community (Combined School/Park Blocks)	- At Terry Fox & Abbott Rd. Extension - Along Iber Rd. Extension - Internal Block (Service Station)	Between Hydro Corridors (Incl. high/medium/low density residential, mixed use, commercial, TCT, park, institutional, & station)	- Within Each Neighbourhood - Linked Parks (walking/bicycle trails)
	<b>Table 2</b> <i>Refer to Image Jan 31 PM Table 2.PDF</i>	Continues along the Existing Industrial Uses to Fernbank (straight)	-	-	Abbott Rd. Continues to Terry Fox (straight)	- Both Sides of Potential Arterial - Near Kanata South Business Park	- Along Hazeldean Rd. - Along Potential Arterial Road - Along Fernbank Rd.	Throughout Community	Low Density Residential	Along Potential Arterial Road, North of Hydro Corridor	-	Throughout Community	-	Trans Canada Trail (Incl. high/medium/low density residential, TCT & recreational facility)	- Community Recreational Facility/Park - Within Each Neighbourhood - Maintain Hydro Corridor with Pedestrian & Bicycle Trails
	<b>Table 3</b> <i>Refer to Image Jan 31 PM Table 3.PDF</i>	Curves West to connect with Shea Rd. at Fernbank Rd.	Aligns with Potential Arterial Road	2 (Abbott Rd. & Shea Rd.)	Abbott Rd. Connects to Michael Cowpland Dr.	Near Hazeldean Rd. and Abbott Rd. Transit Stations	- Along Hazeldean Rd., Abbott Rd. Extension & Fernbank Rd. - Between the two Hydro Corridors	Throughout Community	Open Space Buffer	-	-	Throughout Community	Along Abbott Rd. Extension, & Fernbank Rd.	-	- Within Each Neighbourhood - Linked Parks (walking/bicycle trails)
	<b>Table 4</b> <i>Refer to Image Jan 31 PM Table 4.PDF</i>	Continues to Fernbank Rd., then East to Terry Fox	Aligns with Potential Arterial Road	1 (Abbott Rd.)	Abbott Rd. Continues to Terry Fox (straight)	- Near Hazeldean Rd. Transit Station - Along Potential Arterial Road, South of Trans Canada Trail	- Between the Potential Arterial Road and Existing Industrial Uses - Blocks Throughout Community	Throughout Community	- Open Space Buffer - Low Density Residential	-	-	Throughout Community	- Along Hazeldean Rd., Fernbank Rd. & Kanata South Business Park - Near Transit Stations	-	- Community Recreational Facility on Fernbank Rd. - Within Each Neighbourhood - Linked Parks (walking/bicycle trails)
	<b>Table 5</b> <i>Refer to Image Jan 31 PM Table 5.PDF</i>	Curves West to connect with Shea Rd.	Aligns with Potential Arterial Road	2 (Abbott Rd. & Shea Rd.)	Abbott Rd. Continues to Terry Fox (straight)	- Near Hazeldean Rd. - Near Abbott Rd. Transit Station	- Along Hazeldean Rd. & Shea Rd. - Near Abbott Rd. Transit Station	Throughout Community	Low Density Residential	-	Business Park Along Both sides of Potential Arterial Road, North of Hydro Corridor	Throughout Community	Along Fernbank Rd.	Abbott Rd. Transit Station (Incl. high/medium density residential, TCT, park & station)	- Around Abbott Rd. Transit Station - On-site Sewage Plant near Carp River - Large Park at Abbott Rd. & Terry Fox
	<b>Table 6</b> <i>Refer to Image Jan 31 PM Table 6.PDF</i>	Continues to Fernbank Rd.	-	-	Abbott Rd. Continues to Terry Fox (straight)	- Near Hazeldean Rd., - Intersection of Fernbank Rd. & Potential Arterial Rd.	Along Shea Road	Throughout Community	Low Density Residential	- Along Hazeldean Rd. - Between two Hydro Corridors - Along Kanata South Business Park - Intersection of Fernbank Rd. & Potential Arterial Rd.	-	Throughout Community	-	-	- Large Parks along Carp River & Shea Road

Workshop	Key Elements														
	Transportation				Residential			Interface with Existing Residential	Mixed Use	Industrial	Institutional	Commercial	Community Center	Parks & Open Space	
	Potential Arterial Extension	Potential Transit Corridor Extension	Transit Station(s)	Abbott Road & Iber Road Extension	High Density	Medium Density	Low Density								
Public Workshop January 31, 2007	<b>Table 7</b> <i>Refer to Image 'Jan 31 PM Table 7.PDF'</i>	Continues to Fernbank Rd. (straight)	Aligns with Potential Arterial Road	2 (Abbott Rd. & Fernbank Rd.)	- Abbott Rd. Continues to Terry Fox (straight) - Iber Rd. Continues to Fernbank (straight)	Various Blocks Along Potential Arterial Road	Along Potential Arterial Road	- Adjacent to Existing Residential - Near Carp River	Low Density Residential	Along Abbott Rd. Extension	-	Throughout Community	- Along Hazeldean Rd. - Between Potential Arterial Road & Existing Industrial Uses	Abbott Rd. Transit Station (Incl. high/medium density residential, mixed use, commercial, institutional, TCT & station)	- Within Each Neighbourhood - Linked Parks (walking/bicycle trails)
	<b>Table 8</b> <i>Refer to Image 'Jan 31 PM Table 8.PDF'</i>	Continues to the Trans Canada Train & Follows the Hydro Corridor to Fernbank Rd.	Two Options - Aligns with Potential Arterial Road, OR - Continues to Fernbank Rd. (straight)	- 2 (Abbott Rd. & Fernbank Rd.), OR - 3 (Abbott Rd. & two along Hydro Corridor)	Abbott Rd. Continues slightly south of the Hydro Corridor, then back to Terry Fox	Around Abbott Rd. Transit Station & Alternative Station at Hydro Corridor	- Around Abbott Rd. Transit Station - Along the Potential Arterial Road to Abbott Rd. Transit Station	Throughout Community	Low Density Residential	Along Hazeldean Rd.	- Between Potential Arterial Road & Existing Industrial Uses - Along Abbott Rd. Extension	Throughout Community	Intersection of Fernbank Rd. & Terry Fox	Abbott Rd. Transit Station (Incl. high/medium density residential, employment, TCT & station)	- Within Each Neighbourhood - Linked Parks (walking/bicycle trails)
	<b>Table 9</b> <i>Refer to Image 'Jan 31 PM Table 9.PDF'</i>	Curves East, Then Straight Through Trans Canada Trail & West to Fernbank Rd.	-	-	- Iber Rd. Continues to Fernbank (slight curve)	-	-	-	-	-	-	-	-	-	-

Walker, Nott, Dragicevic Associates Limited (February 5, 2007)

**Fernbank Community Design Plan  
Meeting Notes of Technical Advisory Committee (TAC)  
15 May 2007**

<b>Time:</b>	1:30 p.m. - 2:30 p.m.
<b>Date:</b>	15 May 2007
<b>Place:</b>	Honeywell Room, 110 Laurier Avenue
<b>Present</b>	
<b>Land Owners and Consulting Team</b>	<p>Peter Nesbitt – Brookfield Homes          Brian Karam – WestPark          Steve Upton – Del Tridel          Pierre Dufresene – Tartan Lands          Richard Harrison – Richcraft Homes          Kelly Rhoderizer – Richcraft Homes          Angela Singhal – Richcraft Homes          Rob Pierce – Monarch Homes          Bruce MacNabb – Monarch Homes          Greg Graham – Cardel Homes          Wendy Nott – WND – Co-Chair          Shannon Sigouin – WDN          Jason Wu – WND          Graham Bird – Graham Bird &amp; Associates          Ron Jack – Delcan          Kelly Roberts - Delcan          John Riddell – Novatech          Bernie Muncaster – Muncaster Environmental</p>
<b>Government / Agencies</b>	<p>Glen McDonald – RVCA          Janet Sauriol – Ottawa Carleton District School Board          Charles Goulet – MOE          Ronald Dault – Conseil des écoles catholiques du centre-est          Cindy MacMillan – Ottawa Carleton Catholic District School Board</p>
<b>City of Ottawa</b>	<p>Myles Mahon –Community Planning &amp; Design – Co-Chair          Mohammad Tayyaran – TPO          Curtis Rampersad – Infrastructure Management          Malcolm Tanner – Infrastructure Management          Jasna Czarharynski – Planning and Infrastructure Approvals          Colleen Connelly – Transit Services          Steve Stoddard – PEIP Transportation          Jason Gervais – Hydro Ottawa          Matthew Estevao – Hydro Ottawa          Jessica Perley-Robertson – Councillor Qadri’s Office</p>
<b>Absent</b>	Dave McCartney – Sewers

**Fernbank Community Design Plan  
Meeting Notes of Technical Advisory Committee (TAC)  
15 May 2007**

	<p>Shelley McDonald – Water          Kaja Cervený – Parks and Recreation          Alain Gonthier – City of Ottawa Infrastructure Service          Eric Katmarián – City of Ottawa Surface Operations          Russell Mawby – City of Ottawa Housing          Paul Dockrill – Hydro One Networks          John Price – MVCA          Julie Roton – Conseil des écoles catholiques de langue française          Cindy MacMillan – Ottawa Carleton Catholic School Board          Raed Abdullah – Hydro Ottawa          Sylvie Lalonde – Conseil des écoles publiques de l’Est de l’Ontario</p>
--	---

Meeting Notes	Action
<p><b>Welcome – Myles Mahon</b>  <b>Meeting Overview</b></p> <ul style="list-style-type: none"> <li>• Consultation Process</li> <li>• Key Elements from Consultation</li> <li>• Key Principles for Concept Development</li> <li>• Preliminary Concepts</li> <li>• Evaluation Criteria</li> <li>• Comments and Questions</li> <li>• Next Steps</li> </ul>	
<p><b>Consultation Process</b>            PAC Wednesday, January 24, 2007            CPT and TAC - Wednesday, January 31, 2007            Public Workshop - Wednesday, January 31, 2007            Over 150 Stakeholders Participated</p>	
<p><b>Key Elements from Consultation</b></p> <ol style="list-style-type: none"> <li>1. North-South Arterial Road and Transit Corridor Extension</li> <li>2. Possible Abbott Street and Iber Road Extensions</li> <li>3. Location of Low, Medium, and High Density Residential</li> <li>4. Interface with Existing Residential Uses</li> <li>5. Location of Employment, Commercial, and Mixed_Uses</li> <li>6. Community Facilities (Schools, Parks, and Pathways)</li> <li>7. Community Core</li> </ol>	



Meeting Notes	Action
<p><b>Key Principles</b></p> <ol style="list-style-type: none"> <li>1. Locations for the North-South Arterial Road and Transit Corridor Extension</li> <li>2. Possible Abbott Street and Iber Road Extensions</li> <li>3. Protected Open Space</li> <li>4. Interface with Existing Residential</li> <li>5. Elementary and Secondary Schools - 10 elementary schools and 3 secondary schools are requested</li> <li>6. Stormwater Management Facilities and Watercourse/Drainage Channels- 10 SWM Facilities and 3 Channels are recommended</li> </ol> <p>There are opportunities to mix and match the principles from each of the concepts into the development of a preferred concept.</p>	
<p><b>Concept 1 – Key Elements</b></p> <ol style="list-style-type: none"> <li>1. North-South Arterial road and transit corridor continues straight to Fernbank Road</li> <li>2. Abbott Street connects to Castlefrank Road</li> <li>3. Iber Road Stops at Abbott Street</li> <li>4. Mixed-Use is proposed along the North-South Arterial Road</li> <li>5. Commercial Uses located at the intersection of Terry Fox Drive and Fernbank Road</li> <li>6. No Employment Uses</li> <li>7. Community Core located between the Hydro Corridor and Fernbank Road</li> <li>8. One Large District Park</li> <li>9. 7-minute walking distance</li> </ol>	
<p><b>Concept 2 – Key Elements</b></p> <ol style="list-style-type: none"> <li>1. North-South Arterial Road and Transit Corridor continues along the Hydro Corridor and connects to Shea Road</li> <li>2. Abbott Street connects and stops at Iber Road</li> <li>3. Offset connection of Iber Road to Fernbank Road</li> <li>4. Mixed-Use is proposed along the North-South Arterial Road</li> <li>5. Commercial Uses located along Hazeldean Road</li> <li>6. Employment Uses located west of the North-South Arterial Road</li> <li>7. Community Core located between the Hydro Corridors</li> </ol>	

Meeting Notes	Action
8. One District Park 9. 5-minute walking distance	
<b>Concept 3 – Key Elements</b> 1. North-South Arterial Road and Transit Corridor curves to the west to Fernbank Road 2. Abbott Street connects to North-South Arterial Road 3. Offset connection of Iber Road to Fernbank Road 4. Mixed-Use is proposed along the North-South Arterial Road 5. Commercial Uses located along Hazeldean Road 6. No Employment Uses 7. Community Core located between the Hydro Corridor and Fernbank Road 8. Two District Parks 9. 5-minute walking distance	
<b>Concept 4 – Key Elements</b> 1. North-South Arterial Road curves to the east to Fernbank Road, and the Transit Corridor continues along Terry Fox Drive 2. Abbott Street connects to Castlefrank Road 3. Iber Road continues to Fernbank Road 4. Mixed-Use is proposed along the North-South Arterial Road 5. Commercial Uses Located at the intersection of Terry Fox Drive and Fernbank Road, and Hazeldean Road 6. No Employment Uses 7. Community Core located between the Hydro Corridors 8. Two District Parks 9. 5-minute walking distance	
<b>Concept 5 – Key Elements</b> 1. North-South Arterial Road and Transit Corridor curves to the west to Fernbank Road 2. Abbott Street connects to Terry Fox Drive 3. Offset connection of Iber Road to Fernbank Road 4. Mixed-Use is proposed along the North-South Arterial Road 5. Commercial Uses located along Hazeldean Road 6. No Employment Uses 7. Community Core located between the Hydro Corridors 8. One District Park 9. 5-minute walking distance	
<b>Evaluation Criteria</b>	Criteria will be

Meeting Notes	Action
<p><i>Aquatic</i>                      Protection of Existing Sensitive Habitat                      Enhancement of Habitat</p> <p><i>Terrestrial</i>                      Protection of Existing Sensitive Habitat                      Enhancement of Habitat                      Corridors and Linkages</p> <p><i>Rapid Transit</i>                      Geometrics                      Compatibility with Existing and Future Transit/Road Operations                      Transit Ridership North-South and Accessibility, Safety/Security of Passengers</p> <p><i>Roads</i>                      Geometrics                      Compatibility with Existing and Future Transit / Road Operations</p> <p><i>Land Use Distribution</i>                      Land Use Compatibility                      Transit-Supportive Land Use                      Residential Land Uses                      Community Focal Point                      Neighbourhoods                      Natural Heritage Features                      Greenspace and Community Facilities                      Transportation                      Servicing Infrastructure</p> <p><i>Stormwater Management</i>                      Conveyance                      Treatment                      Protection</p> <p><i>Wastewater Management</i>                      Conveyance                      Treatment</p> <p><i>Water Distribution</i>                      Conveyance                      Treatment</p>	<p>distributed electronically for comment</p>
<p><b>Comments and Questions</b>                      Ron Jack – Does the City have a preference for road/transit facilities i.e., adjacent, inside, separate?                      Steve Stoddard – It depends on the specific site. Considerations include</p>	

Meeting Notes	Action
<p>economics, land-use, accessibility. Separation can be beneficial but is not necessary.</p> <p>Ron Jack – Are there any comments on the Chapman Mills experience where transit is located inside the roadway?                      Steve Stoddard – There have been no problems, but it has not yet been implemented. Greenbank also has the BRT planned for in the median.</p> <p>Ronald Dault – What about the amount of traffic on Iber if it continues south of Abbott?                      Ron Jack – It will be continuous with Huntmar and its Extension and there can be a direct connection from Abbott to Highway 417. The North South Arterial will take over the bypass function. An extension of Iber is not seen as necessary or desirable.                      Nancy Meloshe- Is Fernbank protected for 4 lanes?                      Ron Jack – Yes, 37.5m.</p> <p>Wendy Nott – Do the school boards have any comments on the school sites, mixed-use facilities, site size etc?                      Cindy MacMillan – Timing will be an issue as the schools normally proceed under different time frames. Third party agreements for shared facilities can be difficult but we can consider joint use of some facilities like parking. The final numbers will be re-evaluated once the densities are confirmed and the timings for the different boards are confirmed.                      Ronald Dault – Elementary schools and parks are easier to combine than secondary schools due to the intensity of use.</p> <p>Curtis Rampersad – Are there any concerns with the schools beside storm ponds?                      Janet Sauriol – Elementary schools should be separate but it is not a concern for High schools.</p> <p>Steve Stoddard – What size are the parkettes?                      Wendy Nott – 1 – 11/2 acre. They can be adjusted with input for Parks and Recreation.</p> <p>Mohammad Tayyaran – Is there concern that the east-west movements on the collectors will be such that they will function as arterials?                      Ron Jack – Hazeldean and Fernbank will act as arterials, Abbott Street will not in the long-term and once a Fernbank/N-S Arterial link is established.</p>	

Meeting Notes	Action
<p>The access points will be located to distribute community traffic.</p> <p>Nancy Meloshe – Concept 2 is the only one with any employment uses. Are there any City comments on this?</p> <p>Wendy Nott – the idea come from the public consultation. The City is reviewing the concepts and there is not likely a requirement for more employment lands in the area.</p> <p>Myles Mahon – It will be considered with regard to the employment uses in the area and projected demand.</p> <p>Cindy MacMillan – Are there any unit numbers yet to assist in the school distribution calculations?</p> <p>Wendy Nott – This information should be available following the selection of a preliminary preferred concept in June.</p> <p>John Riddell – We have been having meetings with the City and government review agencies about the infrastructure. There are large drainage areas that is why there are multiple ponds.</p> <p>Curtis Rampersad – Are you planning for the collection of major and minor flows?</p> <p>John Riddell – Yes that is the objective.</p> <p>Ronald Dault – What is the design for the ponds? Will they be deep with standing water or dry?</p> <p>John Ridell – They will be wet ponds (standing water) and ~2m deep.</p> <p>Ronald Dault – Then they y should not be adjacent to primary schools.</p>	
<p><b>3. Next Steps</b></p> <p>Evaluation criteria will be distributed for comment</p> <p>Provide comments on the alternative concepts – end of May 2007</p> <p>The Public Meeting is scheduled for June</p>	

Distribution to all TAC members.

*Please advise Kelly Roberts of any errors or omissions from these meeting notes (phone 738-4160 ext 228, fax 739-7105, e-mail k.roberts@delcan.com).*

## **Appendix D – Public Advisory Committee Meeting Notes**

**FERNBANK COMMUNITY DESIGN PLAN  
& INTEGRATED ENVIRONMENTAL ASSESSMENT PROCESS  
COMMUNITY DESIGN PLAN WORKSHOP**

**JANUARY 2007**

**7:00 - 9:30 P.M.  
Public Advisory Committee**

**AGENDA**

**7:00 P.M. WELCOME & INTRODUCTIONS *[COUNCILLORS]***

---

**7:10 P.M. BACKGROUND *[COUNCILLORS]***

In August 2005, the Ontario Municipal Board allowed appeals by Del, Brookfield and West Park to designate their lands north of Fernbank Road and south of Hazeldean Road between Stittsville and Kanata as "urban" and indicated that future development of the 650 ha area should be guided by a Community Design Plan (CDP). This evening is a continuation of that process.

Ice Breaker Questions – to help in identifying who is in the room

- Who attended the November roundtable and open house?
- Identification of people from Stittsville, Kanata South, Kanata North, elsewhere
- Resident in the area for more than 25 years, 15 years, 10 years, less than 5 years?

**GOALS & OBJECTIVES OF THE COMMUNITY DESIGN WORKSHOP *[COUNCILLORS]***

**Goals:**

- To finalize the Guiding Principles for the Fernbank Community Design Plan
- To graphically develop alternative land use plans for the future development of the Fernbank CDP area.
- To continue the consensus building process which is intended to help establish an effective public voice to influence the development of this 650 ha area.
- Establish a cooperative effort between citizens, representatives of a wide variety of local community associations, sports and recreation clubs, and other organizations and the City, sponsoring landowners, and related government agencies.

## Objectives of the Evening:

- To review the draft Guiding Principles developed from the November Community Design Workshop.
  - To sketch possible land use alternatives that reflect the Guiding Principles
  - To consider possible infrastructure alternatives
- 

### 7:20 p.m. Fernbank Community Design Plan

Background – OMB decision  
Study Area  
What is a CDP?

**MYLES MAHON**  
**[5 MIN]**

### Draft Guiding Principles

How will the Guiding Principles be used  
Development of Alternative Solutions (roads, municipal services)

**WENDY NOTT**  
**[5 min]**

---

### 7:30 p.m. RULES OF ENGAGEMENT AND OVERVIEW OF ROUNDTABLE DISCUSSIONS

**[COUNCILLORS]**

Each Group will have a volunteer from the City of Ottawa 'Facilitators' Network' to act as a facilitator for the discussion.

The Existing Conditions information boards provided at the November open house have also been provided around the room for your use.

City staff and consultants will be available to answer specific questions throughout the evening. The group Facilitator should raise their hands and ask for the relevant professional to come to the table to address any specific question.

Sketching is to be used to illustrate possible land use alternatives.

You have been provided with templates for a variety of site areas and land uses to assist you in visualizing the type and scale of different uses.

#### Ground Rules

1. Everyone speaks – but when one person is speaking, the rest of us listen.
2. There are no dumb ideas – everyone's input is welcome and valuable. Try not to judge or criticize other people's ideas.
3. Build on other people's ideas!
4. During brainstorming, the focus is on quantity, not quality. The objective is to gather as many perspectives and ideas as possible.
5. Most of all – have fun!



**Direction for Roundtable Discussions**

**[WENDY NOTT]**

Each Group will be asked to address the following specific questions in their discussions and consideration of alternative land use plan. Please note that these questions are intended to generate discussion and are not meant to be the only matters discussed as other issues can and should be identified by the roundtable.

Please sketch on the paper/vellum overlays. You will use a separate overlay for each question.

Question # 1  
[15 min]

*What are the Defining Features?*

A summary of 'Defining Features' (both opportunities and constraints) has been provided to each group based on the Existing Conditions Reports. They identify such considerations as: the TransCanada trail; hydro corridors; planned transit lines; abutting land uses; and so on. Are these defining features correct/complete or are there additional opportunities and constraints that you think should be identified? Make notes explaining your additions.

Question # 2  
[15 min]

*At Home*

The City is anticipating 12,000 new housing units within the Fernbank area. What type(s) of housing should be provided within Fernbank; single family; townhouses; apartment (remember the requirements of the Ottawa Official Plan)? Should these housing types be mixed together?

Write down the key factors the lead you to your decisions.

*Please feel free to use the site templates for site areas and residential uses provided.*

Question # 3  
[15 min]

*Time Out*

What types of parks, recreation, schools and community amenities do the Stittsville/Kanata communities need? What parks, recreation, schools and community amenities should be made available within Fernbank and generally, where? What other open spaces should be contemplated: watercourses? hydro corridors?

Write down the key factors the lead you to your decisions.

*Please feel free to use the site templates for schools, parks and various recreational amenities provided.*

Question # 4  
[15 min]

*At Work*

What types of jobs should be accommodated within the Fernbank area - offices: large or small? retail commercial? Industries (like those on Iber Road)? Should jobs be mixed and integrated with housing or separated? Should Hazeldean Road become a main street on its south side to match the north side?

Write down the key factors the lead you to your decisions.  
*Please feel free to use the site templates for site areas and employment uses provided.*

Question # 5  
[15 min]

*How do We Support Development?*

What are the infrastructure, transportation and transit challenges within the Stittsville/Kanata/Fernbank communities? What are the alternatives? How should roads link with existing/planned roads? Place the major roads required to serve the area.

Should the transit line be extended from Kanata West? What other transit linkages are important?

Are pedestrian and cycling pathways significant and generally, where should these go (e.g. TransCanada trail, hydro corridors)

How should the 'Alternative Solutions' be applied

Write down the key factors the lead you to your decisions.

Question # 6  
[15 min]

*Bringing it All Together*

Create a comprehensive plan by overlaying each sheet from Questions 1 through 5 and sketching a clean copy of your design by tracing and combining the various layers. Knit all the elements together – roads provided circulation through the area; schools, parks and other community facilities are needed to serve the new residents;

Correct any conflicts that you may identify.

Step back and look at your plans: Would you choose to live there? Is this a good place for families, young adults and seniors?

Make any additional notes required to explain your plan.

Appoint a group member to provide the group reporting

---

**9:00 p.m.**

**Plenary & Reflection**

***COUNCILLORS  
WENDY NOTT***

Group Reporting

Let's get a sense of what we've accomplished

Describe the important elements for an alternative land use plan for the Fernbank area

---

**9:30 p.m.**

**Next Steps and Wrap-Up**

***COUNCILLORS***

[5 min]

Thanks for your participation

Next steps in the Process

Scheduling of next Open House and Roundtable

Completion of the Roundtable Evaluation form

## **ALTERNATIVE SOLUTIONS**

Alternative Solutions: Means feasible alternative ways of solving an identified problem or addressing an opportunity from which a preferred solution is selected.

The “problem and/or opportunity” is servicing the approved Fernbank community as an urban development.

Examples of Alternative Solutions would be:

Transportation Alternative Solutions may include:

- Do Nothing
- Limit Growth
- Widen/Improve Existing Road(s)
- Construct New Road(s)

Water, Sanitary and Stormwater Alternative Solutions may include:

Water

- Do Nothing
- Limit Growth
- New Water Systems
- Expand Existing Water Systems
- Upgrade Existing Water Systems

Sanitary

- Do Nothing
- Limit Growth
- New Sanitary Systems
- Expand Existing Sanitary Systems
- Upgrade Existing Sanitary Systems

Stormwater

- Do Nothing
- Limit Growth
- New Stormwater Systems
- Expand Existing Stormwater Systems
- Upgrade Existing Stormwater Systems



## **SETUP & OTHER RESOURCE MATERIALS**

- Sign in table
- Evaluation Forms
- Selected Display boards of Existing Conditions from November workshop
- Resource Materials for Working Groups
  - Map of the proposed Fernbank lands in relation to the surrounding area & status of development applications and land uses
  - Aerial photograph highlighting the urban boundary of Kanata South and the village boundary of Stittsville in relation to the Fernbank lands
  - Vellum/Onion Paper Overlays
  - Colour Markers
  - Masking Tape
  - Resource List of City staff, consultants and areas of expertise
- Spare paper, pencils, pens
- Light refreshments (drinks, fruit platters, cookies)

This is a notice for our upcoming PAC meeting on May 14<sup>th</sup> at 7 pm at the Canadian Super Store on Eagleson Road.

The focus of our meeting, the PAC will be:

- Reviewing Concept Alternatives
- Considering the evaluation criteria and methodology for selecting the preferred concept

The same presentation is being conducted with City staff, outside agencies (such as the School Boards, Conservation Authorities, etc.) in the upcoming weeks. The input from these sessions will be incorporated into the evaluation of the preferred concept and the development of the demonstration plan. The preferred concept will be presented to the general public at an open house to be held in June. Notices of this event will be placed in the local newspapers and distributed to individuals and groups on the mailing list.

Our web-site [www.fernbankcdp.com](http://www.fernbankcdp.com) has also been updated with the existing conditions reports which are available for your information.

- [FERNBANK COMMUNITY DESIGN PLAN EXISTING CONDITIONS REPORT - MUNICIPAL INFRASTRUCTURE](#) March 2007 (English) (PDF)

[FERNBANK COMMUNITY DESIGN PLAN EXISTING CONDITIONS REPORT - LAND USE](#)  
January 2007 (English) (PDF)

[FERNBANK COMMUNITY DESIGN PLAN EXISTING CONDITIONS REPORT - TRANSPORTATION](#)  
January 2007 (English) (PDF)

[FERNBANK COMMUNITY DESIGN PLAN EXISTING CONDITIONS REPORT - ARCHAEOLOGICAL ASSESSMENT](#)  
January 2007 (English) (PDF)

[FERNBANK COMMUNITY DESIGN PLAN EXISTING CONDITIONS REPORT - GEOMORPHOLOGICAL ASSESSMENT](#)  
January 2007 (English) (PDF)

[FERNBANK COMMUNITY DESIGN PLAN EXISTING CONDITIONS REPORT - NATURAL ENVIRONMENT](#)  
January 2007 (English) (PDF)

[FERNBANK COMMUNITY DESIGN PLAN EXISTING CONDITIONS REPORT - STORM DRAINAGE](#)  
incl. Appendices A & B January 2007 (English) (PDF)

## **Appendix E – Public Meeting #1**

- Notice of Meeting
  - City of Ottawa Website Posting (ottawa.ca)
  - Fernbank Community Design Plan Website Posting (ferbankcdp.com)
  - Citizen Advertisement – November 3 & 23, 2006
  - Le Droit Advertisement – November 3 & 23, 2006
  - Kanata Kourier Councillor Notes – November 24, 2006
  - Stittsville Weekender Councillor Notes – November 24, 2006
- Information Bulletin
- Comment Sheet
- Exhibits
- PowerPoint Presentation
- Roundtable Handouts
- Roundtable Results
- Evaluation Summary

[Home](#) > [Residents](#) > [Public Consultations](#) > [Fernbank Community Design Plan & Integrated Environmental Assessment Process](#) > [Open House \(November 2006\)](#)

## Fernbank Community Design Plan & Integrated Environmental Assessment Process

---

### Open House (November 2006)

The City of Ottawa and a consulting team led by Walker, Nott, Dragicevic Associates Limited, invite you to attend an Open House and Community Design Roundtable on the Fernbank Community Design Plan (CDP).

The objective of the Fernbank CDP is to create a vision of the development that provides new opportunities to live, work and play in the growing western edge of the City. The Fernbank CDP is not intended to be prescriptive, but is to guide development process in consultation and coordination with the community, area landowners, Provincial agencies and ministries, and other interested parties. It is crucial that the affected communities be actively involved in the development of the Fernbank CDP in order to ensure the cultivation of guiding principles and a common understanding of the planning process.

At this Open House and Community Design Roundtable, you will have the opportunity to review and comment on the study area's existing conditions, identify concerns and opportunities, and contribute to the policies and processes guiding this development. The Community Design Roundtable will allow hands-on discussion of the issues affecting this development; encourage input on the principles that must be considered during project planning and design; and begin shaping a vision for this development's future appearance, function and interface with existing communities of Stittsville and Kanata South.

Your participation is important to the preparation of a successful Community Design Plan.

For more information on this project or to be added to our mailing list, please contact:

Myles Mahon, Community Planner  
Community Planning & Design Division  
City of Ottawa  
110 Laurier Avenue West  
Ottawa, ON K1P 1J1  
Mail code 1-15  
Phone: 613-580-2424 ext. 27817  
Fax: 613-580-2459  
E-mail: [Myles Mahon](mailto:Myles.Mahon@ottawa.ca)

Wendy Nott, FCIP, RPP, Senior Principal  
Walker, Nott, Dragicevic Associates Limited  
172 St. George Street  
Toronto, ON M5R 2M7

### Open House & Community Design Roundtable

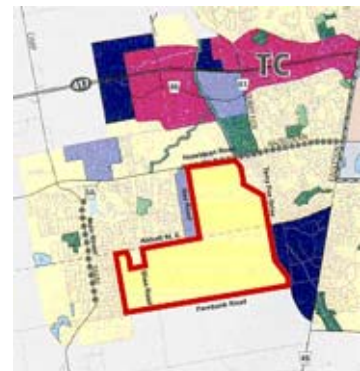
Wednesday, November 29,  
2006

Scotiabank Place  
1000 Palladium Drive  
Coliseum Rooms C & D

**Open House**  
from 4 - 9:30 p.m.

**Community Design Roundtable**  
from 6 - 9:30 p.m.

### Study Area Map



[Click here to enlarge](#)

Phone: 1-866-968-3511  
Fax: 416-960-0172  
E-mail: [wnott@wndplan.com](mailto:wnott@wndplan.com)  
Web: [www.wndplan.com](http://www.wndplan.com)

**Visit** <http://www.ferbankcdp.com/>

WC018793



[Accueil](#) > [Résidents](#) > [Consultations publiques](#) > [Plan de conception et processus d'évaluation environnementale intégré de Fernbank](#) > Réunion portes ouvertes (Novembre 2006)

## Plan de conception et processus d'évaluation environnementale intégré de Fernbank

### Réunion portes ouvertes (Novembre 2006)

La Ville d'Ottawa et une équipe d'experts-conseils dirigée par Walker, Nott, Dragicevic Associates Limited vous invitent à une réunion portes ouvertes et à une table ronde sur la conception communautaire relatives au Plan de conception communautaire (PCC) de Fernbank.

Le but du PCC est d'établir un plan directeur permettant d'aménager l'extrémité ouest de la Ville en un secteur où il fait bon vivre, travailler et se divertir. Le PCC de Fernbank n'est pas prescriptif, mais vise plutôt à orienter le processus d'aménagement compte tenu des besoins de la collectivité, des propriétaires fonciers, des organismes et des ministères provinciaux et d'autres parties intéressées. Il est essentiel que les collectivités concernées prennent une part active à l'élaboration du PCC de Fernbank pour assurer l'établissement des principes directeurs et une interprétation commune du processus de planification.

À l'occasion de la réunion portes ouvertes et de la table ronde sur la conception communautaire, vous pourrez examiner et commenter les conditions actuelles de l'aire à l'étude, exposer les problèmes et les possibilités et contribuer à l'élaboration des politiques et des processus qui guideront l'aménagement de ce secteur. La table ronde sur la conception communautaire vous permettra de discuter des conditions d'aménagement, d'exprimer vos points de vue sur les principes devant guider la planification et la conception du projet et d'esquisser l'avenir de ce secteur quant à son apparence, à sa fonction et à son interface avec les collectivités environnantes de Stittsville et de Kanata Sud.

Votre participation est une condition importante à l'élaboration d'un plan de conception communautaire efficace. Pour obtenir un complément d'information sur ce projet ou pour faire ajouter votre adresse à la liste d'envoi, veuillez communiquer avec :

Myles Mahon  
Agent de planification communautaire  
Division de l'aménagement et de la conception communautaires  
Ville d'Ottawa  
110, avenue Laurier ouest  
Ottawa (ON) K1P 1J1  
Courrier interne : 1-15  
Tél. : 613-580-2424, poste 27817  
Télec. : 613-580-2459  
Courriel : [Myles Mahon](mailto:Myles.Mahon@ottawa.ca)

Wendy Nott, F.C.I.P., R.P.P.  
Directrice principale

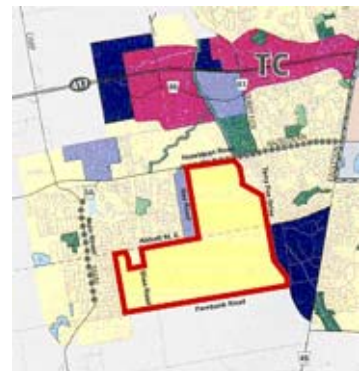
### Réunion portes ouvertes et table ronde sur la conception communautaire

le mercredi 29 novembre 2006  
Place Banque Scotia  
1000, promenade Palladium  
Salles Colisée C et D

**Réunion portes ouvertes**  
de 16 h à 21 h 30

**Table ronde sur la conception communautaire**  
de 18 h à 21 h 30

### Limite de la zone d'étude



[Cliquez ici pour agrandir l'image](#)

Walker, Nott, Dragicevic Associates Limited  
172, rue St. George  
Toronto (ON) M5R 2M7  
Tél. : 1-866-968-3511  
Télec. : 416-960-0172  
Courriel : [wnott@wndplan.com](mailto:wnott@wndplan.com)  
Site Web : [www.wndplan.com](http://www.wndplan.com)

Rendez-vous à [www.ferbankcdp.com](http://www.ferbankcdp.com)

WC018794

**Library Trustees Needed!**  
**Help Share the Future of**  
**Your Ottawa Public Library**

Ottawa City Council is looking for residents to serve on the Ottawa Public Library Board for a term ending November 30, 2010.

**Who is eligible?**

- To serve on the Board, you must be a resident of the City of Ottawa, and a Canadian citizen, at least 18 years of age or older.
- Board members reflect, as much as possible, Ottawa's cultural and demographic diversity and have a demonstrated history of community or public service, an interest in public libraries, skills or leadership abilities, and/or specific knowledge or experience that may be an asset to the Board.

**What is the level of commitment required?**

- Board members must attend at least one meeting each month and invest the time required to stay informed and be prepared for Board meetings.
- Members should also be willing to serve on committees established by the Board.

**How to apply?**

Interested citizens must submit a letter of application and a copy of their résumé, including their home address, **no later than 4 p.m. on Friday, December 8, 2006** to:

R.H.A. Tremblay, Appointments Co-ordinator  
 City of Ottawa, 110 Laurier Avenue West, Ottawa, ON, K1P 1J1  
 Fax: 613-560-9609 E-mail: committees@ottawa.ca

**Questions?**

For more information, please call Mr. Tremblay at 613-580-2424, ext. 28135 (TTY: 613-580-2401).

4193

**Fernbank Community Design Plan**  
**& Integrated Environmental**  
**Assessment Process**

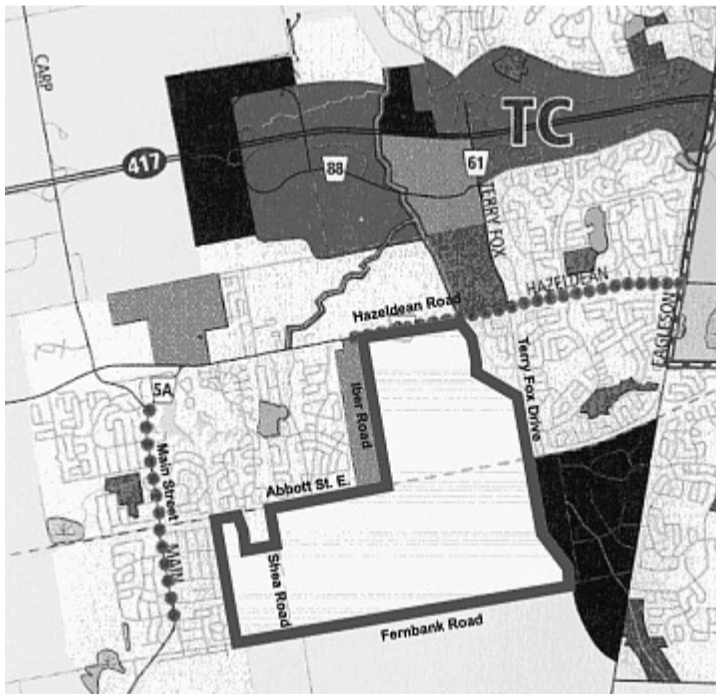
**Open House & Community Design Roundtable**  
**Wednesday, November 29, 2006**

**Scotiabank Place (1000 Palladium Dr., Kanata) - Coliseum Rooms C & D**  
**Open House from 4 - 9:30 p.m.**

**Community Design Roundtable from 6 - 9:30 p.m.**

The City of Ottawa and a consulting team led by Walker, Nott, Dragicevic Associates Limited, invite you to attend an Open House and Community Design Roundtable on the Fernbank Community Design Plan (CDP). The Study Area encompasses approximately 650 hectares of land between the established communities of Stittsville, Kanata West and Kanata South, extending south to Fernbank Road, within the west urban area of the City of Ottawa.

The objective of the Fernbank CDP is to create a vision of the development that provides new opportunities to live, work and play in the growing western edge of the City. The Fernbank CDP is not intended to be prescriptive, but is to guide development process in consultation and coordination with the community, area landowners, Provincial agencies and ministries, and other interested parties. It is crucial that the affected communities be actively involved in the development of the Fernbank CDP in order to ensure the cultivation of guiding principles and a common understanding of the planning process.



The preparation of the Fernbank CDP will be harmonized with the Environmental Assessment (EA) processes for required infrastructure within the Study Area. In accordance with the Municipal Engineers Association (MEA) Class Environmental Assessment (Section A.2.9) process, the Planning Act requirements for the implementing Official Plan Amendment and MEA Class EA processes will be integrated.

At the Open House and Community Design Roundtable, you will have the opportunity to review and comment on the study area's existing conditions, identify concerns and opportunities, and contribute to the policies and processes guiding this development. The Community Design Roundtable will allow hands-on discussion of the issues affecting this development; encourage input on the principles that must be considered during project planning and design; and begin shaping a vision for this development's future appearance, function and interface with existing communities of Stittsville and Kanata South.

Your participation is important to the preparation of a successful Community Design Plan. For more information on this project or to be added to our mailing list, please contact:

Myles Mahon, Community Planner  
 Community Planning and Design Division, City of Ottawa  
 110 Laurier Ave. W., Ottawa, ON K1P 1J1  
 Mail Code: 1-15  
 Tel.: 613-580-2424, ext. 27817 Fax: 613-580-2459  
 E-mail: myles.mahon@ottawa.ca

Wendy Nott, FCIP, RPP, Senior Principal  
 Walker, Nott, Dragicevic Associates Limited  
 172 St. George St., Toronto, ON M5R 2M7  
 Phone: 1-866 968-3511 Fax: 416-960-0172  
 E-mail: wnott@wndplan.com Web: www.wndplan.com  
 Visit www.fernbankcdp.com:

4150

**Proposed Street Closure**

**126 Guigues Avenue,**  
**224 and 226 Dalhousie Street**

The Council of the City of Ottawa proposes to close a portion of Guigues Avenue and Dalhousie Street.

The purpose of the road closure is to allow transfer of ownership of parts of two heritage building facades that extend up to 0.31 metres into the City's road allowances along Guigues Street and Dalhousie Street.

The Planning and Environment Committee will hear, in person or by counsel or agent, any person who applies to be heard concerning this closure.

If you have objections, please contact in writing the undersigned on or before December 15, 2006.

To receive additional information or a copy of a map showing the proposed closure, please contact:

Lorraine Stevens  
 Planning and Infrastructure Approvals Branch  
 City of Ottawa, 110 Laurier Avenue West, 4<sup>th</sup> Floor, Ottawa, ON K1P 1J1  
 Tel.: 613-580-2424 ext. 15077 E-mail: lorraine.stevens@ottawa.ca

4191

**Have a Say in the Planning and**  
**Development of Your Community...Become**  
**a member of the Committee of Adjustment!**

The City of Ottawa is looking for 15 members to sit on its Committee of Adjustment.

Members of the Committee consider applications for minor variances to the City's zoning by-laws and applications to divide (sever) property. The committee is an independent and autonomous body that performs its duties at "arm's length" from the City administration and operates under the authority of the Province's Planning Act.

The Committee is divided into three geographic panels - urban, suburban and rural.

**Who is eligible?**

- To serve on the Committee of Adjustment, you must be a resident of the City of Ottawa, at least 18 years of age or older.
- Committee members will be selected based on their knowledge and expertise, their familiarity with basic land-use planning and urban design principles, official plans, zoning by-laws, etc.

**What is the level of commitment required?**

- Each committee Panel meets about 22 times per year, with two of the panels meeting during the daytime and one in the evening.
- Four to five hour commitment, plus pre-meeting and reading of material.
- Terms of Committee members are concurrent with that of City Council.

**How are members compensated for their time?**

City Council has approved an honorarium schedule for committee members as follows:

- Chair - \$270 per meeting to a maximum of \$6,500 per year
- Vice-Chairs (2) - \$250 per meeting to a maximum of \$6,000 per year
- Members (12) - \$230 per meeting to a maximum of \$5,500 per year

**How to Apply?**

Interested citizens must submit a letter of application and a copy of their résumé, including their home address, **no later than 4 p.m. on Friday December 8, 2006** to:

R.H.A. Tremblay, Appointments Co-ordinator  
 City of Ottawa, 110 Laurier Avenue West, Ottawa, ON K1P 1J1  
 Fax: 613-580-9609 E-mail: committees@ottawa.ca

**Questions?**

Please call Mr. Tremblay at 613-580-2424, ext. 28135 (TTY: 613-580-2401).

4192

**City Council Seeks Citizen Appointment**  
**to the Ottawa Police Services Board**

The City of Ottawa is seeking applications from individuals interested in serving as a Citizen Appointee to the Ottawa Police Services Board, for a four year term coinciding with the term of City Council.

**What does the Board do?**

The Ottawa Police Services Board is a provincially legislated body accountable to the Province. It is responsible for providing governance and oversight to the Ottawa Police Service and for ensuring the provision of adequate and effective police services in the City of Ottawa.

**What level of commitment is required?**

The position requires a significant time commitment of between 10 and 38 hours a month (25 hours per month on average), and between 6 and 23 meetings/events per month (11 per month on average). Monthly Board meetings are held in the evening, in addition the Board has four sub-committees that meet during the day. Board members are expected to serve on at least one committee, attend monthly Board meetings, committee meetings and certain police functions, and are required to participate in ongoing training.

**Who is eligible?**

Applicants must meet the following eligibility requirements:

- Resident of the City of Ottawa, or an owner or tenant of land in the City of Ottawa, or the spouse of such a person.
- Canadian citizen at least 18 years of age.
- Not a member of the Legislative Assembly, the Senate or House of Commons, nor an elected official of municipal council.
- Not an employee of a municipality.
- Not a judge, nor a justice of the peace.
- Not otherwise disqualified from holding office or voting
- Not a police officer.
- Not a person who practices criminal law as a defence counsel
- Must be willing to provide authorization for a background check.

**What qualifications are required?**

A detailed Member Job Description is available that includes a Statement of Qualifications. See below for information on how to obtain a copy.

**Is there remuneration?**

To compensate for the significant commitment required, citizen members of the Ottawa Police Services Board receive remuneration of \$8,000 per year.

**How to apply:**

All applicants must read the Member Job Description and sign an Applicant Commitment Form to ensure they fully understand the responsibilities and the level of commitment required. To obtain a copy of a Member Job Description and Applicant Commitment Form, please visit the Police Services Board section of the Ottawa Police Web site (ottawapolice.ca) or contact Lynn Kennedy, Assistant to the Board, at 613-560-1270, e-mail: lynn.kennedy@ottawa.ca.

**The signed Commitment Form and a résumé must be submitted no later than 4 p.m. on Friday, December 8, 2006 to:**

Pierre Pagé  
 c/o Wendy Fedec, Executive Director  
 Ottawa Police Services Board  
 110 Laurier Avenue West, Ottawa, ON K1P 1J1  
 Fax: 613-580-2728 E-mail: lynn.kennedy@ottawa.ca

4194

10406820



## COUNCIL NOTES

## Councillor Feltmate thanks Kanata residents for re-election

PEGGY FELTMATE  
KANATA COUNCILLOR



PEGGY FELTMATE

I would like to take this opportunity to thank everyone who participated in the recent municipal election.

Whether you ran for office, voted, worked in one of the campaigns, took a sign for the candidate of your choice, or staffed a polling station, you made democracy work.

Two days before the election, I participated in the ceremonies at the Kanata Cenotaph to mark Remembrance Day and honour our veterans. Of all the things for which we should be grateful to our veterans, our right to elect our governments is the most important.

Sixty per cent of Kanata residents voted in the 2006 municipal elections – one

in, two wards (Kanata North and Kanata South) will be entirely within Kanata and one (West Carleton – March) will include part of Kanata.

I will miss working on issues in March rural and Kanata North, but I am delighted there will now be three votes for Kanata on city council.

#### DEVELOPMENT BETWEEN GLEN CAIRN, STITTSVILLE

Many of us were disappointed when council voted not to fight the Ontario Municipal Board decision to allow development between Glen Cairn and Stittsville. With up to 32,000 people, this development threatened to overwhelm our services and

transportation system.

However, we do have an opportunity to keep the impact on Kanata to a minimum. The developers are required to go through a Community Design Plan process. This gives us a chance to make sure the development includes provisions for the transportation infrastructure, recreation infrastructure and other services that will be required.

It is important Kanata residents be part of this process. The first chance to get information and have input will be an open house. The open house will be Wednesday (Nov. 29)

from 4 to 9:30 p.m. at Scotiabank Place, 1000 Palladium Dr., in Coliseum rooms C and D.

of the highest figures in recent years. People who participated in the recent election campaign can be proud of that figure.

#### THREE KANATA VOTES

The election means Kanata will finally have fair representation. When the new councillors are sworn

School  
180 Katimavik Rd.

• Wednesday, Jan. 10  
3:30 to 8:30 p.m.  
All Saints High School  
5115 Kanata Ave.

#### WORKING FULL-TIME FOR KANATA

I appreciate the chance to hear from you about issues affecting our community. My e-mail is still peggy.feltmate@ottawa.ca and my council website, www.feltmateforkanata.com, is now being updated again. Until Nov. 30, you can also reach me at 580-2474 (office) or 580-2514 (fax).

I will be letting people know when the new phone number and fax number for my office are available.

#### LIGHT RAIL NEWS

This week two large binders full of information on light rail were released. I will be going through them prior to the discussion that is expected in December and will be providing details of the contents so Kanata residents can have input.

#### FLU SHOT CLINICS

There will be three more free flu shot clinics in Kanata. These will be:

• Wednesday, Dec. 6  
3:30 to 8:30 p.m.

All Saints High School  
5115 Kanata Ave.

• Tuesday, Dec. 12  
3:30 to 8:30 p.m.

Holy Trinity High

### Notice of Liquor Licence Application



The following establishment has applied to the Alcohol and Gaming Commission of Ontario for a liquor licence under the *Liquor Licence Act*:

#### Application for Additional Facilities

SCOTIABANK PLACE  
1000 PALLADIUM DRIVE  
(CORNER OF HUNTMAR DRIVE &  
PALLADIUM DRIVE)  
KANATA (Outdoor area)

Any resident of the municipality may make a written submission as to whether the issuance of the licence is in the public interest having regard to the needs and wishes of the residents. Submissions must be received no later than **December 13, 2006**. Please include your name, address and telephone number. If petition is submitted to the Commission, please identify the designated contact person. **Note:** The AGCO gives the applicant copies of any objections. Anonymous objections are not considered.

The personal information gathered is collected under the authority of the *Liquor Licence Act*. The principal purpose of the collection is to assess eligibility for the issuance of a liquor sales licence. Copies of all objections are given to the applicant. The information may also be disclosed pursuant to the *Freedom of Information and Protection of Privacy Act*. Questions about this collection should be directed to the Manager, Licensing and Registration, Alcohol and Gaming Commission of Ontario at the address, telephone numbers or e-mail address listed below.

Submissions to be sent to: **Licensing and Registration, Alcohol and Gaming Commission of Ontario, 90 Sheppard Avenue East, Suite 200, Toronto, ON M2N 0A4. Tel: 416-326-8700 OR Toll-free in Ontario: 1-800-522-2876. Fax: 416-326-5555. E-mail: licensing@agco.on.ca**

Pour des renseignements en français concernant cette annonce, veuillez écrire à : **Direction de l'inscription et de la délivrance des permis, Commission des alcools et des jeux de l'Ontario, 90, rue Sheppard Est, bureau 200, Toronto, ON M2N 0A4. Tél. : 416 326-8700 ou 1 800 522-2876 (interurbains sans frais en Ontario). Téléc. : 416 326-5555. Courriel : licensing@agco.on.ca**

### OTTAWA VALLEY HEARING AID CENTRE INC.



Kanata North Medical Centre, 700 March Rd.,  
Kanata, Ont.

Phone: 599-5199 or 623-2999

#### CLINIC HOURS

Saturday 10:00 am - 1:00 pm  
Wednesday 5:30 pm - 7:30 pm

### Peter Straatman

Hearing Instruments Specialist  
Registered Authorizer/Dispenser ADP (OHIP), DVA  
and Social Services

Hearing Tests, Prescriptions, Sales  
& Service for All Makes  
and Models of Hearing Aids

"BATTERIES \$5.00/Pkg."

"For All Your Hearing Aid Needs"

## Kanata Stallions

Future stars on ice  
at family-friendly  
prices



Catch your  
Jr. A Stallions  
in action at the  
Kanata Recreation  
Complex.

### NEXT GAME

Tuesday, Nov. 28th  
7:30pm vs. the  
Nepean Raiders

Adults \$9,  
seniors/students \$7,  
kids under 12 \$5  
6 & under  
FREE



Visit us at [www.kanastallions.com](http://www.kanastallions.com)

**All Your Masonry & Roofing Needs**  
**Jason Harvey**  
Licensed & insured  
Free Estimates Call  
**613-229-6085**  
Member of  
**BBB**  
HARVEY MASONRY INC.

**ENTIRE STOCK**  
**Daniel Cremieux**  
Collection  
NOW  
**25% OFF**  
EXTRA SPECIAL  
**Daniel Cremieux**  
Corduroy Blazers  
reg \$225.00  
NOW  
**\$75.00 OFF**  
**TWEED & HICKORY**  
An adventure in lifestyle  
499 Terry Fox Drive  
Kanata 271 • 7052  
3161 Greenbank Rd., Unit 5  
Nepean 823 • 6415  
www.tweedandhickory.com



# The Friendship Club news

by Joan Singer  
613-831-2647

The Friendship Club would like to invite anyone of any age to come out and join in one or all of the Club's activities. There is a luncheon once a month with entertainment and door prizes. The Club also makes regular visits to the "Slots" at the Rideau Carleton Raceway and to the Casino in Gatineau.

## November luncheon

The Friendship Club luncheon will be held on Wednesday, November 29 at noon at the Glen Mar Golf and Country Club on the Fernbank Road west of Stittsville. There will be entertainment and door prizes. Everyone planning to attend is asked to bring along non-perishable food items for donation to the Stittsville Food Bank. For tickets, please call Beryl at 613-836-5112 or Joan at 613-831-2647.

## Bridge at Stittsville arena

Bridge is played on Fridays at 1 p.m. at the Stittsville arena. For more information, please call Joan at 613-831-2647.

## Bridge at Pretty Street Community Centre

Bridge is played on Fridays at 1 p.m. at the Pretty

Street Community Centre. For more information, please call Barb at 613-831-3646.

## Euchre

Euchre is played on Fridays at 7 p.m. at the Pretty Street Community Centre. Last week Marion Argue had the ladies' high score while Cecil Jessiman had the men's high score. Wini Hodgins had the low score while David Argue had the most lone hands. The rooster award went to John Payne. For more information, please call Heather at 613-838-2743.

## Exercise Class

The Pretty Street Community Centre is the site for exercise class on Mondays at 10 a.m. For more information, please call Margaret at 613-836-3916.

## Line Dancing

Line dancing is held on Wednesdays at 10:30 a.m. at the Stittsville arena hall. For more information, please call Rosemary at 613-836-6354.

## Carpet Bowling

Carpet bowling takes place on Wednesdays at 1 p.m. at the Stittsville District Community Centre (arena) hall. For more information, please call Beryl at 613-836-5112.

## Canada Post is honouring wine and cheese industries

Canada Post is going to honour the Canadian wine and cheese industries.

A set of four domestic rate stamps featuring the wine industry and the cheese industry have been

released by Canada Post. Canadian is considered one of the greatest cheese producing nations in the world. The industry produces more than 300 varieties

of cheese. In 2004, annual cheese consumption in Canada hit 11.97 kilograms per person.

For about a decade, Canadian wines have been winning awards at interna-

tional wine festivals.

About 190 wineries in Canada ship almost 800 million dollars worth of product, employing more than 3,000 people across the country.

## Catholic school trustee reports

Con't from page 6  
year.

### ADDITION AT ALL SAINTS HIGH SCHOOL

The Board of Trustees of the Ottawa-Carleton Catholic School Board has awarded the contract for the new addition at All Saints Catholic High School in Kanata to Taplen Construction Inc. for \$5,798,400 plus GST. The new addition is to be ready for occupancy in September, 2007. The Taplen Construction Inc. bid was

well below two other bids that were received which were in the \$6.2 and \$6.3 million range.

This addition at All Saints Catholic High School is part of the Board's five year capital forecast plan which includes major additions at four high schools (All Saints and Holy Trinity in Kanata, Mother Teresa in South Nepean and St. Mark in Manotick), a new high school in the Riverside South community and a new elementary school in Stittsville.



### HOLIDAYS

<b>PUERTO PLATA</b>	<b>\$829</b>
<i>Fun Royal Tropicale</i>	+ \$279 taxes
All inclusive Jan. 20/27	Sunquest
<b>CANCUN</b>	<b>\$949</b>
<i>Hotel Dos Playas</i>	+ \$268 taxes
All inclusive Jan. 20/27	Sunquest
<b>JAMAICA</b>	<b>\$1079</b>
<i>Club Ambiance</i>	+ \$255 taxes
All inclusive Jan. 20/27	Sunquest
<b>PUNTA CANA</b>	<b>\$1199</b>
<i>Allegro Punta Cana</i>	+ \$279 taxes
All inclusive Jan. 20/27	Sunquest
<b>VARADERO</b>	<b>\$498</b>
<i>Montehabana</i>	+ \$200 taxes
European Plan Jan. 20/27	
<b>HOLQUIN</b>	<b>\$618</b>
<i>Club Covarrubias</i>	+ \$200 taxes
All inclusive Jan. 20/27	
<b>ORLANDO</b>	<b>\$669</b>
<i>Florida Homes 2 Bedrooms</i>	+ \$220 taxes
European Plan Jan. 20/27	

Prices are per person based on double occupancy. Prices advertised are subject to availability at time of printing and are for dates shown. Departures are from Toronto.

613.271.2727 • 888.444.0844

info@bestbuyholidays.com 700 Eagleson Road

part of **my TRAVEL** group



T2351 c

## Laminate Flooring

Easy to fit  
No Glue required  
25 Year Warranty  
Available in

Now Available at:

**1.29** 7 mm Red Oak  
sq ft

**1.39** 8 mm Highland Oak  
sq ft



## Richmond



6379 Perth Street, Richmond • 613-838-4659

68972 c

Councillor's  
**Community Calendar**

**Janet Stavinga**  
City Councillor, Goulbourn Ward

City of Ottawa  
110 Laurier Ave West  
Ottawa ON K1P 1J1

Tel: 580-2476 - Fax 580-2516  
Janet.Stavinga@ottawa.ca

[www.janetstavinga.com](http://www.janetstavinga.com)

**Nov. 15: Winter overnight parking regulations in effect until Apr. 1.** Sign up for the City's free Winter Parking e-Alerts at [www.ottawa.ca/winterparking](http://www.ottawa.ca/winterparking) and receive e-mails each time an overnight parking restriction is in effect. Parking is permitted on all Ottawa streets between 1 am and 7 am, except when a snowfall of 7 cm or more is forecast by Environment Canada. Vehicle owners who have a municipal on-street parking permit are exempt from winter overnight parking restrictions. When snow removal is planned, "no parking" snow removal signs will be posted to alert vehicle owners. Snow removal parking restrictions apply to all vehicles. For information contact 3-1-1.

**Nov. 27: Comment on Bell Mobility Tower Zoning By-law Amendment.** Application is to rezone 5.8 ha west of Stittsville Main St. and south of Beverly St. to permit the construction of a 36.6 m high monopole communications tower and associated utility building at the rear of the existing Stittsville & District Community Centre within the existing Parks and Recreation Zone. The tower and utility building are intended to boost the wireless and high-speed data signal in our community, and their location, design and installation are intended to minimize visual impacts on neighbouring areas. To submit comments by Nov. 27 or for more information, contact Sean Moore, City Planner: [Sean.Moore@ottawa.ca](mailto:Sean.Moore@ottawa.ca) or 613-580-2424 ext. 16481.

**Nov. 29: Open House & Community Design Roundtable - Fernbank Development.** Take this opportunity to review and comment on the study area's existing conditions, identify concerns and opportunities, and contribute to the principles guiding the development. The Roundtable will allow hands-on discussion of the issues; begin shaping a vision for this development's future appearance, function and interface with existing communities of Stittsville and Kanata South; and help establish an effective public voice to influence the development of this 650 ha area. Open House from 4 - 9:30 pm & Community Design Roundtable from 6 - 9:30 pm at Scotiabank Place (1000 Palladium Dr., Kanata) in Coliseum Rooms C & D. For information contact Myles Mahon, Community Planner: [Myles.Mahon@ottawa.ca](mailto:Myles.Mahon@ottawa.ca) or 613-580-2424 ext. 27817.

**Dec. 6: Nominations due for Heritage Community Recognition Program.** The Ontario Heritage Trust "Heritage Community Recognition Program" is in its 10<sup>th</sup> year of recognizing individuals and small project groups who have made significant contributions to local heritage preservation. Municipalities may submit a maximum of one nomination in each of five categories: built, cultural or natural heritage preservation, heritage garden conservation or Lifetime Achievement. For information, contact Brenda Emond, Local Architectural Conservation Advisory Committee Coordinator: [Brenda.Emond@ottawa.ca](mailto:Brenda.Emond@ottawa.ca) or 613-580-2424 ext. 21801.

**Dec. 22: Nominations due for Young Heritage Leaders Program.** The Ontario Heritage Trust recognizes young individuals who have made significant contributions to local heritage preservation. Municipalities and schools may submit a maximum of one nomination (an individual or project group) in each of three categories: built, cultural or natural heritage preservation. The young person whose leadership in preserving, protecting and promoting heritage is deemed to be the most exceptional will be awarded a \$2,000 scholarship. For information, contact Brenda Emond, Local Architectural Conservation Advisory Committee Coordinator: [Brenda.Emond@ottawa.ca](mailto:Brenda.Emond@ottawa.ca) or 613-580-2424 ext. 21801.

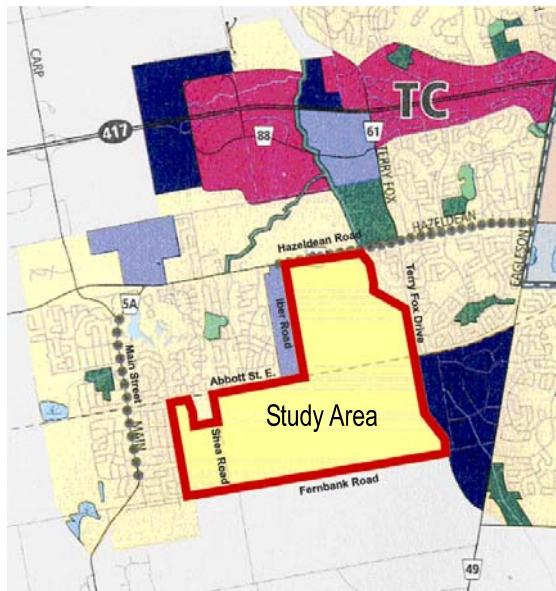
**Dec. 15: Applications due for Safer & Vital Communities Grant.** Ontario's Ministry of Community Safety and Correctional Services announced this grant for 2006/2007 to encourage communities, business and government to work together, forge new alliances and build safer, healthier communities in which to live. Projects may include but are not limited to focusing on job opportunities for youth, developing initiatives that respond to youth gangs and violence, and implementing after-school, mentoring or leadership programs. For information contact Terry Morgan, Grant Officer: [morgan.terry@ontario.ca](mailto:morgan.terry@ontario.ca) or 416-314-0158.

Find more at [www.janetstavinga.com](http://www.janetstavinga.com)

68988 c

## Information Bulletin No. 1

Preparation of a Community Design Plan (CDP) has begun for the Fernbank Community. The study area encompasses approximately 650 hectares (1,600 acres) of land between the established communities of Stittsville, Kanata West and Kanata South, extending south to Fernbank Road, within the west urban area of the City of Ottawa.



This *Information Bulletin* has been prepared to provide a common understanding the Fernbank CDP. It features information on the project, schedule, study process and the existing conditions. Key features of the planned public consultation process are also provided.

### Overview

The objective of the CDP is to create a blueprint, which will help shape the Fernbank Community as a very liveable community, with a land use plan, a demonstration plan, parks and recreation plan, an environmental management plan, a master servicing plan, a transportation and transit master plan and design guidelines. Throughout the CDP the consultant team will examine the interface of the Fernbank area with the existing adjacent communities. The policy objectives of the City of Ottawa Official Plan (2003) will provide guidance in the preparation of the CDP. The CDP will be implemented through amendments to the City of Ottawa Official Plan (2003).

### *Some Community Design Plan Directions from the Official Plan*

- Maximum 60 % single-detached and semi-detached houses
- Minimum 10 % apartment dwellings and the remainder other multiple dwellings
- Average for single-detached, semi-detached and townhouses of 29 units per net hectare

- Establish a modified grid system of roads to maximize access and egress points, pedestrian and transit accessibility to all areas, and to enhance personal navigation
- Achieve a distinctive identity and a variety of building form

### *Key Principles for Developing Communities in the Official Plan*

- Accommodate compact and mixed-use development
- Serve with quality transit, walking and cycling facilities
- Protect forests, wetlands and other natural environment areas
- Increase the supply of affordable housing
- Provide a good balance of facilities and services, including schools, community facilities, parks, a variety of housing, and places to work and shop
- Balance land use types to contribute to achieving the mix of jobs and households for the larger area
- Require high quality design
- Maintain familiar landscapes and heritage buildings
- Provide open and inclusive planning process

### Study Schedule

Key target dates identified for the study include:

- Existing Conditions Analysis – December 2006
- Guiding Principles – December 2006
- Land Use and Infrastructure Alternatives – Spring 2007
- Preferred Land Use Plan and Demonstration Plan – Summer 2007
- Final Community Design Plan – December 2007

### Study Process

The preparation of the CDP will be harmonized with the Environmental Assessment (EA) processes for required infrastructure within the Study Area. In accordance with the Municipal Engineers Association (MEA) Class Environmental Assessment (Section A.2.9) process, the Planning Act requirements for the implementing Official Plan Amendment and MEA Class EA processes will be integrated.

### Existing Conditions

Detailed information on the existing conditions of the Fernbank area has been collected and is being reviewed. This information concerns the social, physical, biological and infrastructure/transportation conditions within and in proximity to the area.

### Social Environment Land Use

Existing and planned land uses abutting and adjacent to the Fernbank area include a broad range of existing and planned residential uses; industrial uses (Iber Road); institutional and community uses (Shear Road); and, planned commercial/residential uses (Hazeldean Road). The identification of alternative land uses within the Fernbank CDP should be sensitively integrated with the existing land use pattern.



### Recreation

There is a diverse range of parks, recreational facilities, pathways and community amenities currently available within the Stittsville-Kanata area. Additional facilities and services will be required to serve an expanded population.

### Archaeology and Cultural Heritage

A portion of the area has been identified as having a medium to high potential for archaeological artefacts and will be subject to fieldwork in the Spring of 2007.

The buildings located at 590 Hazeldean Road are identified on the City's inventory of culturally significant buildings.

### Physical Environment

#### Soils

The geotechnical analysis has identified the surficial geology of the Fernbank area, including: marine clay soils within the eastern portion of the study area; a band of thick organic deposits parallel the Carp River corridor; a mixture of glacial till, shallow bedrock, and silty clay underlies the central and south-western reaches of the study area. A thin, discontinuous organic deposit is located north and west of Shea Road.

#### Fluvial Geomorphology

A geofluvial investigation has ranked the existing drainage channels within the study area as stable and moderately stable.

#### Natural Environment

Agricultural lands dominate most of the study area, with some remnant deciduous hedgerows and cedar stands east of Shea Road.

#### Fisheries

Early spring fish sampling was completed to determine the extent of fish habitat within the tributaries of the Carp River and the Monahan Drain and summer fish sampling has documented the extent of post-spawning fish utilization.

#### Wildlife

Breeding bird surveys have identified typical species, with good utilization of the meadow habitat by grassland species.

#### Vegetation

Vegetation communities were described for the study area, with the most diverse forest communities occurring south of Abbott Street and west of Sacred Heart High School.

#### Infrastructure/Transportation Conditions

Serviced residential communities are located to the east (Stittsville) and to the west (South Kanata). Future residential development is planned to the north by Kanata West and to the southeast by other development groups.

### Water

Water distribution system surrounds the Fernbank area, with feeder mains on Hazeldean Road, Terry Fox Drive, and Eagleson Road. A water reservoir and pump station is located to the northeast.

### Sanitary Sewer

The Stittsville trunk sewer flows through the middle of the study area and has demonstrated residual capacity downstream of Iber Road. The Hazeldean Pump Station has expansion capability to service the Fernbank area.

### Storm Water Management

The Study Area straddles the Jock River and Carp River watershed boundaries and is generally located near the upper end of each watershed. Drainage channels outlet to the Monahan, Flewellyn, and Falkner Drains south of Abbott Street; while to the north drainage is routed to the Carp River.

### Roads

In general, there is some spare capacity in the existing major road network, with most of the road links and signalized intersections operating with acceptable levels of service during peak hours. The recent extension of Terry Fox Drive south to Eagleson Road has modified traffic flow and increased network capacity in South Kanata. The Huntmar Drive Extension from Maple Grove Road to Hazeldean Road is under construction and the 4-laning of Hazeldean Road west of Terry Fox Drive is included in the 2006 City Budget.

### Transit

Transit ridership now accounts for 10% of peak hour trips west of Terry Fox Drive and up to 20% of person trips east of Eagleson Road. The City's rapid transit network includes a link through Kanata West to Hazeldean Road.

### **Public Consultation**

Public input and comment are invited for incorporation into the planning and design of the Community Design Plan and Environmental Assessments. Input and participation will be achieved through a combination of workshops and public meetings. Watch for notices of upcoming events in your newspaper and on-line at [ottawa.ca](http://ottawa.ca) and [www.fernbankCDP.com](http://www.fernbankCDP.com). If you have any questions or comments about the study, do not hesitate to contact:

### **Questions or Comments**

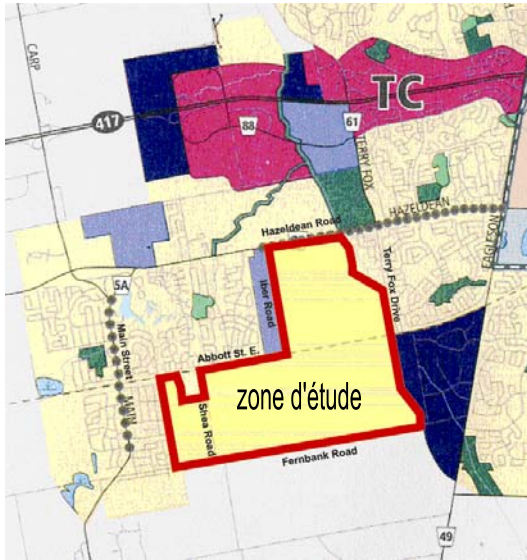
Myles Mahon Community Planner  
Community Planning & Design Division  
City of Ottawa  
4<sup>th</sup> Floor, 110 Laurier Avenue West  
Ottawa, ON - Mail Code 1-15  
Tel: 613-580-2424 ext. 27817 Fax: 613-580-2459  
Email: [Myles.Mahon@ottawa.ca](mailto:Myles.Mahon@ottawa.ca)

Wendy Nott FCIP, RPP, Senior Principal  
Walker, Nott, Dragicevic Associates Limited  
172 St. George Street,  
Toronto, ON M5R 2M7  
Phone: 1-866 968-3511 Fax: 416-960-0172  
Email: [wnottd@wndplan.com](mailto:wnottd@wndplan.com)



## Bulletin d'information No. 1

La préparation d'un plan de conception communautaire (PCC) pour la localité de Fernbank a commencé. L'aire à l'étude couvre environ 650 hectares (1 600 acres) de terrain entre les localités établies de Stittsville, Kanata Ouest et Kanata Sud et s'étend jusqu'au chemin Fernbank, au sud, dans le secteur urbain ouest de la Ville d'Ottawa.



Le présent *Bulletin* a été préparé pour favoriser une compréhension commune du PCC de Fernbank. Vous y trouverez des renseignements sur le projet, le processus d'exécution de l'étude et les conditions actuelles, ainsi que les grandes caractéristiques du processus de consultation publique prévu.

### Aperçu

Le but du PCC est d'établir un plan directeur permettant d'aménager la localité de Fernbank en un secteur où il fait bon vivre au moyen de différents plans – aménagement du territoire, plan de démonstration, parcs et activités récréatives, gestion de l'environnement, plan directeur sur le raccordement aux services municipaux, plan directeur des transports et du transport collectif – et de lignes directrices pour la conception. Dans tous les aspects du PCC, l'équipe de conseillers examinera l'interface du secteur de Fernbank avec les collectivités adjacentes. Les orientations du Plan officiel de la Ville d'Ottawa (2003) guideront le PCC, qui sera mis en œuvre au moyen de modifications au Plan officiel (2003).

### Quelques orientations du Plan officiel concernant les PCC

- Pas plus de 60 % de maisons unifamiliales et de jumelés
- Au moins 10 % d'immeubles résidentiels, le reste étant consacré à d'autres types d'habitations à logements multiples
- Maisons unifamiliales, jumelés et maisons en rangée : moyenne de 29 unités à l'hectare net
- Créer un réseau routier modifié pour optimiser les points d'accès et de sortie, l'accès aux piétons et aux transports en commun à tous les secteurs et la navigation individuelle

- Créer une identité distincte et varier les formes des édifices

### Grands principes du Plan officiel pour les collectivités en développement

- Favoriser un développement compact et polyvalent
- Offrir des services transport collectif et des aménagements pédestres et cyclistes de qualité
- Protéger les forêts, les terres humides et les autres milieux naturels
- Accroître l'offre de logements abordables
- Trouver l'équilibre entre les installations et les services : écoles, installations communautaires, parcs, logements variés, lieux de travail et de magasinage, etc.
- Varier les types d'utilisation du sol pour atteindre un équilibre entre les lieux de travail et les résidences dans l'ensemble du territoire
- Assurer une conception de haute qualité
- Conserver les aménagements familiaux et les immeubles patrimoniaux
- Établir un processus d'aménagement ouvert et inclusif

### Calendrier de l'étude

Principales échéances de l'étude :

- Analyse des conditions actuelles – décembre 2006
- Principes directeurs – décembre 2006
- Options en matière d'utilisation du sol et d'infrastructure – printemps 2007
- Plan d'aménagement du territoire privilégié et Plan de démonstration – été 2007
- Plan de conception communautaire définitif – décembre 2007

### Déroulement de l'étude

La préparation du PCC sera harmonisée avec les processus d'évaluation environnementale relatifs aux infrastructures nécessaires dans l'aire à l'étude. Conformément au processus d'évaluation environnementale de portée générale (article A.2.9.) de la Municipal Engineers Association (MEA), les exigences de la *Loi sur l'aménagement du territoire* relatives à la mise en œuvre des processus de modification du Plan officiel et de l'évaluation environnementale seront intégrées.

### Conditions actuelles

Des renseignements détaillés sur les conditions actuelles du secteur Fernbank ont été recueillis et sont en cours d'examen. Ces données concernent la situation sociale, physique et biologique ainsi que les conditions de l'infrastructure et des transports dans le secteur et aux alentours.

### Environnement social

#### Utilisation du sol

Les utilisations existantes et prévues des terrains attenants et adjacents au secteur Fernbank comprennent une grande variété d'utilisations résidentielles – existantes ou prévues – ainsi que des utilisations industrielles (chemin Iber), des utilisations institutionnelles et communautaires (chemin Shea) et des utilisations commerciales et résidentielles prévues (chemin Hazeldean). Les diverses options d'utilisation des terrains prévues dans le PCC de Fernbank devraient être soigneusement intégrées au profil d'aménagement existant.



### Loisirs

Le secteur Stittsville-Kanata compte actuellement une variété de parcs, d'installations récréatives, de sentiers et d'aménagements communautaires. Des installations et des services devront être ajoutés pour servir une population accrue.

### Archéologie et patrimoine culturel

Une partie du secteur présente un potentiel de découverte d'artefacts archéologiques moyen ou élevé et fera l'objet de fouilles au printemps 2007.

Les immeubles sis au 590, chemin Hazeldean, figurent à l'inventaire des bâtiments d'importance culturelle de la Ville.

### Environnement physique

#### Sols

L'analyse géotechnique a déterminé la géologie des dépôts meubles du secteur Fernbank. Des dépôts d'argile marine couvrent la partie est de l'aire à l'étude. Une lisière d'épais dépôts organiques suit parallèlement le corridor de la rivière Carp et un mélange de moraine, de substrat rocheux superficiel et d'argile limoneuse couvre les passages central et sud-ouest de l'aire à l'étude. Un dépôt organique mince et discontinu se trouve sur les côtés nord et ouest du chemin Shea.

#### Géomorphologie fluviale

Une étude géofluviale a établi que les canaux de drainage actuels de l'aire à l'étude sont stables ou moyennement stables.

#### Milieu naturel

Les terres agricoles dominent la plus grande partie de l'aire à l'étude. Des restes de haies de feuillus et de cèdres longent le chemin Shea, à l'est.

#### Pêches

Des prélèvements de poissons ont été effectués au début du printemps pour déterminer l'étendue de l'habitat du poisson dans les affluents de la rivière Carp et du drain Monahan. Un prélèvement de poissons en été a documenté l'utilisation de ces cours d'eau par les poissons après la fraie.

#### Faune

Des relevés des oiseaux nicheurs ont établi les espèces types et révélé une bonne utilisation des prés par les espèces des prairies.

#### Végétation

Les groupements végétaux de l'aire à l'étude ont été décrits, les groupements forestiers les plus diversifiés se trouvant au sud de la rue Abbott et à l'ouest de l'école secondaire Sacred Heart.

#### Infrastructure

Les ensembles résidentiels avec services sont situés à l'est (Stittsville) et à l'ouest (Kanata Sud). On prévoit qu'un lotissement résidentiel sera aménagé au nord de Kanata Ouest et au sud-est par d'autres groupes de développement.

#### Eau

Le réseau de distribution d'eau entoure le secteur Fernbank, la conduite maîtresse parcourant le chemin Hazeldean, la promenade Terry-Fox et le chemin Eagleson. Un réservoir d'eau et une station de pompage se trouvent au nord-est.

#### Réseau séparatif

Le collecteur principal de Stittsville traverse l'aire à l'étude par le milieu et a démontré une capacité résiduelle en aval

du chemin Iber. La station de pompage d'Hazeldean a la capacité de servir le secteur Fernbank.

#### Gestion des eaux pluviales

L'aire à l'étude comprend les limites du bassin hydrographique des rivières Jock et Carp et est globalement située près de la limite supérieure de chaque bassin. Les canaux de drainage se déversent dans les drains Monahan, Flewellyn et Falkner, au sud de la rue Abbott, alors qu'au nord, le drainage se fait vers la rivière Carp.

#### Routes

En général, le réseau routier principal présente une capacité résiduelle. La plupart des liens routiers et des intersections avec feux de circulation fournissent un niveau de service acceptable aux heures de pointe.

Le récent prolongement de la promenade Terry-Fox au sud du chemin Eagleson a modifié le débit de la circulation et a augmenté la capacité du réseau à Kanata Sud.

Les travaux de prolongement de la promenade Huntmar entre le chemin Maple Grove et le chemin Hazeldean sont en cours. L'aménagement à quatre voies du chemin Hazeldean à l'ouest de la promenade Terry-Fox est prévu au budget 2006 de la Ville.

#### Transports en commun

L'achalandage des transports en commun compte pour 10 % des déplacements durant les heures de pointe à l'ouest de la promenade Terry-Fox et jusqu'à 20 % des voyages-personnes à l'est du chemin Eagleson.

Le réseau de transport collectif de la Ville comprend un lien vers le chemin Hazeldean par Kanata ouest.

#### **Consultation publique**

Le public est invité à communiquer son point de vue et ses observations, qui seront pris en compte dans la planification et l'élaboration du plan de conception communautaire et les évaluations environnementales. Le public pourra livrer ses impressions et ses commentaires à l'occasion d'ateliers et de réunions publiques. Surveillez les événements à venir dans le journal ou en ligne à [ottawa.ca](http://ottawa.ca) et à [www.fernbankCDP.com](http://www.fernbankCDP.com). Si vous avez des questions ou des observations, veuillez communiquer avec :

#### **Questions ou observations**

Myles Mahon, agent de planification communautaire  
Division de l'aménagement et de la conception  
communautaires  
Ville d'Ottawa  
110, avenue Laurier ouest, 4<sup>e</sup> étage  
Ottawa (ON) K1P 1J1  
courrier interne : 1-15  
Tél. : 613 580-2424, poste 27817 Téléc. : 613 580-2459  
Courriel : [Myles.Mahon@ottawa.ca](mailto:Myles.Mahon@ottawa.ca)

Wendy Nott, F.C.I.P., R.P.P., directrice principale  
Walker, Nott, Dragicevic Associates Limited  
172, rue St. George  
Toronto (ON) M5R 2M7  
Tél. : 1 866 968-3511 Téléc. : 416 960-0172  
Courriel : [wnott@wndplan.com](mailto:wnott@wndplan.com)





# Fernbank Community Design Plan

## Fernbank CDP Public Open House November 29, 2006 COMMENT-QUESTIONNAIRE

The City of Ottawa would appreciate your responses to the following questions as well as any comments you wish to make about the information presented at this Open House. Please take a few moments to complete our Comment-Questionnaire. You may leave it in the designated box when you leave tonight's Open House, or send it to the address listed below by 13 December 2006. All information gathered in the Comment-Questionnaire will become part of the public record and used for the purpose of conducting this study.

### ABOUT YOU

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Email: \_\_\_\_\_

What specific interest do you have in this study? \_\_\_\_\_

### STUDY PROCESS

Do you have comments on the Study Process (Environmental Assessment/Planning Act) for conducting the CDP?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**BACKGROUND INFORMATION** Are there information gaps in the existing conditions information assembled by the study team to-date? Are there information sources that you would like to identify and share with the study team?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**IMPORTANT FEATURES** What are the important defining features of the Stittsville/Kanata communities which should be respected/reflected in a community design plan for Fernbank?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**GUIDING PRINCIPLES** Please list any specific principles which should guide the preparation of a community design plan for the Fernbank area.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PUBLIC ADVISORY COMMITTEE (PAC)** We are in the process of compiling a PAC that will be comprised of representatives from local Community Associations and Organizations as well as Special Interest Groups. If you have the time (5 meetings plus material review) and are interested in participating please indicate your name, organization and contact information below. The PAC will be made up of members from the community. Everyone is encouraged to stay informed through [www.fernbankcdp.com](http://www.fernbankcdp.com) or by contacting Myles Mahon or Wendy Nott.

Name	Representing
Address	
Phone #	email

### Thank you for your participation

If you wish to provide us with more detailed comments, send written submissions, by 13 December 2006 to:

Myles Mahon Community Planner  
Community Planning & Design Division  
City of Ottawa  
4<sup>th</sup> Floor, 110 Laurier Avenue West  
Ottawa, ON - Mail Code 1-15  
Tel: 613-580-2424 ext. 27817  
Fax: 613-580-2459  
Email: [Myles.Mahon@ottawa.ca](mailto:Myles.Mahon@ottawa.ca)  
Web: [ottawa.ca](http://ottawa.ca)

Wendy Nott FCIP, RPP, Senior Principal  
Walker, Nott, Dragicevic Associates Limited  
172 St. George Street,  
Toronto, ON M5R 2M7  
Phone: 1-866 968-3511  
Fax: 416-960-0172  
Email: [wnott@wndplan.com](mailto:wnott@wndplan.com)  
Web: [www.wndplan.com](http://www.wndplan.com)



## Réunion publique sur le PCC de Fernbank 29 novembre 2006 QUESTIONNAIRE

La Ville d'Ottawa désire connaître vos réponses aux questions suivantes ainsi que les observations que vous souhaitez formuler au sujet de l'information présentée à la réunion publique. Veuillez prendre quelques instants pour remplir le présent questionnaire. Vous pourrez le déposer dans la boîte prévue à cette fin lorsque vous quitterez la réunion ou l'envoyer à l'adresse indiquée ci-dessous avant le 13 décembre 2006. Toute l'information ainsi recueillie sera du domaine public et servira à la réalisation de l'étude.

### RENSEIGNEMENTS PERSONNELS

Nom :

Adresse :

Courrier électronique :

En quoi l'étude vous intéresse-t-elle?

### DÉROULEMENT DE L'ÉTUDE

Avez-vous des observations à faire sur le déroulement de l'étude (évaluation environnementale / Loi sur l'aménagement du territoire) menant à l'élaboration du PCC?

**INFORMATION DE BASE** L'information sur les conditions actuelles recueillie à ce jour par le groupe d'étude comporte-t-elle des lacunes? Y a-t-il des sources d'information que vous aimeriez signaler au groupe d'étude?

**CARACTÉRISTIQUES IMPORTANTES** Quelles sont les caractéristiques déterminantes importantes des collectivités de Stittsville/Kanata qui doivent être prises en compte dans le plan de conception communautaire de Fernbank?

**PRINCIPES DIRECTEURS** Veuillez indiquer les principes particuliers qui, selon vous, devraient guider l'élaboration du plan de conception communautaire du secteur de Fernbank.

**COMITÉ DE CONSULTATION PUBLIQUE (CCP)** Nous avons entrepris de former un CPP composé de représentants d'associations et d'organismes communautaires locaux et de groupes d'intérêts. Si le temps le permet (cinq réunions et examen de la documentation) et que vous souhaitez y participer, veuillez indiquer votre nom, celui de votre organisme et vos coordonnées ci-dessous. Le CCP sera composé de représentants communautaires. Renseignez-vous en consultant [www.fernbankcdp.com](http://www.fernbankcdp.com) ou en communiquant avec Myles Mahon ou Wendy Nott.

Nom	Organisme
Adresse	
Tél.	Courriel

### Merci de votre participation

Si vous souhaitez présenter des observations plus détaillées, envoyez un mémoire d'ici le 13 décembre 2006 à :

Myles Mahon, agent de planification communautaire  
Division de l'aménagement et de la conception communautaires  
Ville d'Ottawa  
110, avenue Laurier Ouest, 4<sup>e</sup> étage  
Ottawa (ON) – courrier interne : 1-15  
Tél. : 613-580-2424, poste 27817  
Télé. : 613-580-2459  
Courriel : [Myles.Mahon@ottawa.ca](mailto:Myles.Mahon@ottawa.ca)  
Site Web : [ottawa.ca](http://ottawa.ca)

Wendy Nott FCIP, RPP, directrice principale  
Walker, Nott, Dragicevic Associates Limited  
172, rue St. George  
Toronto (ON) M5R 2M7  
Tél. : 1-866-968-3511  
Télé. : 416-960-0172  
Courriel : [wnott@wndplan.com](mailto:wnott@wndplan.com)  
Site Web : [www.wndplan.co](http://www.wndplan.co)



**Exhibit List**  
**Fernbank Community Development Plan**  
**Public Open House – November 29, 2006**

**Welcome**

***Sign-In Table – Information Bulletin, Comment-Questionnaire***

***Resource Materials – CDP Terms of Reference, OMB decision, City of Ottawa Official Plan***

**Introduction and process**

- Exhibit – 1 Welcome
- Exhibit – 2 Study Area
- Exhibit – 3 Why Are We Here?
- Exhibit – 4 Tonight's Events
- Exhibit – 5 Goals and Objectives
- Exhibit – 6 What is a CDP?
- Exhibit – 7 2003 Official Plan
- Exhibit – 8 Guiding Principles
- Exhibit – 9 Public and Agency Consultation
- Exhibit – 10 Planning and Environmental Assessment Process

**Existing Conditions**

- Exhibit – 11 Existing Land Uses
- Exhibit – 12 Recreation Facilities
- Exhibit – 13 Park Lands - Stittsville
- Exhibit – 14 Park Lands - Kanata
- Exhibit – 15 Schools - Stittsville
- Exhibit – 16 Schools - Kanata
- Exhibit – 17 Pathways
- Exhibit – 18 Development Applications - Stittsville
- Exhibit – 19 Development Applications - Kanata
- Exhibit – 20 Natural Environment
- Exhibit – 21 Physical Environment
- Exhibit – 22 Infrastructure
- Exhibit – 23 Transportation
- Exhibit – 24 Screenline Information
- Exhibit – 25 Transit
- Exhibit – 26 Archaeology and Cultural Heritage

**Closing**

- Exhibit – 27 Thank You and Next Steps

# Welcome

Welcome to the Public Open House and Roundtable for the Fernbank Community Design Plan.

Tonight you will have the opportunity to:

- review and comment on the study area's existing conditions
- identify concerns and opportunities
- contribute to the principles guiding this development

The Community Design Roundtable will allow hands-on discussion of the issues affecting this development; encourage input on the principles that must be considered during project planning and design; and begin shaping a vision for this development's future appearance, function and interface with existing communities of Stittsville and Kanata South.

Representatives from the City of Ottawa, Landowners and the Consulting Team are here to answer your questions.



# Study Area



# Why Are We Here?

In August 2005, the Ontario Municipal Board allowed appeals by Del, Brookfield and West Park to designate their lands north of Fernbank Road and south of Hazeldean Road between Stittsville and Kanata as "urban" and indicated that future development of the 650 ha area should be guided by a Community Design Plan (CDP).

The City has expanded the Study Area for the CDP to include lands surrounded by urban development (all lands north of Fernbank Road, between Stittsville and Kanata South) because it is anticipated that these lands will eventually be developed for urban purposes. The time horizon is not known at this time, however this plan and the infrastructure required to support the CDP will provide for eventual integration of these lands into the urban area. .

In November 2005, City Council directed that the Fernbank Community Design Plan process:

- Be prepared in accordance with the 'Developing Community Policies' of the 2003 Ottawa Official Plan
- Examine the timely advancement of public amenities such as sports fields, parks, pathways and other amenities, including community centres, to ensure local recreational and community infrastructure is not overburdened by the development of these lands and consider front-end financing to advance the undertaking of such public amenities
- Examine the need for the timely advancement other infrastructure requirements as currently defined in the Transportation Master Plan (e.g., Eastwest transportation linkages) and the Infrastructure Master Plan (e.g., servicing) to ensure local infrastructure is not overburden by the development of these lands and consider front-end financing to advance the undertaking of such works
- Reflect the alignment/design/phasing of the north-south minor arterial road in the Kanata West Concept Plan
- Ensure that local road infrastructure serving a function which would also be served by the new north-south arterial should not be over-burdened by the development of these lands
- Acknowledge that the construction of the north-south arterial is an integral part of the overall development of the Fernbank lands
- Include a final phasing plan that acknowledges the relationship between development timing, amount and front-end financing
- Be subject to such Environmental Assessment or Class Environmental Assessment, as may be necessary
- Be subject also to any other required implementation instruments such as a new or revised Development Charges By-law

## Tonight's Events

There are two activities being conducted this evening:

- Public Open House
- Community Roundtable

### **Public Open House 4:00 to 9:30 pm**

The Public Open House includes a number of display boards which illustrate the analysis of existing conditions conducted to-date by the City and the Consultant Team. You are welcome to review these boards and ask questions of the City staff and Consultant Team members present.

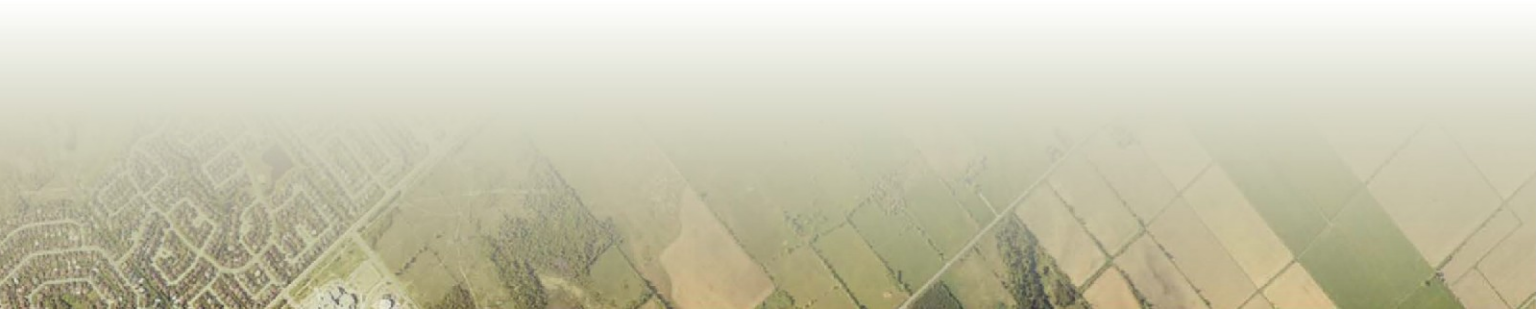
Please complete the Comment Sheet supplied and provide us with your contact information so that we may inform you of future public open houses.

### **Community Roundtable 6:00 to 9:30 pm**

The Community Roundtable will commence at 6:00 pm and include facilitated group discussions to address a number of specific questions related to the Fernbank CDP such as: Are there information gaps in the existing conditions information assembled by the consultants to-date? What are the important defining features of the Stittsville/Kanata communities which should be respected/reflected? What type(s) of housing and jobs should be provided? What types of parks, recreation, school and community amenities do the Stittsville/Kanata communities need?

These discussions will assist in identifying the guiding principles that should be applied to the development of a comprehensive Community Design Plan.

Please feel free to join one of the roundtable discussions to make your thoughts known.





# Goals and Objectives

## Goals

- Guide the principles that will create a vision for this development's future appearance, function and interface with existing communities.
- Review and comment on the study area's existing conditions and identify concerns and opportunities.
- Create a consensus building process to help establish an effective public voice.
- Establish a cooperative effort between citizens, community representatives, landowners, and related government agencies.

## Objectives of the Evening

- To review the consultants' summary information on existing conditions and identify any information gaps.
- To specify key community issues that may affect future growth in Fernbank and the broader community.
- To identify guiding principles for the development of the Fernbank community design plan.
- To identify a group of diverse community representatives to participate regularly for the balance of the study process (the 'Public Advisory Committee').

# What is a CDP?

A Community Design Plan, or CDP, is required for large areas of vacant or greenfield lands within the City's Urban Area.

A CDP provides a detailed development concept that will guide the future development of the area. The objective of the CDP is to create a blueprint, which will help shape the Fernbank area as a liveable community, with a land use plan, a park and recreation plan, an open space plan, servicing and transportation infrastructure plans, and design guidelines.

A CDP is founded in a collaborative process that provides opportunities for the residents of the City of Ottawa, including the immediate surrounding communities of Kanata South, Stittsville and Kanata West, to contribute to a community design process and to forge partnerships with the City of Ottawa and area landowners.



# 2003 Ottawa Official Plan

The City's Official Plan establishes clear direction and vision for the development of new communities in Ottawa

## Key Principles for Developing Communities in the Official Plan

- Accommodate compact and mixed-use development.
- Serve with quality transit, walking and cycling facilities.
- Protect forests, wetlands and other natural environment areas
- Increase the supply of affordable housing.
- Provide a good balance of facilities and services, including schools, community facilities, parks, a variety of housing, and places to work and shop.
- Balance land use types to contribute to achieving the mix of jobs and households for the larger area.
- Require high quality design.
- Maintain familiar landscapes and heritage buildings.
- Provide open and inclusive planning process.

## Some Community Design Plan Directions from the Official Plan

- Maximum 60 % single-detached and semi-detached houses.
- Minimum 10 % apartment dwellings and the remainder other multiple dwellings.
- Average for single-detached, semi-detached and townhouses of 29 units per net hectare.
- Establish a modified grid system of roads to maximize access and egress points, pedestrian and transit accessibility to all areas, and to enhance personal navigation.
- Achieve a distinctive identity and a variety of building form.

# What are Guiding Principles?

Guiding principles are intended to establish a broad direction or vision for how development will proceed within the Fernbank area.

Guiding principles will:

- Be developed through consultation with stakeholders including: community associations/groups, residents, City staff and government agencies.
- Address the issues affecting this development.
- Establish key principles to be considered during project planning and design.
- Begin shaping a vision for this development's future appearance, function and interface with existing communities of Stittsville and Kanata South.

Your comments and tonight's roundtable discussions will help identify important guiding principles for the Fernbank area.

Examples of guiding principles would include:

- Protection of important natural features.
- Respect for existing communities and careful integration of land uses.
- Creation of unique liveable neighbourhoods.
- Integration of transit, transportation and land use.
- Efficient use and phasing of infrastructure.





## Consultation

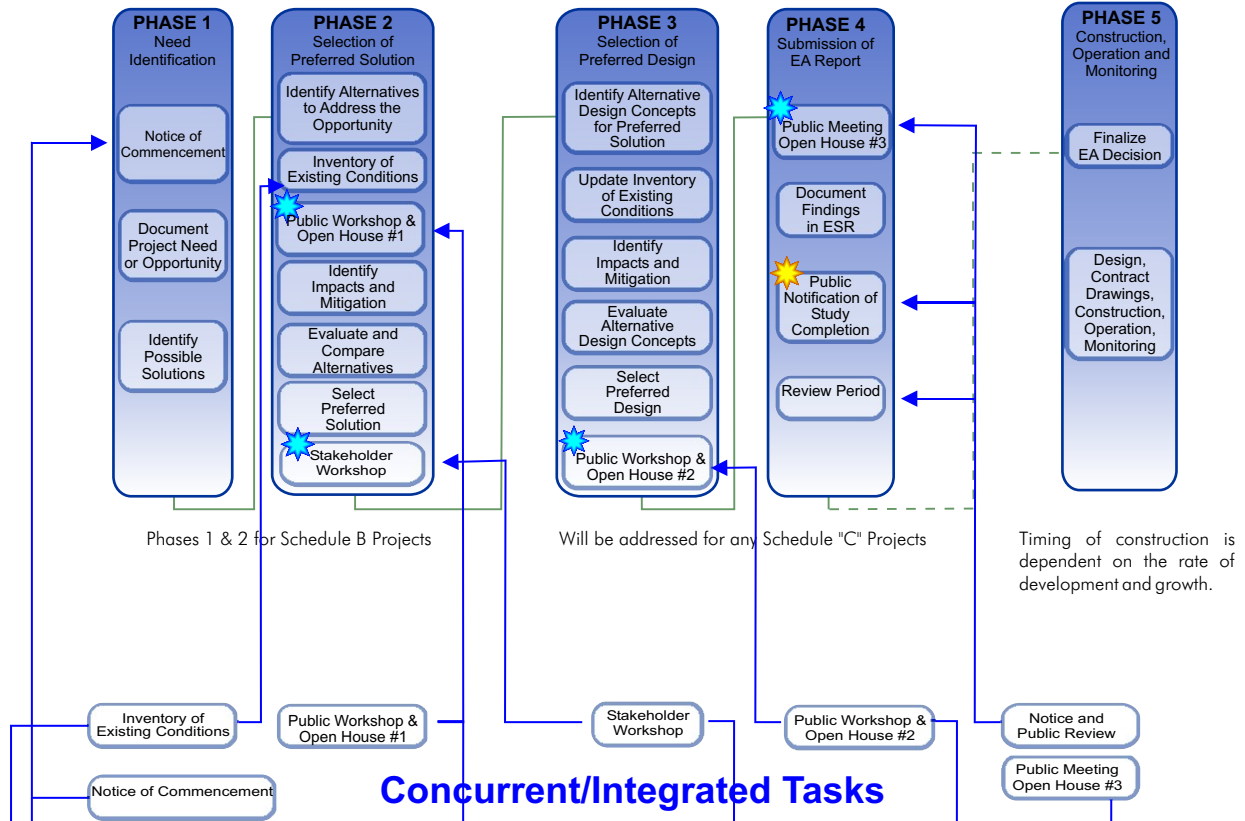
Ongoing and effective consultation and communication have played, and will continue to play, a key role throughout the study.

- As part of the consultation program, interested members of the public and approval agencies will meet with the study team at key project milestones.
- Workshops, meetings and Open Houses will be held to distribute information and collect feedback
- Through the General Public Consultation process, individuals and organizations with an interest in the study have ongoing opportunities to participate in the planning process.



## Planning & Environmental Assessment Process

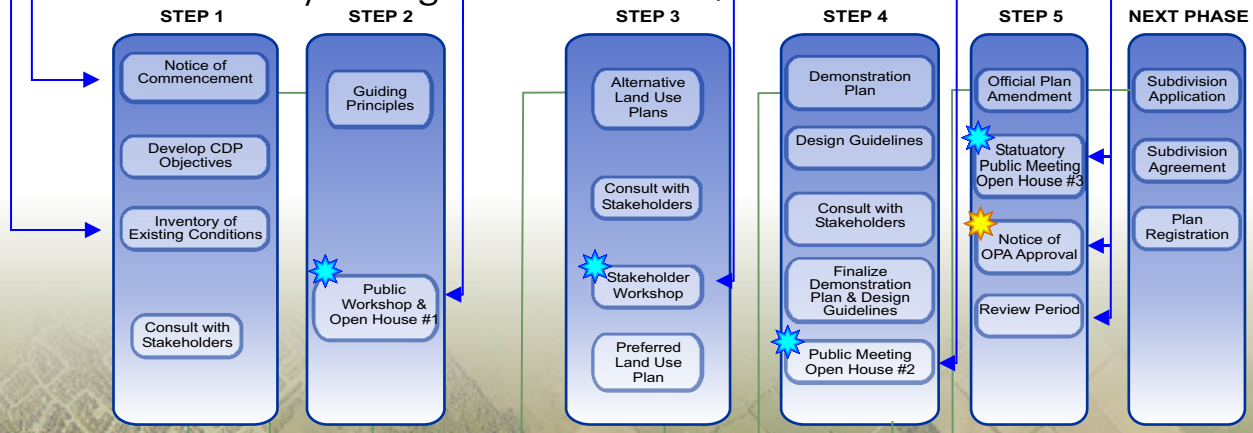
### Class Environmental Assessment Process



### Concurrent/Integrated Tasks

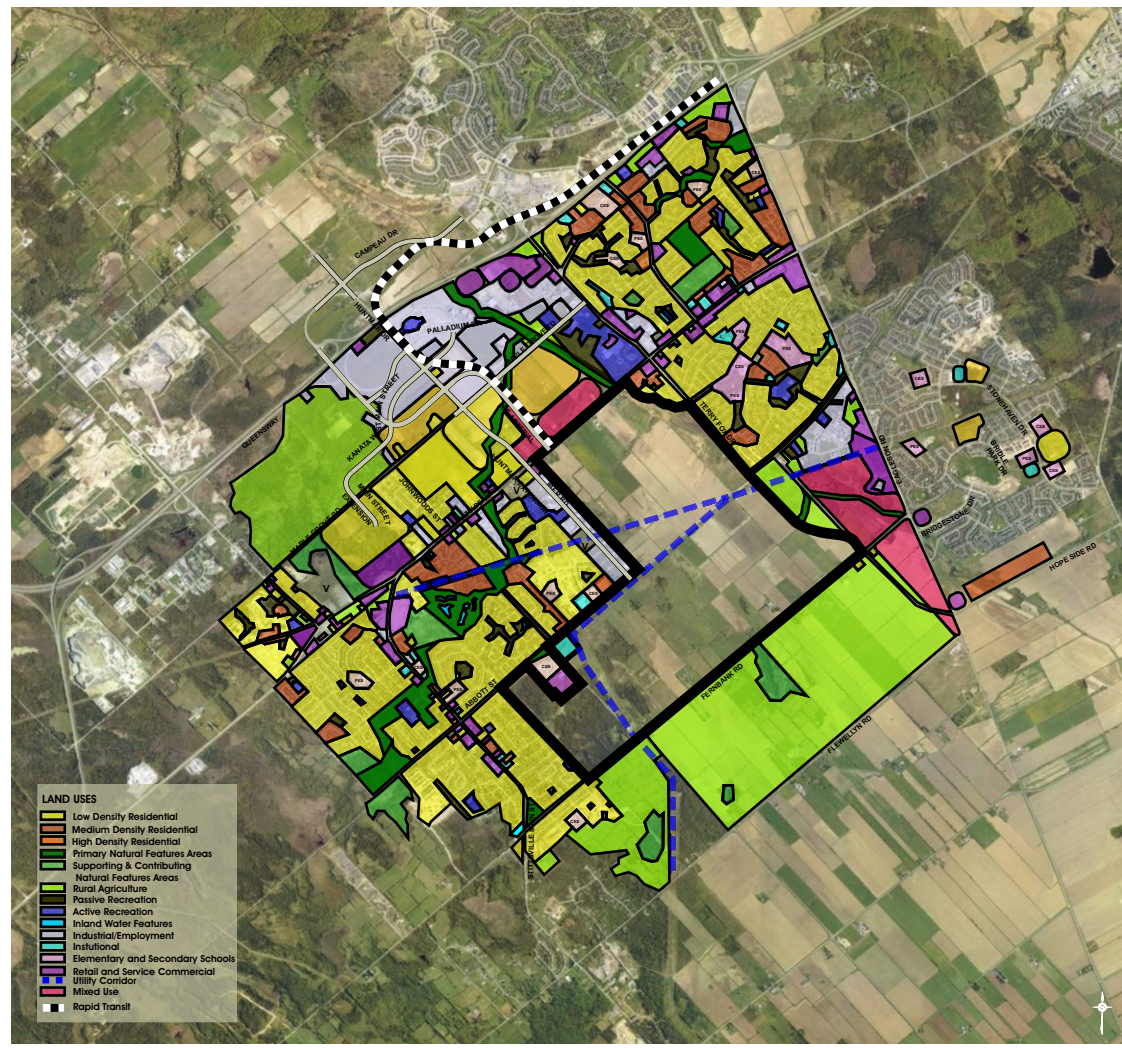


### Community Design Plan Process/OPA





















## Existing and Proposed Land Uses



### Legend

#### LAND USES

- |  |  |
|--|--|
|  Low Density Residential                          |  Active Recreation                |
|  Medium Density Residential                       |  Inland Water Features            |
|  High Density Residential                         |  Industrial/Employment            |
|  Primary Natural Features Areas                   |  Institutional                    |
|  Supporting & Contributing Natural Features Areas |  Elementary and Secondary Schools |
|  Rural Agriculture                                |  Retail and Service Commercial    |
|  Passive Recreation                               |  Utility Corridor                 |
|  |  Mixed Use                        |
|  |  Rapid Transit                    |



## Recreational Facilities

### STITTSVILLE

#### Recreation Complex

- 1 Goulbourn Recreation Complex  
1500 Shea Avenue
- 2 Stittsville Community Centre and Arena  
10 Warner-Colpitts Lane

#### Community Centre

- 3 Pretty Street Community Centre  
2 Pretty Street
- 4 Fringewood Community Building  
14 Fringewood Drive

#### Satellite Program Locations (Limited Availability)

- 5 St. Thomas Anglican Church  
1419 Main Street
- 6 Goulbourn Municipal Office  
2135 Huntley Road

### KANATA

#### Recreation Complex

- 6 Kanata Leisure Centre  
70 Aird Place
- 7 Kanata Recreation Complex and Arena  
100 Walter Baker Road
- 8 Kanata Seniors Centre  
2500 Campeau Drive  
John G. Mlacak Centre and Arena  
2500 Campeau Drive

#### Arena

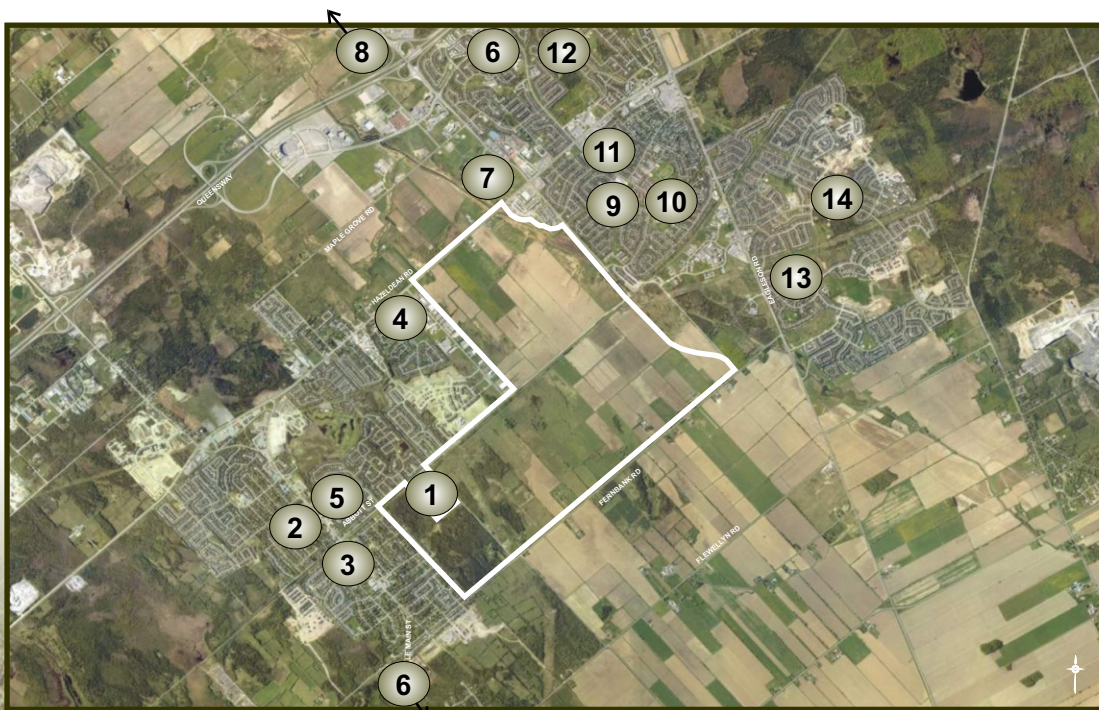
- 9 Jack Charron Arena  
10 McKittrick Drive

#### Community Buildings

- 10 Dick Brule Community Centre  
170 Castlefrank Road

#### Community Centre

- 11 Glen Cairn Community Building  
186 Morrena Road
- 12 Katimavik Community Building  
64 Chimo Drive
- 13 Bridlewood Community Centre  
63 Bluegrass Drive
- 14 Eva James Memorial Community Centre  
65 Stonehaven Drive



## Parklands

### STITTSVILLE

- 1** **Timber mere Park**  
1080 Carp Road
- Kittiwake Park**  
15 Kittiwake Drive
- Ladybirds Park**  
65 Sirocco Crescent
- 2** **West Ridge Park 'A'**  
20 West Ridge Drive
- 3** **Crossing Bridge Park**  
27 Hobin Street
- Crantham Park**  
11 Crantham Crescent
- 4** **Alexandre Grove Park**  
10 Warner Colpitts Lane
- 5** **Wydlewood Park**  
24 Wintergreen Drive
- 6** **Cypress Gardens Park**  
33 Elm Crescent
- 7** **Bell Park**  
1751 Main Street
- 8** **Sunray Park**  
22 Sunray Crescent
- 9** **Paul Lindsay Park**  
81 Trailway Circuit
- Forest Creek Park**  
21 Amy Street
- 10** **Fringewood Park**  
14 Fringewood Drive
- Fringewood Park Phase 2**  
1 Poole Creek Crescent
- 11** **Bryanston Gate Park**  
23 Alon Street
- 12** **Hartsmere Park**  
85 Hartsmere Drive
- 13** **Deer Run Park**





## Parklands

### KANATA

- |   |   |  |
|---|---|--|
| <p><b>1</b> <b>Walter Baker Park</b><br/>100 Walker Baker Place</p> <p><b>2</b> <b>Davis Park</b><br/>4 Davis Avenue<br/><b>McGibbon Park</b><br/>62 McGibbon Drive</p> <p><b>3</b> <b>Dorey Park</b><br/>80 McCurdy Drive<br/><b>Sewell Park</b><br/>15 Sewell Way<br/><b>Hayward Park</b><br/>79 McCurdy Drive<br/><b>Stonegate Park</b><br/>45 McIntosh Way</p> <p><b>4</b> <b>Young's Pond Park</b><br/>177 McCurdy Drive<br/><b>Dunlop Park</b><br/>15 Dunlop Court</p> <p><b>5</b> <b>Gowrie Park</b><br/>7 Gowrie Drive</p> <p><b>6</b> <b>Rickey Place Park</b><br/>47 Rickey Place</p> | <p><b>7</b> <b>Hazeldean Woods Park</b><br/>89 Kakulu Road<br/><b>Hewitt Park</b><br/>474 Pickford Drive<br/><b>Pickford Park</b><br/>23 Kakulu Road<br/><b>Irwin Gate Park</b><br/>345 Pickford Drive<br/><b>Cattail Creek Park</b><br/>38 Chimo Drive</p> <p><b>8</b> <b>Frank MacDonald Ball Park</b><br/>150 Castlefrank Road<br/><b>Pump House Park</b><br/>170 Castlefrank Road<br/><b>Hope Cloutier Park</b><br/>146 Castlefrank Road<br/><b>Ravine Park</b><br/>162 Old Colony Road</p> <p><b>9</b> <b>Dog Bone Park</b><br/>5 Morton Drive</p> <p><b>10</b> <b>Shetland Park</b><br/>24 Shetland Way</p> | <p><b>11</b> <b>Mattawa Park</b><br/>94 Steeple Chase Drive</p> <p><b>12</b> <b>Bridlewood Park</b><br/>75 Bridlewood Drive</p> <p><b>13</b> <b>Deevy Pine Park (Bridle Core Park)</b><br/>65 Stonehaven Drive</p> <p><b>14</b> <b>Bluegrass Park</b><br/>59 Bluegrass Drive</p> <p><b>15</b> <b>Huntsman Park</b><br/>38 Huntsman Crescent</p> <p><b>16</b> <b>Stonemeadow Park</b><br/>56 Stonemeadow Drive<br/><b>Sawyer's Meadow Park</b><br/>80 Sawyer Way</p> <p><b>17</b> <b>Grassy Plains Park</b><br/>85 Grassy Plains Drive<br/><b>Meadow Breeze Park</b><br/>98 Meadowbreeze Drive</p> <p><b>18</b> <b>Kincardine Park (Westcreek 1)</b><br/>46 Kincardine Drive<br/><b>Nairn Park (Westcreek 2)</b><br/>141 Kincardine Drive</p> |
|---|---|--|



## Area Schools

### STITTSVILLE

#### Ottawa-Carleton District School Board

- 1 **A. Lorne Cassidy Elementary School**  
27 Hobin Street
- 2 **Stittsville Public School**  
40 Granite Ridge Drive
- 3 **Ottawa Waldorf School**  
1 Goulbourn Street (Preschool to 8 years)
- 4 **Goulbourn Middle School**  
RR3 2176 Huntley Road
- 5 **Fredrick Banting Secondary Alternate**  
1453 Main Street

#### Ottawa-Carleton Catholic School Board

- 6 **Guardian Angels Elementary School**  
4 Baywood Drive
- 7 **Holy Spirit Elementary School**  
1383 Main Street
- 8 **Sacred Heart High School**  
5870 Abbott Street
- 9 **Jean Paul French Catholic School**  
5743 Abbott Street





## Area Schools

### KANATA

#### Ottawa-Carleton District School Board

- 1 **Katimavik Elementary School**  
64 Chimo Drive
- 2 **Castlefrank Elementary School**  
55 McCurdy Road
- 3 **Glen Cairn Elementary School**  
182 Morrena Road
- 4 **John Young Elementary School**  
5 Morton Drive
- 5 **W.O. Mitchell Elementary School**  
80 Steeple Chase Drive
- 6 **Bridlewood Community Elementary School**  
63 Bluegrass Drive
- 7 **A.Y. Jackson Secondary School**  
150 Abbey Hill Drive
- 8 **Roch Carrier Elementary School**  
401 Stonehaven Drive

#### Ottawa-Carleton Catholic School Board

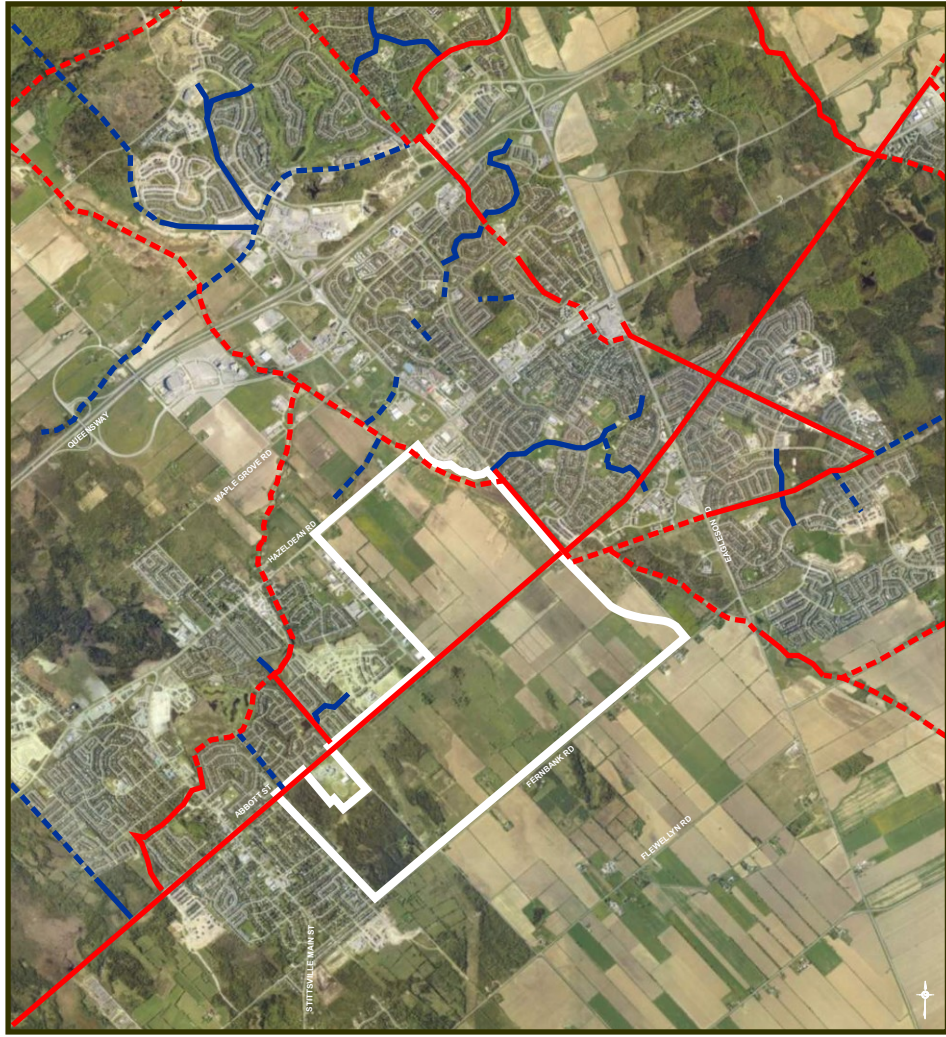
- 9 **Holy Trinity Catholic Intermediate School**  
180 Katimavik Road
- 2 **Holy Redeemer Elementary School**  
75 McCurdy Drive
- 10 **St. James Elementary School**  
50 Stonehaven Drive
- 8 **St. Anne Elementary School**  
500 Stonehaven Drive
- 9 **Holy Trinity Catholic School**  
180 Katimavik Road
- 11 **St. Martin de Porres Elementary School**  
20 McKittrick Drive

#### Other Schools

- 12 **Roger St. Denis Elementary School**  
180 Barrow Crescent
- 8 **Elisabeth-Bruyere School**  
100 Stonehaven Drive



## Existing / Proposed City-Wide and Community Pathways



Source: Draft Greenspace Master Plan, dated March 20, 2006

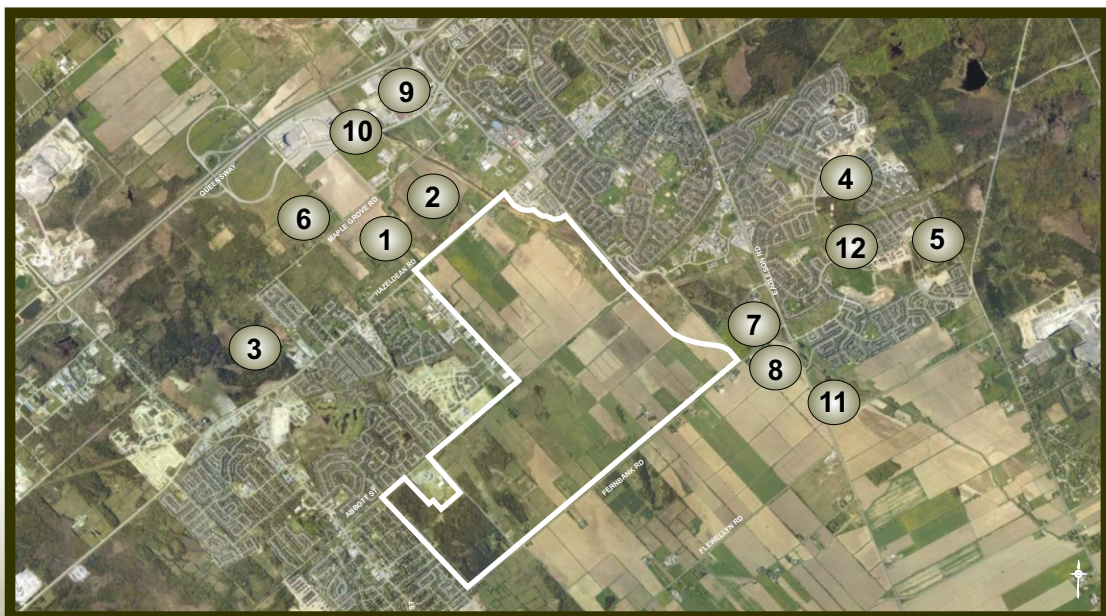
### Legend

- |  |                            |  |                             |
|--|----------------------------|--|-----------------------------|
|  | Existing Citywide Pathways |  | Existing Community Pathways |
|  | Proposed Citywide Pathways |  | Proposed Community Pathways |



## Development Applications

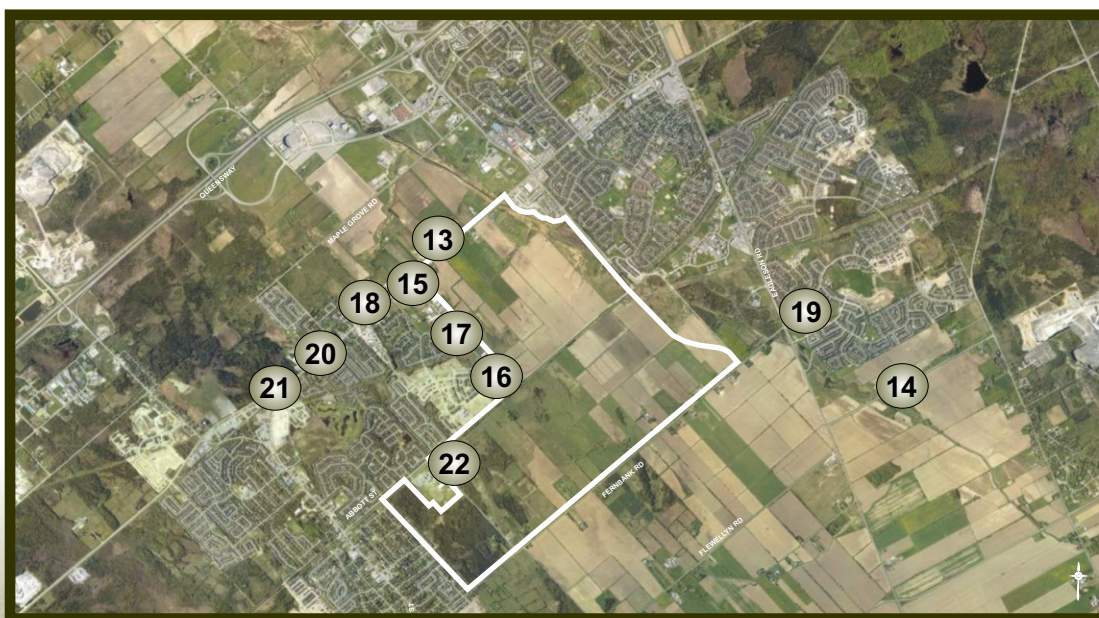
- |  |   |
|--|---|
| <p><b>1</b> <b>5649 &amp; 5705 Hazeldean Road</b><br/><i>Commercial &amp; Residential Subdivision</i><br/>Plan of Subdivision &amp; Zoning By-Law Amendment</p> <p><b>1776 Maple Grove Road</b><br/><b>(Formerly 5831 Hazeldean Road)</b><br/><i>Residential Subdivision</i><br/>Draft Plan of Subdivision</p> <p><b>2</b> <b>613, 5585 &amp; 5601 Hazeldean Road</b><br/><i>Commercial &amp; Residential Subdivision</i><br/>Plan of Subdivision &amp; Zoning By-Law Amendment</p> <p><b>1560 &amp; 1620 Maple Grove Road</b><br/><b>and 5501 Hazeldean Road</b><br/><i>Residential Subdivision</i><br/>Plan of Subdivision &amp; Zoning By-Law Amendment</p> <p><b>3</b> <b>6043 Hazeldean Road</b><br/><i>Residential Subdivision, Institutional, Parks &amp; Open Space, Conservation, Mixed Uses &amp; Hwy Commercial</i><br/>Plan of Subdivision &amp; Zoning By-Law Amendment</p> <p><b>4</b> <b>74 Stonehaven Drive</b><br/><i>Residential Subdivision</i><br/>Plan of Subdivision &amp; Zoning By-Law Amendment</p> <p><b>70 Stonehaven Drive</b><br/><i>Retirement Home Expansion</i><br/>Site Plan Control</p> <p><b>5</b> <b>310 Stonehaven Drive</b><br/><i>Residential Subdivision</i><br/>Plan of Subdivision &amp; Zoning By-Law Amendment</p> | <p><b>6</b> <b>123 Huntmar Drive</b><br/><i>Residential Subdivision</i><br/>Plan of Subdivision &amp; Zoning By-Law Amendment</p> <p><b>7</b> <b>5271 Fernbank Road</b><br/><i>Residential Subdivision, Employment &amp; Business Park</i><br/>Subdivision, Official Plan &amp; Zoning By-Law</p> <p><b>8</b> <b>5264 Fernbank Road &amp; 898 Eagleson Road</b><br/><i>Residential Subdivision, Institutional, Hwy Commercial, Commercial, Open Space &amp; Business Park Industrial</i><br/>Subdivision, Official Plan &amp; Zoning By-Law Amendment</p> <p><b>9</b> <b>20 Frank Nighbor Place</b><br/><i>Commercial</i><br/>Official Plan &amp; Zoning By-Law Amendments</p> <p><b>720 Silver Seven Road</b><br/><i>Commercial</i><br/>Official Plan &amp; Zoning By-Law Amendments</p> <p><b>737 &amp; 777 Silver Seven Road and 15 Frank Nighbor Place</b><br/><i>Commercial</i><br/>Site Plan Control &amp; Zoning By-law Amendment</p> <p><b>10</b> <b>620 Palladium Drive</b><br/><i>Office</i><br/>Zoning By-Law Amendment</p> <p><b>11</b> <b>907 Eagleson Road</b><br/><i>Commercial</i><br/>Zoning By-Law Amendment</p> <p><b>12</b> <b>180 Bridgestone Drive</b><br/><i>Residential Subdivision</i><br/>Draft Plan Of Subdivision</p> |
|--|---|





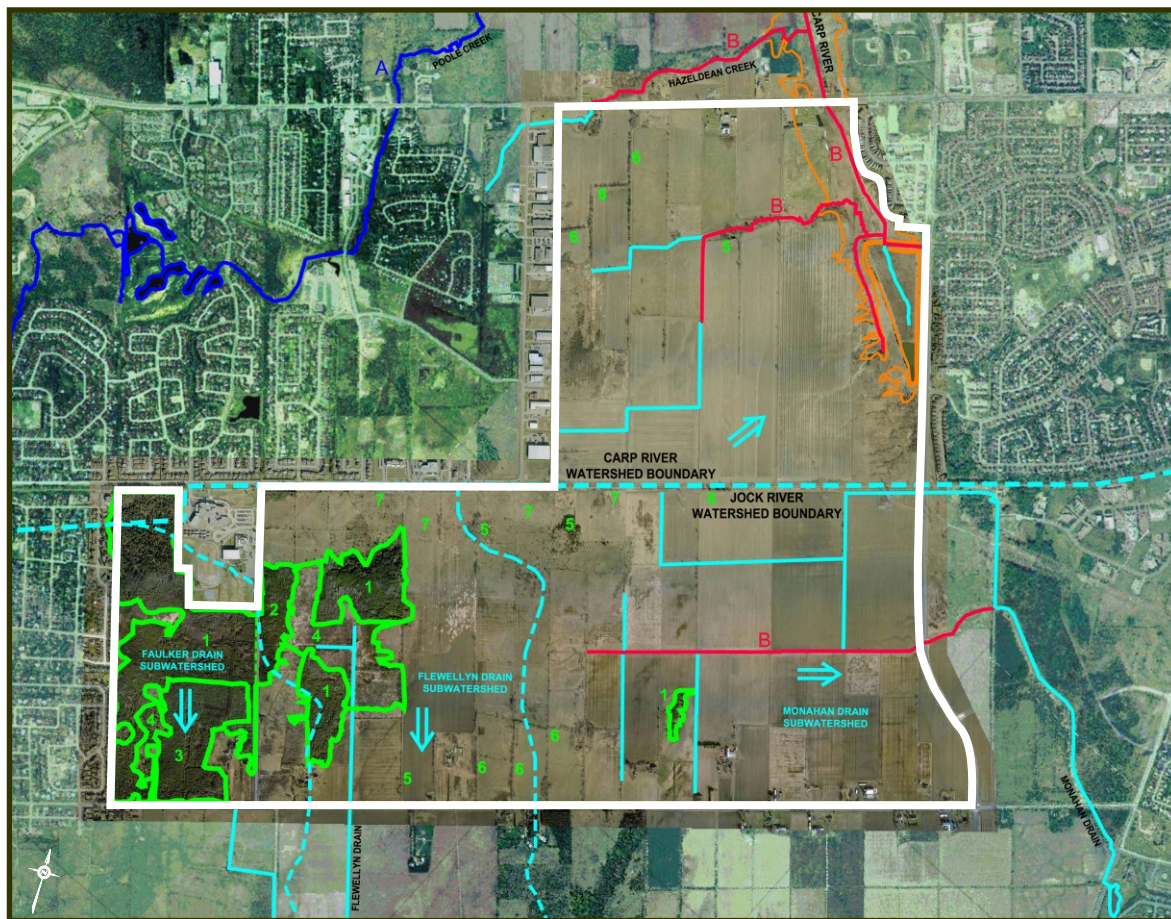
## Development Applications

- |   |  |  |
|---|--|--|
| <p><b>13</b> <b>501 Palladium Drive</b><br/><i>Warehouse &amp; Office</i><br/>Site Plan Control</p> <p><b>100 Silver Seven Road</b><br/><i>Office</i><br/>Site Plan Control</p> <p><b>14</b> <b>401 Stonehaven Drive</b><br/><i>Childcare Centre</i><br/>Site Plan Control</p> <p><b>15</b> <b>2 Iber Road</b><br/><i>Commercial</i><br/>Pre-consultation</p> <p><b>2 Iber Road</b><br/><i>Residential Subdivision</i><br/>Pre-consultation</p> <p><b>16</b> <b>188 Iber</b><br/><i>Industrial</i><br/>Site Plan Control</p> <p><b>201 Iber</b><br/><i>Industrial</i><br/>Site Plan Control</p> | <p><b>17</b> <b>119 Iber</b><br/><i>Warehouse</i><br/>Site Plan Control</p> <p><b>120 Iber</b><br/><i>Warehouse &amp; Office</i><br/>Site Plan Control</p> <p><b>139 Iber</b><br/><i>Industrial</i><br/>Site Plan Control</p> <p><b>140 Iber</b><br/><i>Warehouse</i><br/>Site Plan Control</p> <p><b>150 Iber</b><br/><i>Office</i><br/>Site Plan Control</p> <p><b>18</b> <b>12 Cedarow Court</b><br/><i>Recreational Facility</i><br/>Site Plan Control</p> <p><b>19</b> <b>801 Bridgestone</b><br/><i>Commercial</i><br/>Zoning By-law Amendment</p> | <p><b>20</b> <b>5883 Hazeldean Road</b><br/><i>Place of Worship</i><br/>Site Plan Control</p> <p><b>5915 Hazel Dean Road</b><br/><i>Office</i><br/>Site Plan Control</p> <p><b>5943 Hazeldean Road</b><br/><i>Residential</i><br/>Draft Plan of Subdivision</p> <p><b>21</b> <b>6061 Hazeldean Road</b><br/><i>Commercial</i><br/>Site Plan Control</p> <p><b>6081 Hazeldean Road</b><br/><i>Commercial</i><br/>Site Plan Control</p> <p><b>Hazeldean Road</b><br/><i>Residential</i><br/>Site Plan Control</p> <p><b>22</b> <b>1545 Shea Road</b><br/><i>Place of Worship</i><br/>Site Plan Control</p> |
|---|--|--|





## Natural Environment



### Legend

#### Aquatic Features

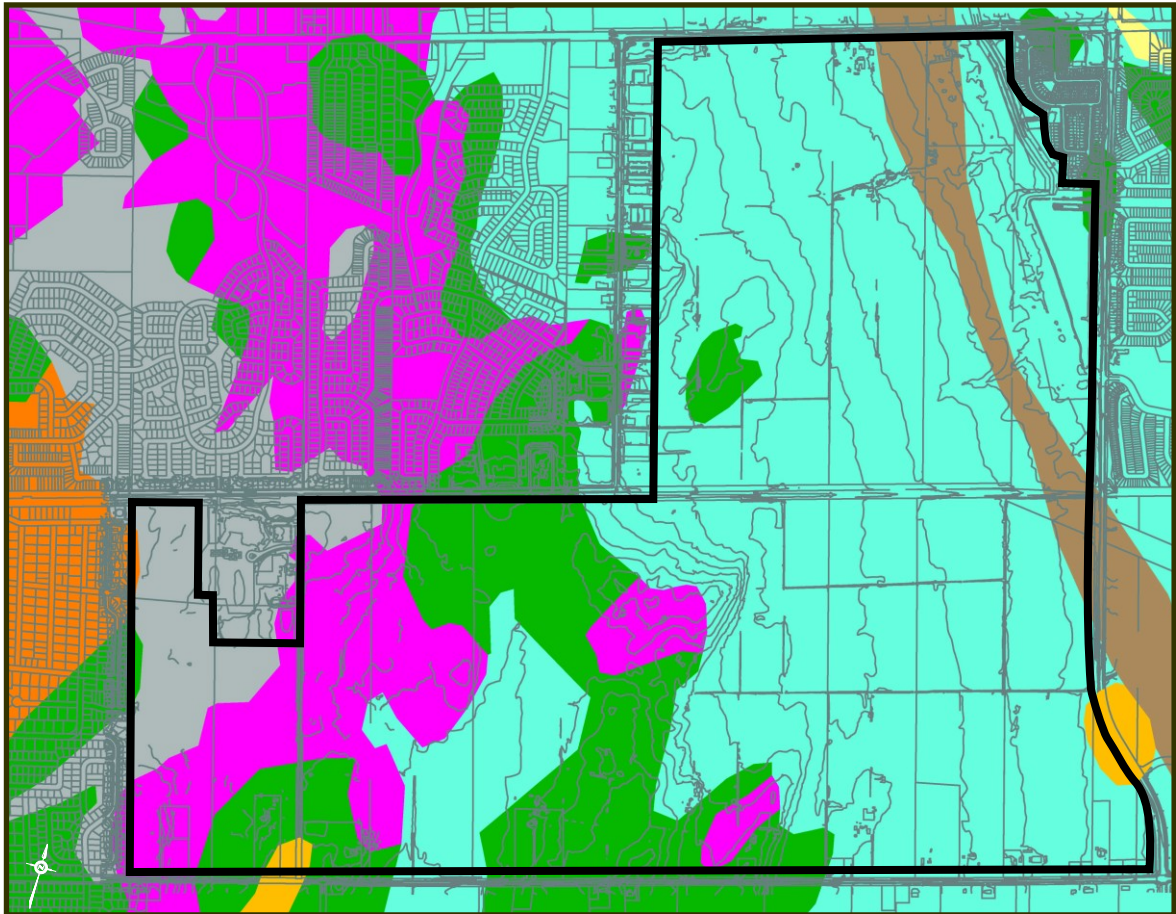
- A** Cool Water Fish Habitat
- Poole Creek**
- B** Warm Water Forage Fish Habitat
- Carp River and Monahan Drain within Study Area**
- Note: Other On-site Channels Contribute Flow to Downstream Fish Habitat
- Carp River Flood Plain**
- Watershed Boundary**
- Drainage Channel**
- Area of Terrestrial Feature**

#### Terrestrial Features









- 1** Wooded Area (Coniferous)
  - 2** Wooded Area (Mixed Species)
  - 3** Pine Plantation
  - 4** Shrub and Thicket
  - 5** Remnant Higher Quality Trees  
Maple, Ash, and Basswood
  - 6** Deciduous Hedgerows
  - 7** Meadow Habitat  
Used by Field Species Such as Bobolink,  
Savannah Sparrows, and Upland Sandpipers
- Note: Tree Harvesting Activities are Underway West of Shea Road



## Surficial Geology

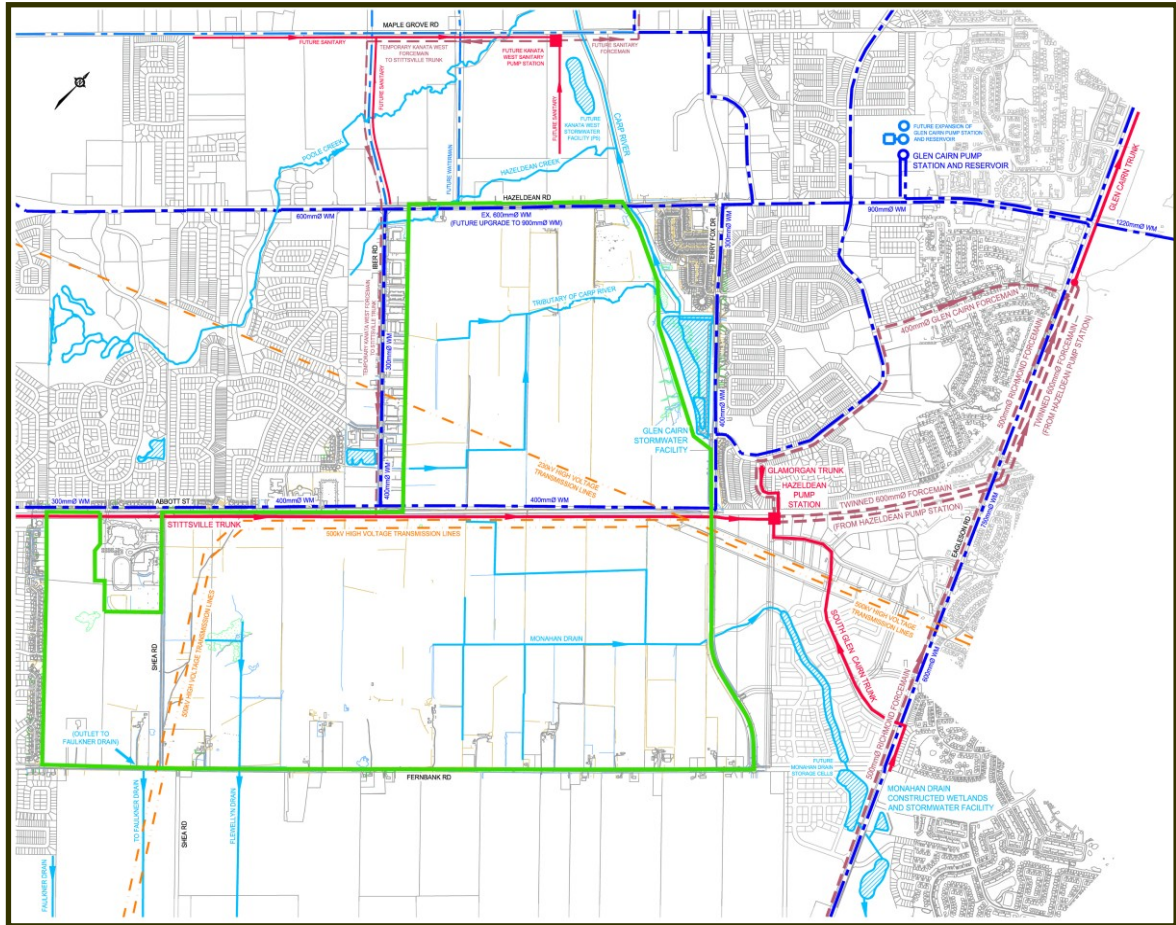


### Legend

-  Thick Organic Deposits (such as Peat)
-  Thin Discontinuous Organic Deposits
-  Beach Formations Composed of Sand, and Sand and Gravel
-  Reworked Glaciofluvial Deposits of Fine to Medium Sand
-  Deposits of Sensitive Marine Silty Clay
-  Glaciofluvial Deposits of Sand and Gravel
-  Glacial Till
-  Paleozoic Bedrock (Near Surface)



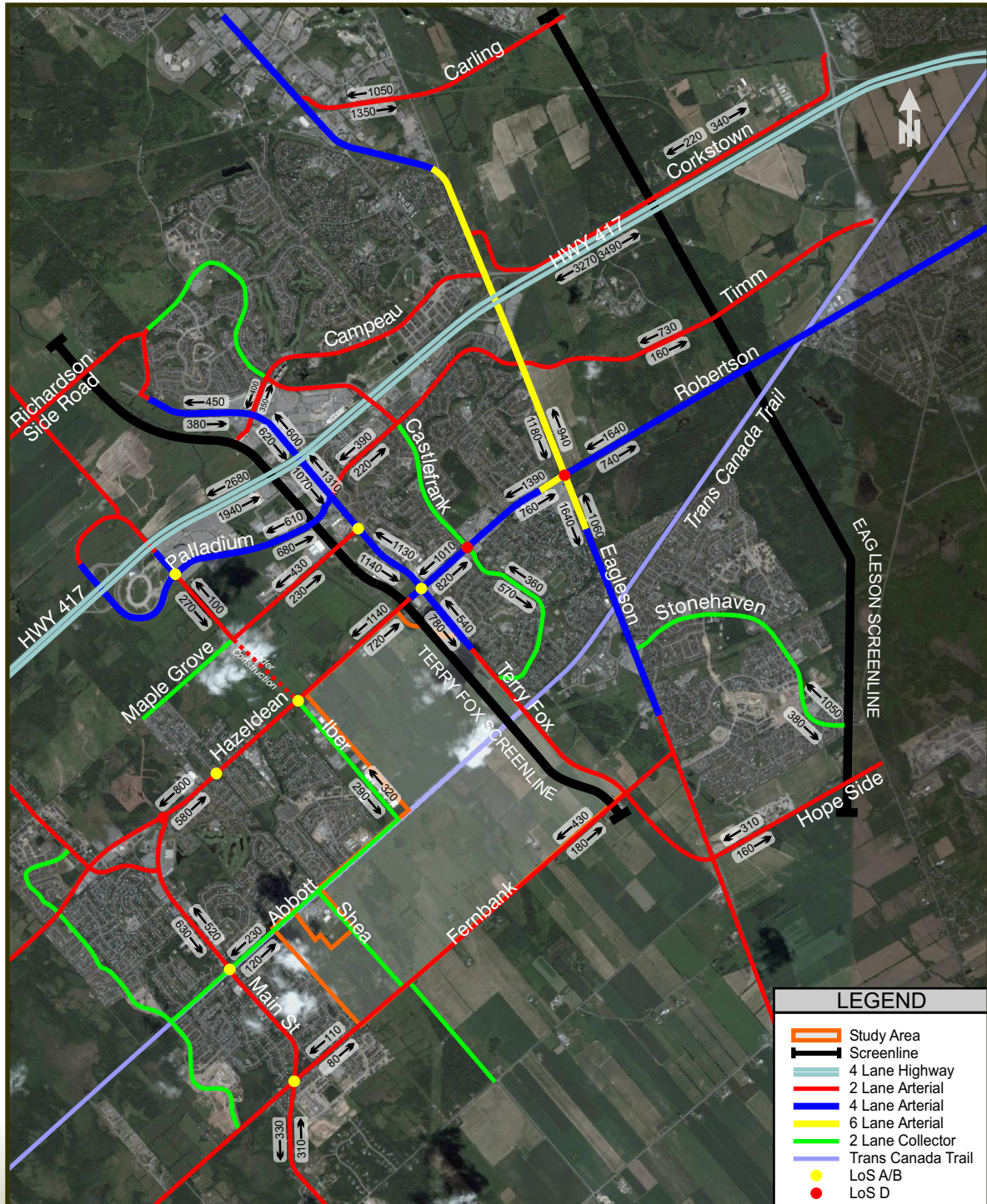
## Existing and Planned Infrastructure



- Legend**
- Study Area
  - Overhead Hydro
  - Sanitary Sewer
  - - - Sanitary Forcemain
  - Watercourse
  - - - Watermain
  - ▨ Stormwater Management and/or Wetland Facility
  - Sanitary Pump Station
  - Water Reservoir / Pump Station



## Transportation



Major Road Network, Screenline Locations, Afternoon Peak Hour Traffic Volumes and Intersection Levels of Service(LoS) Within the Transportation Area of Interest

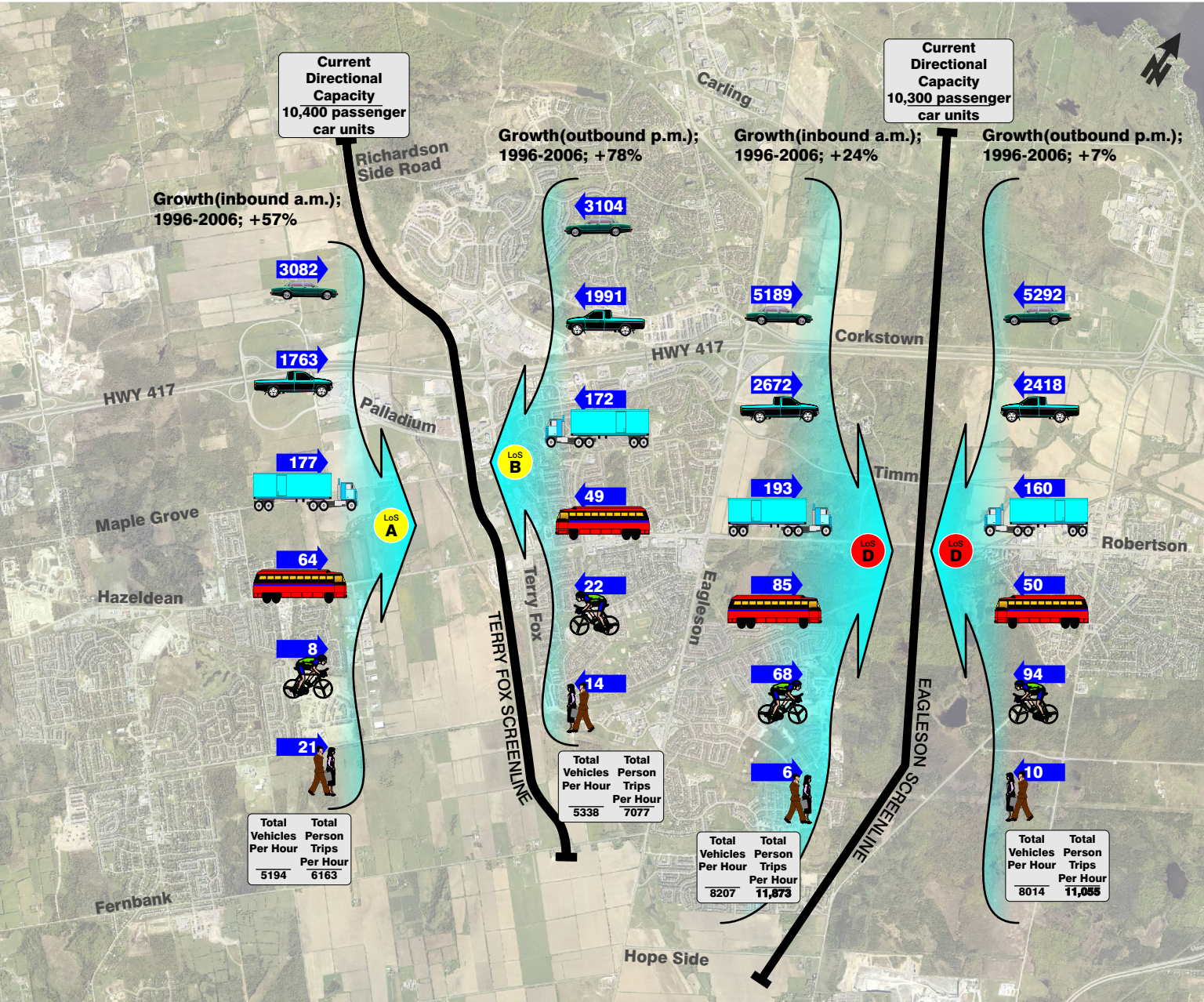


## Screenline Data

(May 2006)

### What is a Screenline?

A *screenline* is defined as an imaginary line that is crossed by a limited number of roadways and is therefore useful for determining current and future peak hour traffic operating conditions and capacity requirements.



Levels of Service (LoS) A/B: v/c ≤ 0.7: Low average delay < 15 secs/veh.  
 Levels of Service D: v/c = 0.81-0.90: Lengthy queues. Average delay 25-40 secs/veh.



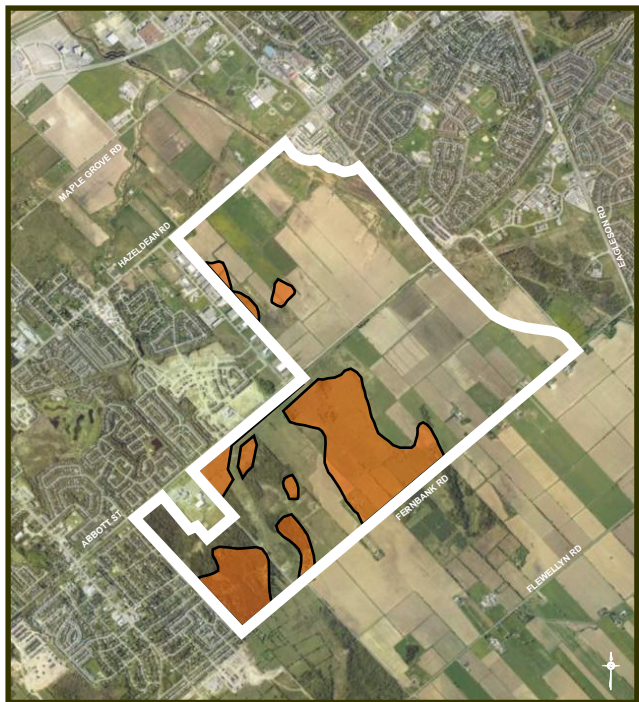




## Archaeological Potential

### Pre-Contact Potential

Areas with medium/high potential for pre-contact archaeological artifacts. Additional field work will be conducted in Spring 2007.



### Historical Potential

Potential for historical archaeological sites. The red areas have high discovery potential, the orange areas have moderate potential, and the remainder has low historical discovery potential.

Buildings at 590 Hazeldean Road have high cultural heritage significance and are included on the City of Ottawa Heritage Reference List.



## Thank You and Next Steps

Thank you for your attendance at tonight's Public Open House/Community Roundtable.

Your input to Fernbank Community Design Plan is important to us and your comments are most appreciated. If you wish to participate on the Public Advisory Committee, please indicate so on the Comment Sheet provided.

You can provide written comments to the study team through the Comment Sheet provided.

The Consultants will prepare an 'Existing Conditions' report which will describe the existing social, physical, biological and infrastructure/transportation conditions within and in proximity to the Fernbank area. In addition, a set of guiding principles will be established for the area based on the comments we receive from all stakeholders including: community associations/groups, residents, City staff and government agencies. These reports will be posted on the Fernbank CDP website ([www.fernbankCDP.com](http://www.fernbankCDP.com)).

In 2007, the study process will continue:

Alternative Land Use Plans	January - March 2007
<ul style="list-style-type: none"> <li>• Public Open House and Community Design Charette</li> </ul>	<i>Date to be determined</i>
Preferred Land Use Plan	April - June 2007
<ul style="list-style-type: none"> <li>• Public Open House and Community Roundtable</li> </ul>	<i>Date to be determined</i>
Final Community Design Plan	September - December 2007
<ul style="list-style-type: none"> <li>• Public Open House</li> </ul>	<i>Date to be determined</i>

**Watch for notices of upcoming events in your newspaper and on-line at [www.ottawa.ca](http://www.ottawa.ca) and [www.fernbankCDP.com](http://www.fernbankCDP.com)**



# FERNBANK COMMUNITY DESIGN PLAN & INTEGRATED ENVIRONMENTAL ASSESSMENT PROCESS



## Community Roundtable

City of Ottawa  
November 29, 2006



# Goals of the Community Roundtable

- Guide the principles that will create a vision for this development's future appearance, function and interface with existing communities,
- Review and comment on the study area's existing conditions and identify concerns and opportunities,
- Create a consensus building process to help establish an effective public voice, and
- Establish a cooperative effort between citizens, community representatives, landowners, and related government agencies.



# Objective of the Community Roundtable

- To review the consultants' summary information on existing conditions and identify any information gaps,
- To specify key community issues that may affect future growth in Fernbank and the broader community,
- To identify guiding principles for the development of the Fernbank Community design plan, and
- To identify a group of diverse community representatives to participate regularly for the balance of the study process (the 'Public Advisory Committee').

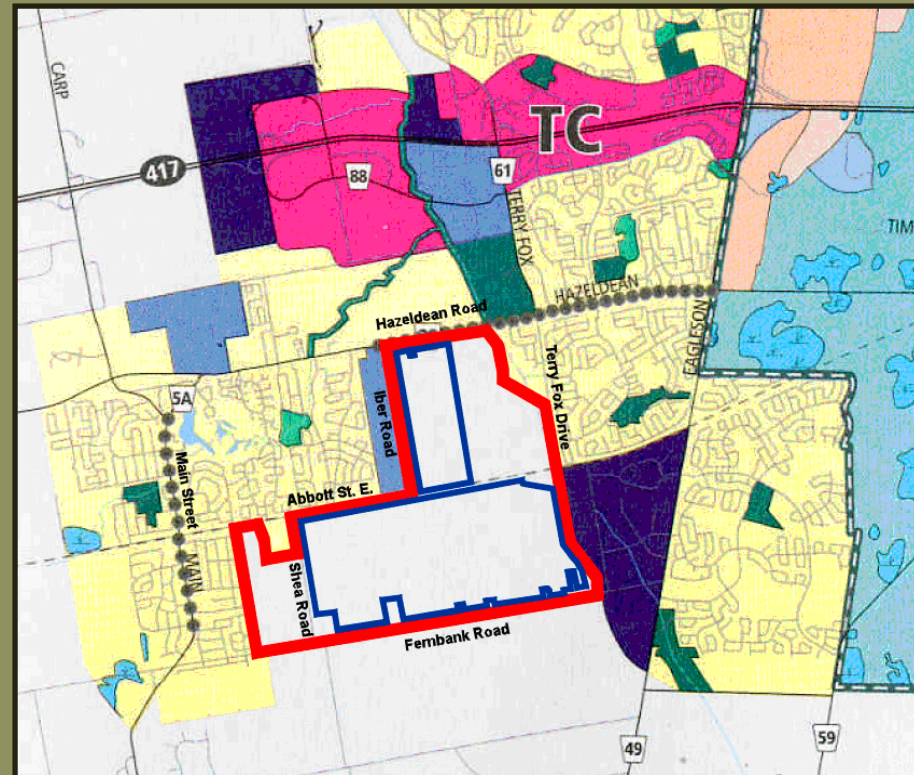




# Ontario Municipal Board Decision August 2005

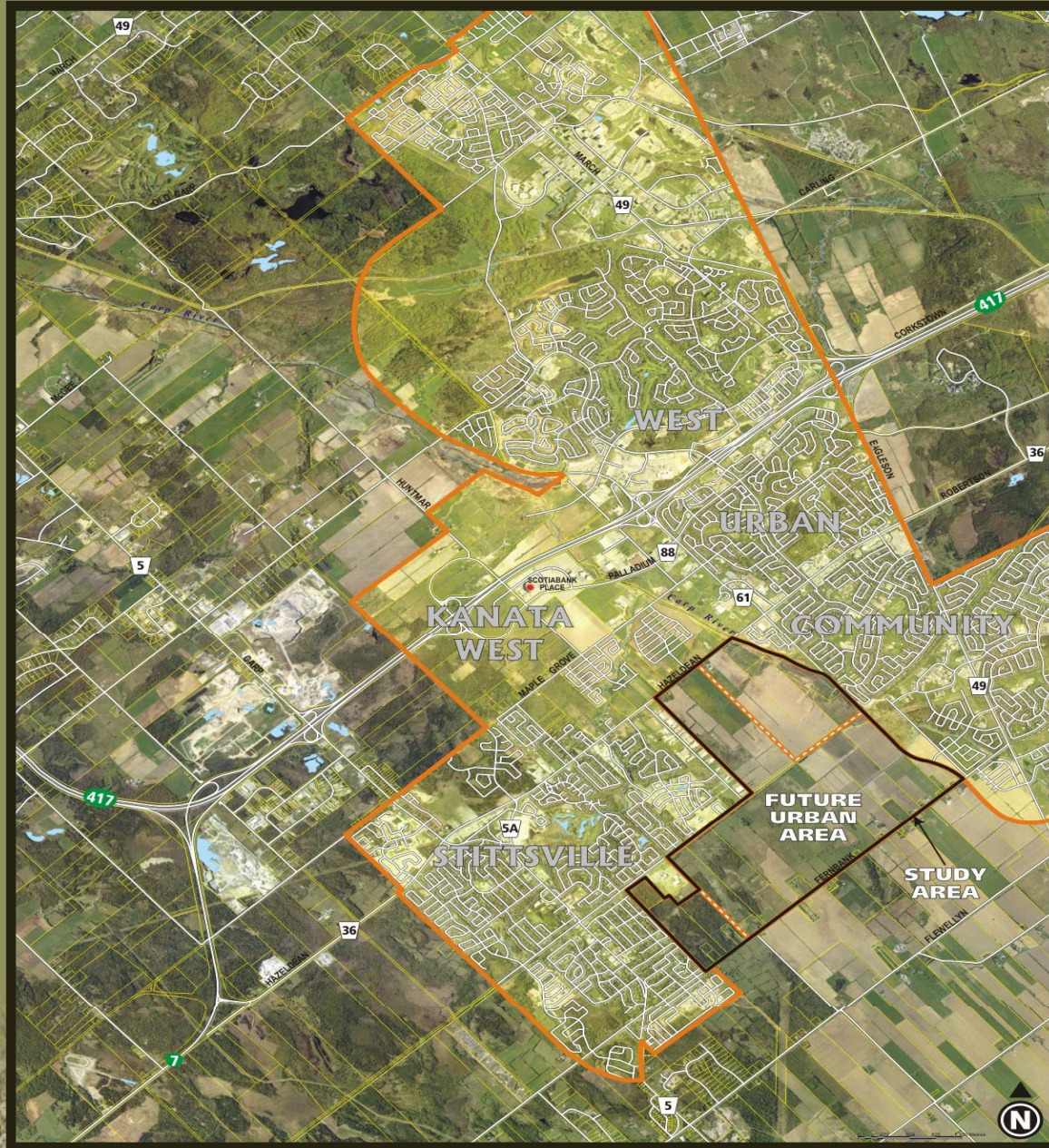
OMB allowed appeals by Del,  
Brookfield and West Park to  
designate their lands as "urban".

Future development should be  
guided by a Community Design  
Plan (CDP).





Fernbank Community Design Plan & Integrated Environmental Assessment Process



# What is Community Design Plan (CDP)?

- **Additional planning required for large vacant or greenfield lands within the “Urban Area”.**
- **Blueprint for future development, including:**
  - Land use plan,
  - Park and recreation plan,
  - Open space plan,
  - Servicing and transportation infrastructure plans, and
  - Design guidelines.





# Collaborative Process

## Consult all stakeholders:

- Residents, community associations/groups, surrounding communities of Kanata South, Sittsville & Kanata West,
- Landowners,
- City staff, and
- Government agencies.



# Council Decision November 2005

## Follow with the “Developing Community Policies” of the Ottawa Official Plan:

- Quality transit, pedestrian, cycling facilities,
- Mix of land uses – live, work, play,
- Max. 60 % single-detached & semi-detached,
- 29 units per net hectare,
- Modified grid system of roads, and
- High quality design.





## Council Decision November 2005

- Ensure local recreational and community infrastructure is not overburdened by the development of these lands.
- Examine the need for the timely advancement other infrastructure requirements as currently defined in the Transportation (e.g. east west link) & Infrastructure Master Plans (servicing).
- Reflect the alignment/design/phasing of the north-south minor arterial road in the Kanata West Concept Plan.
- Acknowledge that the construction of the north-south arterial is an integral part of the overall development of the Fernbank lands.
- Include a final phasing plan that acknowledges the relationship between development timing, amount and front-end financing.
- Be subject to Environmental Assessment process.



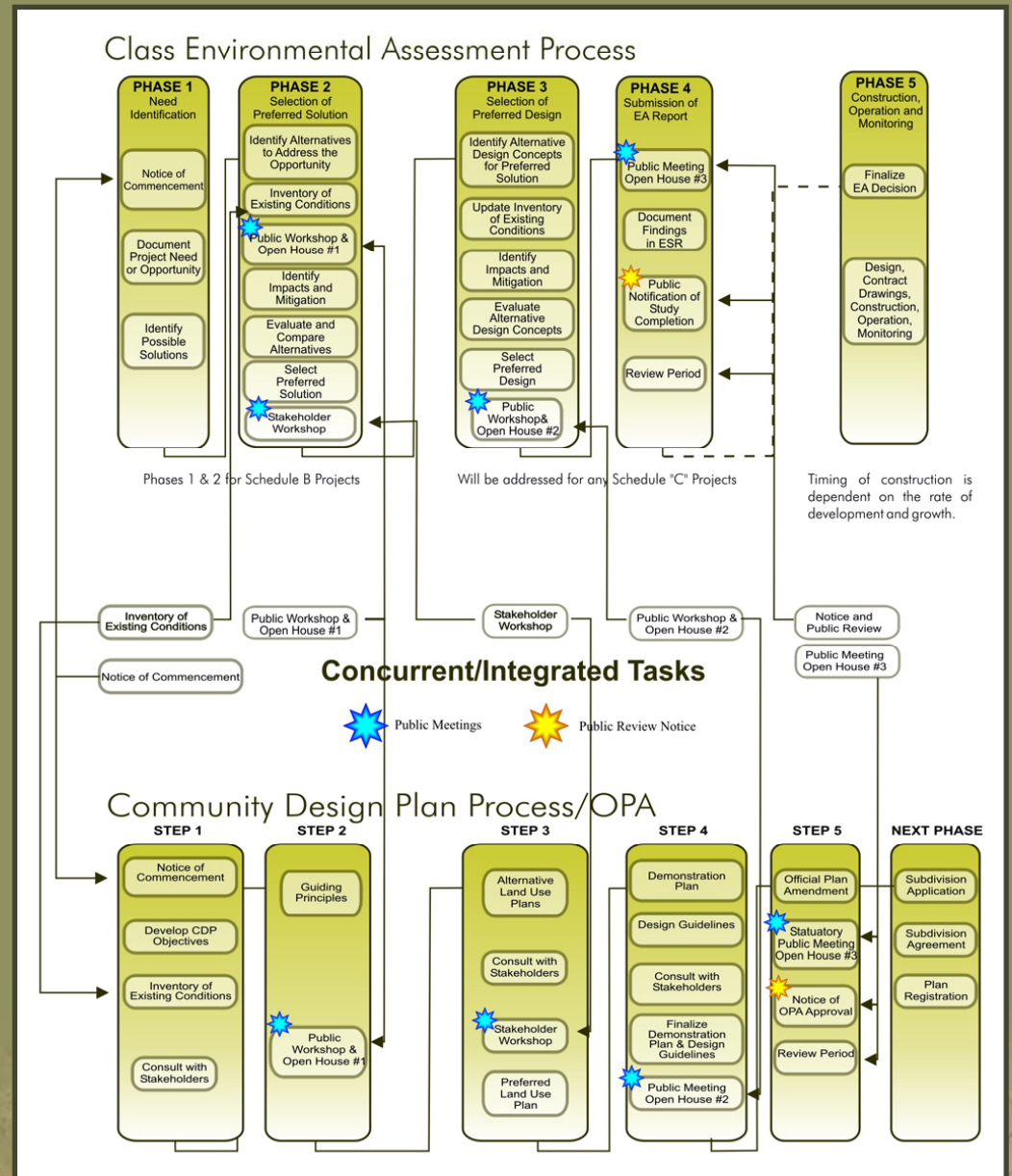
# Terms of Reference

## Fernbank Community Design Plan

- Approved by Planning and Environment Committee – July, 2006
- Integrated Environmental Assessment/Planning Process



# Integrate Planning and Environmental Assessment Process



# Development of Guiding Principles

- To review the consultants' summary information on existing conditions and identify any information gaps,
- To specify key community issues that may affect future growth in Fernbank and the broader community,
- To identify guiding principles for the development of the Fernbank Community Design Plan, and
- To identify a group of diverse community representatives to participate regularly for the balance of the study process (the 'Public Advisory Committee').

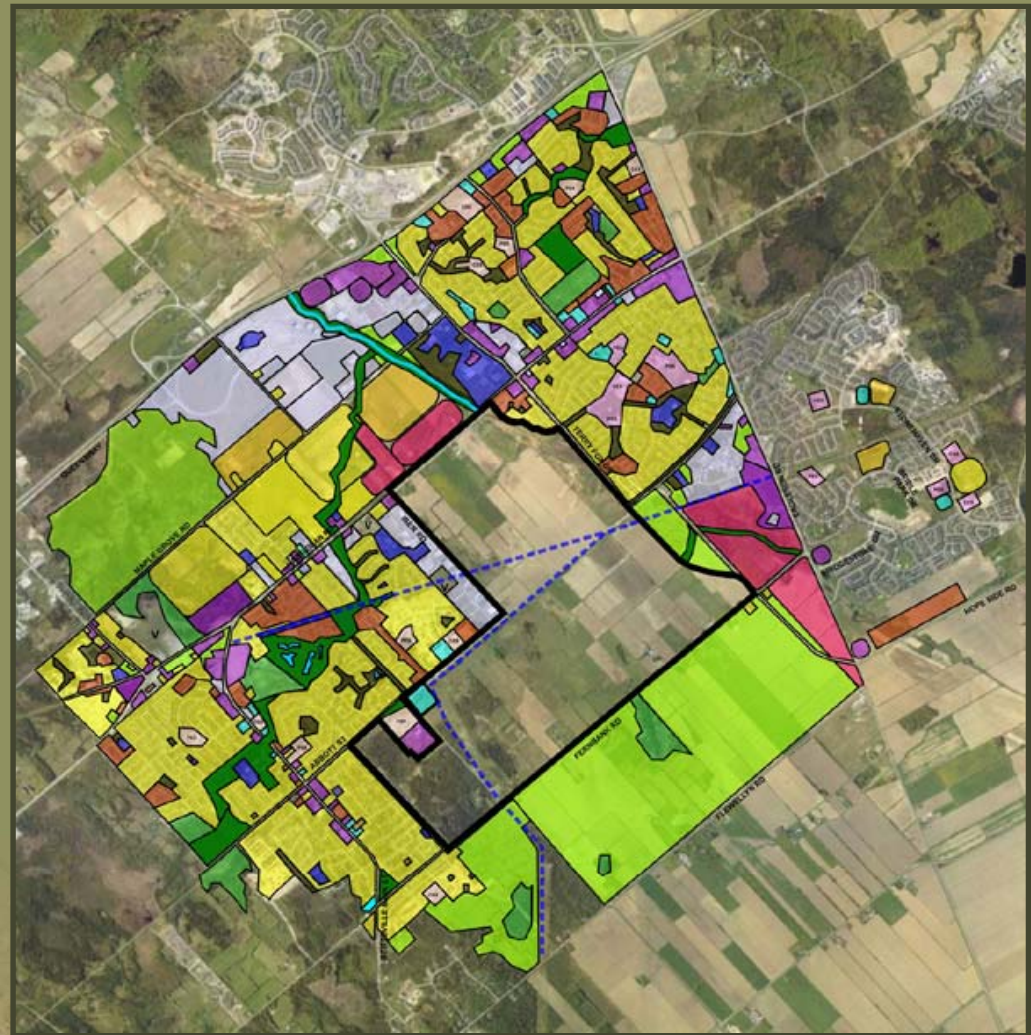




# Existing Conditions & Assessments Overview

## Existing and Proposed Land Uses

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Primary Natural Features Areas
- Supporting & Contributing Natural Features Areas
- Rural Agriculture
- Passive Recreation
- Active Recreation
- Inland Water Features
- Industrial/Employment
- Institutional
- Elementary and Secondary Schools
- Retail and Service Commercial
- Utility Corridor
- Mixed Use

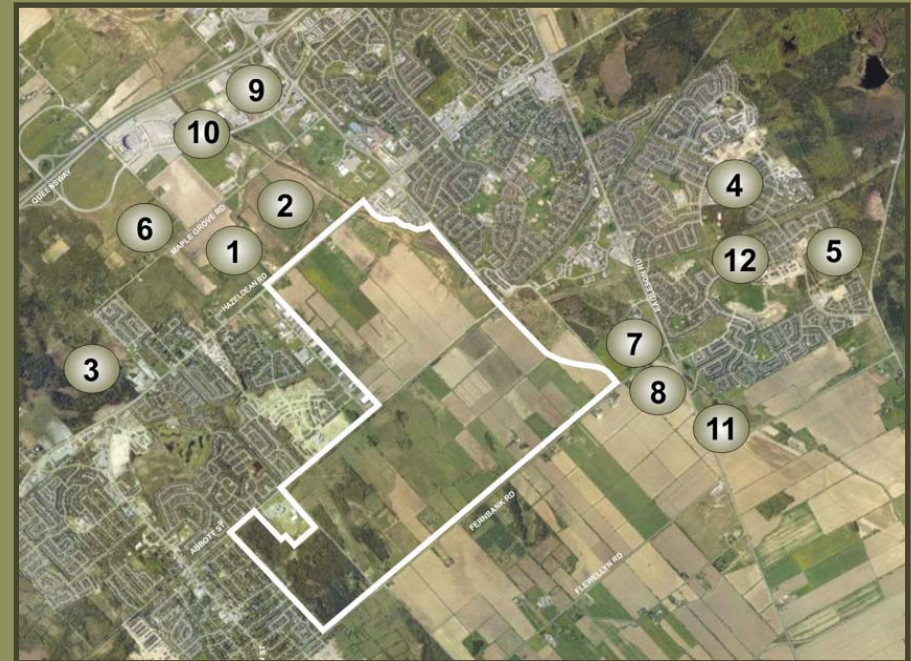




# Existing Conditions & Assessments Overview

## Development Applications

- 1** **5649 & 5705 Hazeldean Road**  
*Commercial & Residential Subdivision*  
Plan of Subdivision & Zoning By-Law Amendment
- 1776 Maple Grove Road (Formerly 5831 Hazeldean Road)**  
*Residential Subdivision*  
Draft Plan of Subdivision
- 2** **613, 5585 & 5601 Hazeldean Road**  
*Commercial & Residential Subdivision*  
Plan of Subdivision & Zoning By-Law Amendment
- 1560 & 1620 Maple Grove Road and 5501 Hazeldean Road**  
*Residential Subdivision*  
Plan of Subdivision & Zoning By-Law Amendment
- 3** **6043 Hazeldean Road**  
*Residential Subdivision, Institutional, Parks & Open Space, Conservation, Mixed Uses & Hwy Commercial*  
Plan of Subdivision & Zoning By-Law Amendment
- 4** **74 Stonehaven Drive**  
*Residential Subdivision*  
Plan of Subdivision & Zoning By-Law Amendment
- 70 Stonehaven Drive**  
*Retirement Home Expansion*  
Site Plan Control
- 5** **310 Stonehaven Drive**  
*Residential Subdivision*  
Plan of Subdivision & Zoning By-Law Amendment
- 6** **123 Huntmar Drive**  
*Residential Subdivision*  
Plan of Subdivision & Zoning By-Law Amendment
- 7** **5271 Fernbank Road**  
*Residential Subdivision, Employment & Business Park*  
Subdivision, Official Plan & Zoning By-Law
- 8** **5264 Fernbank Road & 898 Eagleson Road**  
*Residential Subdivision, Institutional, Hwy Commercial, Open Space & Business Park*  
Subdivision, Official Plan & Zoning By-Law Amendment
- 9** **20 Frank Nighbor Place**  
*Commercial*  
Official Plan & Zoning By-Law Amendments
- 720 Silver Seven Road**  
*Commercial*  
Official Plan & Zoning By-Law Amendments
- 737 & 777 Silver Seven Road and 15 Frank Nighbor Place**  
*Commercial*  
Site Plan Control & Zoning By-law Amendment
- 10** **620 Palladium Drive**  
*Office*  
Zoning By-Law Amendment
- 11** **907 Eagleson Road**  
*Commercial*  
Zoning By-Law Amendment
- 12** **180 Bridgestone Drive**  
*Residential Subdivision*  
Draft Plan Of Subdivision



# Existing Conditions & Assessments Overview

## Development Applications

- 13** **501 Palladium Drive**  
*Warehouse & Office*  
Site Plan Control
- 100 Silver Seven Road**  
*Office*  
Site Plan Control
- 14** **401 Stonehaven Drive**  
*Childcare Centre*  
Site Plan Control
- 15** **2 Iber Road**  
*Commercial*  
Pre-consultation
- 2 Iber Road**  
*Residential Subdivision*  
Pre-consultation
- 16** **188 Iber**  
*Industrial*  
Site Plan Control
- 201 Iber**  
*Industrial*  
Site Plan Control
- 17** **119 Iber**  
*Warehouse*  
Site Plan Control
- 120 Iber**  
*Warehouse & Office*  
Site Plan Control
- 139 Iber**  
*Industrial*  
Site Plan Control
- 17** **140 Iber**  
*Warehouse*  
Site Plan Control
- 150 Iber**  
*Office*  
Site Plan Control
- 18** **12 Cedarow Court**  
*Recreational Facility*  
Site Plan Control
- 19** **801 Bridgestone**  
*Commercial*  
Zoning By-law Amendment
- 20** **5883 Hazeldean Road**  
*Place of Worship*  
Site Plan Control
- 5915 Hazel Dean Road**  
*Office*  
Site Plan Control
- 5943 Hazeldean Road**  
*Residential*  
Draft Plan of Subdivision
- 21** **6061 Hazeldean Road**  
*Commercial*  
Site Plan Control
- 6081 Hazeldean Road**  
*Commercial*  
Site Plan Control
- Hazeldean Road**  
*Residential*  
Site Plan Control
- 22** **1545 Shea Road**  
*Place of Worship*  
Site Plan Control





# Existing Conditions & Assessments Overview

## Recreation Facilities

### STITTSVILLE

#### Recreation Complex

- 1 **Goulbourn Recreation Complex**  
1500 Shea Avenue
- 2 **Stittsville Community Centre and Arena**  
10 Warner-Colpitts Lane

#### Community Centre

- 3 **Pretty Street Community Centre**  
2 Pretty Street
- 4 **Fringewood Community Building**  
14 Fringewood Drive

#### Satellite Program Locations (Limited Availability)

- 5 **St. Thomas Anglican Church**  
1419 Main Street
- 6 **Goulbourn Municipal Office**  
2135 Huntley Road

### KANATA

#### Recreation Complex

- 6 **Kanata Leisure Centre**  
70 Aird Place
- 7 **Kanata Recreation Complex and Arena**  
100 Walter Baker Road
- 8 **Kanata Seniors Centre**  
2500 Campeau Drive
- John G. Mlacak Centre and Arena**  
2500 Campeau Drive

#### Arena

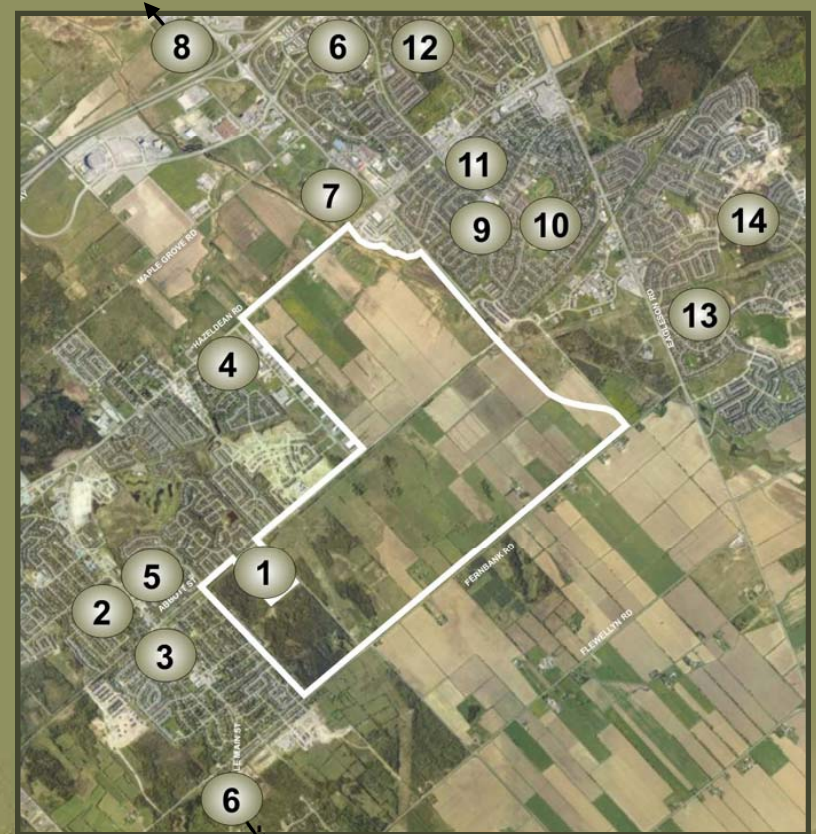
- 9 **Jack Charron Arena**  
10 McKittrick Drive

#### Community Buildings

- 10 **Dick Brule Community Centre**  
170 Castlefrank Road

#### Community Centre

- 11 **Glen Cairn Community Building**  
186 Morrena Road
- 12 **Katimavik Community Building**  
64 Chimo Drive
- 13 **Bridlewood Community Centre**  
63 Bluegrass Drive
- 14 **Eva James Memorial Community Centre**  
65 Stonehaven Drive

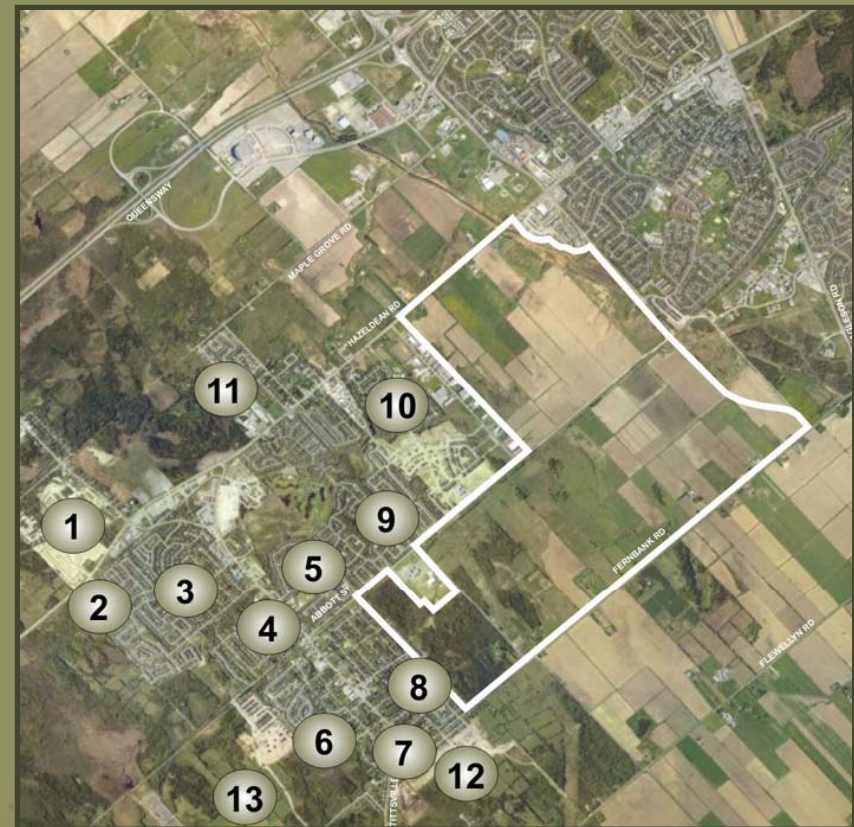


# Existing Conditions & Assessments Overview

## Parklands

### STITTSVILLE

- |   |  |
|---|--|
| <b>1</b> <b>Timber mere Park</b><br>1080 Carp Road              | <b>9</b> <b>Paul Lindsay Park</b><br>81 Trailway Circuit |
| <b>Kittiwake Park</b><br>15 Kittiwake Drive                     | <b>Forest Creek Park</b><br>21 Amy Street                |
| <b>Ladybirds Park</b><br>65 Sirocco Crescent                    | <b>10</b> <b>Fringewood Park</b><br>14 Fringewood Drive  |
| <b>2</b> <b>West Ridge Park 'A'</b><br>20 West Ridge Drive      | <b>Fringewood Park Phase 2</b><br>1 Poole Creek Cresent  |
| <b>3</b> <b>Crossing Bridge Park</b><br>27 Hobin Street         | <b>11</b> <b>Bryanston Gate Park</b><br>23 Alon Street   |
| <b>Crantham Park</b><br>11 Crantham Crescent                    | <b>12</b> <b>Hartsmere Park</b><br>85 Hartsmere Drive    |
| <b>4</b> <b>Alexandre Grove Park</b><br>10 Warner Colpitts Lane | <b>13</b> <b>Deer Run Park</b>                           |
| <b>5</b> <b>Wydlewood Park</b><br>24 Wintergreen Drive          |  |
| <b>6</b> <b>Cypress Gardens Park</b><br>33 Elm Crescent         |  |
| <b>7</b> <b>Bell Park</b><br>1751 Main Street                   |  |
| <b>8</b> <b>Sunray Park</b><br>22 Sunray Crescent               |  |



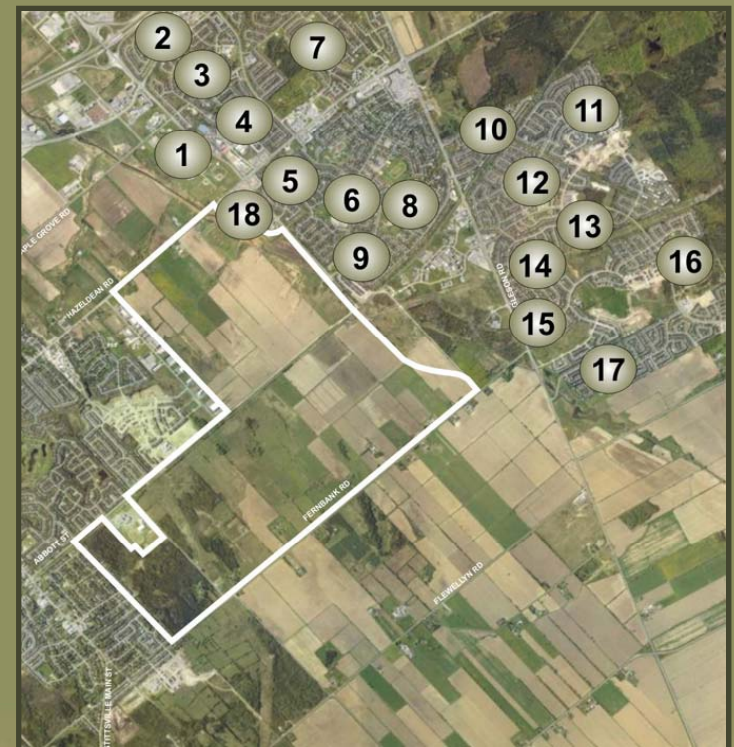


# Existing Conditions & Assessments Overview

## Parklands

### KANATA

- |   |   |  |
|---|---|--|
| <b>1</b> <b>Walter Baker Park</b><br>100 Walker Baker Place | <b>7</b> <b>Hazeldean Woods Park</b><br>89 Kakulu Road                | <b>12</b> <b>Bridlewood Park</b><br>75 Bridlewood Drive                        |
| <b>2</b> <b>Davis Park</b><br>4 Davis Avenue                | <b>Hewitt Park</b><br>474 Pickford Drive                              | <b>13</b> <b>Deevy Pine Park<br/>(Bridle Core Park)</b><br>65 Stonehaven Drive |
| <b>McGibbon Park</b><br>62 McGibbon Drive                   | <b>Pickford Park</b><br>23 Kakulu Road                                | <b>14</b> <b>Bluegrass Park</b><br>59 Bluegrass Drive                          |
| <b>3</b> <b>Dorey Park</b><br>80 McCurdy Drive              | <b>Irwin Gate Park</b><br>345 Pickford Drive                          | <b>15</b> <b>Huntsman Park</b><br>38 Huntsman Crescent                         |
| <b>Sewell Park</b><br>15 Sewell Way                         | <b>Cattail Creek Park</b><br>38 Chimo Drive                           | <b>16</b> <b>Stonemeadow Park</b><br>56 Stonemeadow Drive                      |
| <b>Hayward Park</b><br>79 McCurdy Drive                     | <b>8</b> <b>Frank MacDonald Ball<br/>Park</b><br>150 Castlefrank Road | <b>Sawyer's Meadow<br/>Park</b><br>80 Sawyer Way                               |
| <b>Stonegate Park</b><br>45 McIntosh Way                    | <b>Pump House Park</b><br>170 Castlefrank Road                        | <b>17</b> <b>Grassy Plains Park</b><br>85 Grassy Plains Drive                  |
| <b>4</b> <b>Young's Pond Park</b><br>177 McCurdy Drive      | <b>Hope Cloutier Park</b><br>146 Castlefrank Road                     | <b>Meadow Breeze Park</b><br>98 Meadowbreeze Drive                             |
| <b>Dunlop Park</b><br>15 Dunlop Court                       | <b>Ravine Park</b><br>162 Old Colony Road                             | <b>18</b> <b>Kincardine Park<br/>(Westcreek 1)</b><br>46 Kincardine Drive      |
| <b>5</b> <b>Gowrie Park</b><br>7 Gowrie Drive               | <b>9</b> <b>Dog Bone Park</b><br>5 Morton Drive                       | <b>Nairn Park<br/>(Westcreek 2)</b><br>141 Kincardine Drive                    |
| <b>6</b> <b>Rickey Place Park</b><br>47 Rickey Place        | <b>10</b> <b>Shetland Park</b><br>24 Shetland Way                     |  |
|   | <b>11</b> <b>Mattawa Park</b><br>94 Steeple Chase Drive               |  |





# Existing Conditions & Assessments Overview

## Area Schools

### STITTSTVILLE

#### Ottawa-Carlton District School Board

- 1** **A. Lorne Cassidy Elementary School**  
27 Hobin Street
- 2** **Stittsville Public School**  
40 Granite Ridge Drive
- 3** **Ottawa Waldorf School**  
1 Goulbourn Street (Preschool to 8 years)
- 4** **Goulbourn Middle School**  
RR3 2176 Huntley Road
- 5** **Fredrick Banting Secondary Alternate**  
1453 Main Street

#### Ottawa-Carlton Catholic School Board

- 6** **Guardian Angels Elementary School**  
4 Baywood Drive
- 7** **Holy Spirit Elementary School**  
1383 Main Street
- 8** **Sacred Heart High School**  
5870 Abbott Street
- 9** **Jean Paul French Catholic School**  
5743 Abbott Street



# Existing Conditions & Assessments Overview

## Area Schools

### KANATA

#### Ottawa-Carlton District School Board

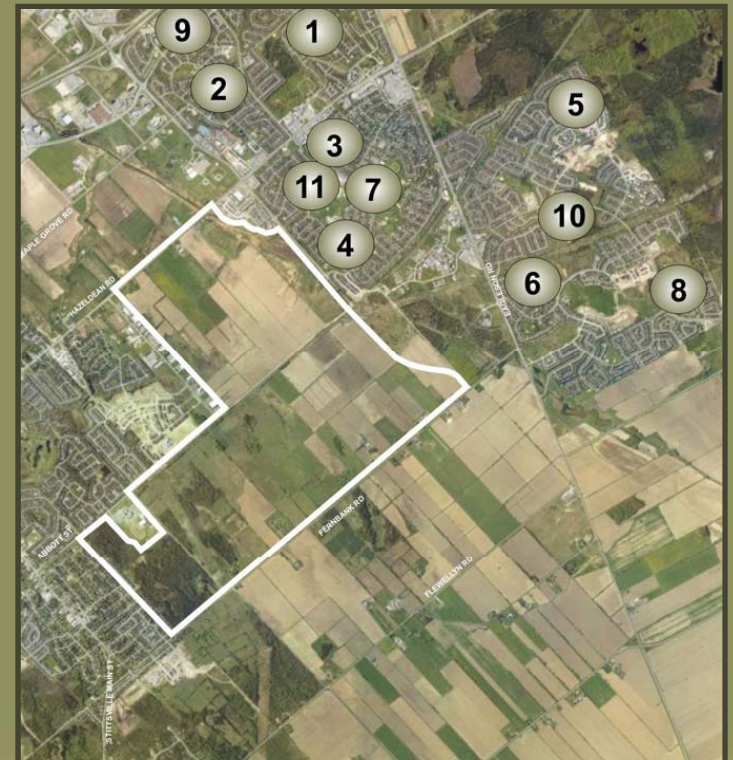
- 1 **Katimavik Elementary School**  
64 Chimo Drive
- 2 **Castlefrank Elementary School**  
55 McCurdy Road
- 3 **GlenCairn Elementary School**  
182 Morrena Road
- 4 **John Young Elementary School**  
5 Morton Drive
- 5 **W.O. Mitchell Elementary School**  
80 Steeple Chase Drive
- 6 **Bridlewood Community Elementary School**  
63 Bluegrass Drive
- 7 **A.Y. Jackson Secondary School**  
150 Abbey Hill Drive
- 8 **Roch Carrier Elementary School**  
401 Stonehaven Drive

#### Ottawa-Carlton Catholic School Board

- 9 **Holy Trinity Catholic Intermediate School**  
180 Katimavik Road
- 2 **Holy Redeemer Elementary School**  
75 McCurdy Drive
- 10 **St. James Elementary School**  
50 Stonehaven Drive
- 8 **St. Anne Elementary School**  
500 Stonehaven Drive
- 9 **Holy Trinity Catholic School**  
180 Katimavik Road
- 11 **St. Martin de Porres Elementary School**  
20 McKitrick Drive

#### Other Schools

- 1 **Roger St. Denis Elementary School**  
180 Barrow Crescent
- 8 **Elisabeth Bruyere School**  
100 Stonehaven Drive





# Existing Conditions & Assessments Overview

## Natural Environment

### Aquatic Features

- A** Cool Water Fish Habitat  
Poole Creek
- B** Warm Water Forage Fish Habitat  
Carp River and Monahan Drain within Study Area

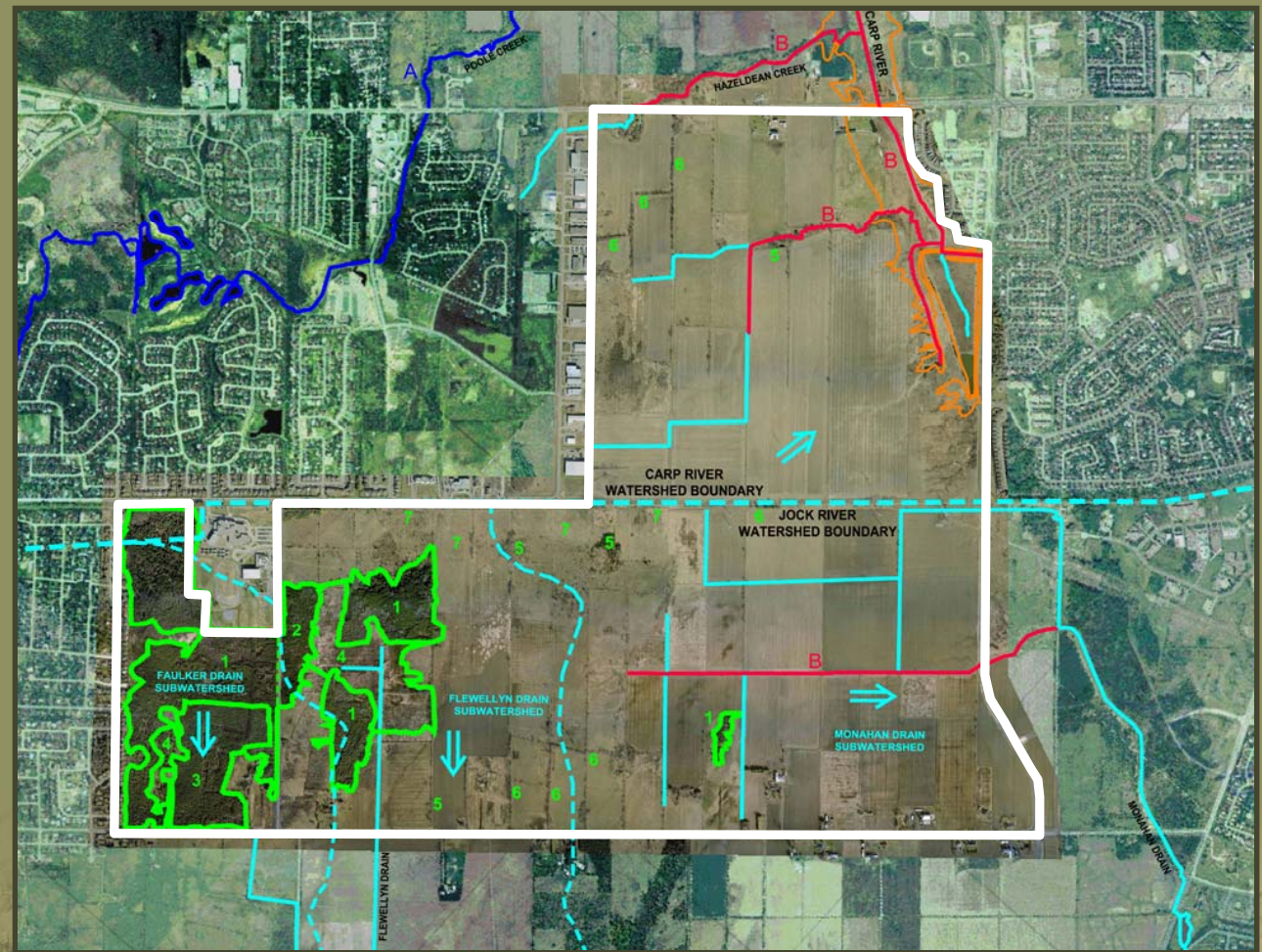
Note: Other On-site Channels Contribute Flow to Downstream Fish Habitat

- Carp River Flood Plain
- Watershed Boundary
- Drainage Channel
- Area of Terrestrial Feature

### Terrestrial Features

- 1 Wooded Area (Coniferous)
- 2 Wooded Area (Mixed Species)
- 3 Pine Plantation
- 4 Shrub and Thicket
- 5 Remnant Higher Quality Trees  
Maple, Ash, and Basswood
- 6 Deciduous Hedgerows
- 7 Meadow Habitat  
Used by Field Species Such as Bobolink,  
Savannah Sparrows, and Upland Sandpipers

Note: Tree Harvesting Activities are Underway West of Shea Road

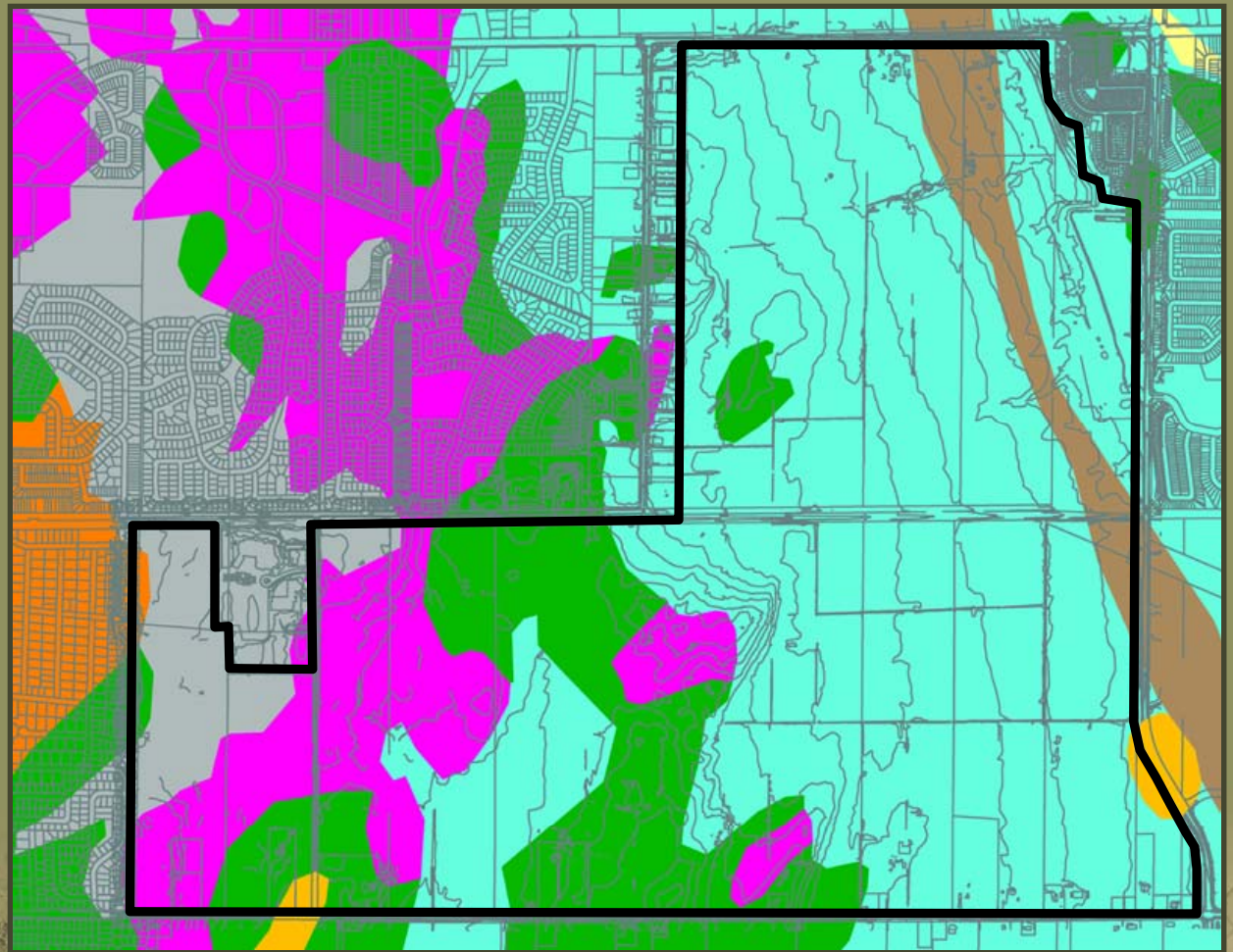




# Existing Conditions & Assessments Overview

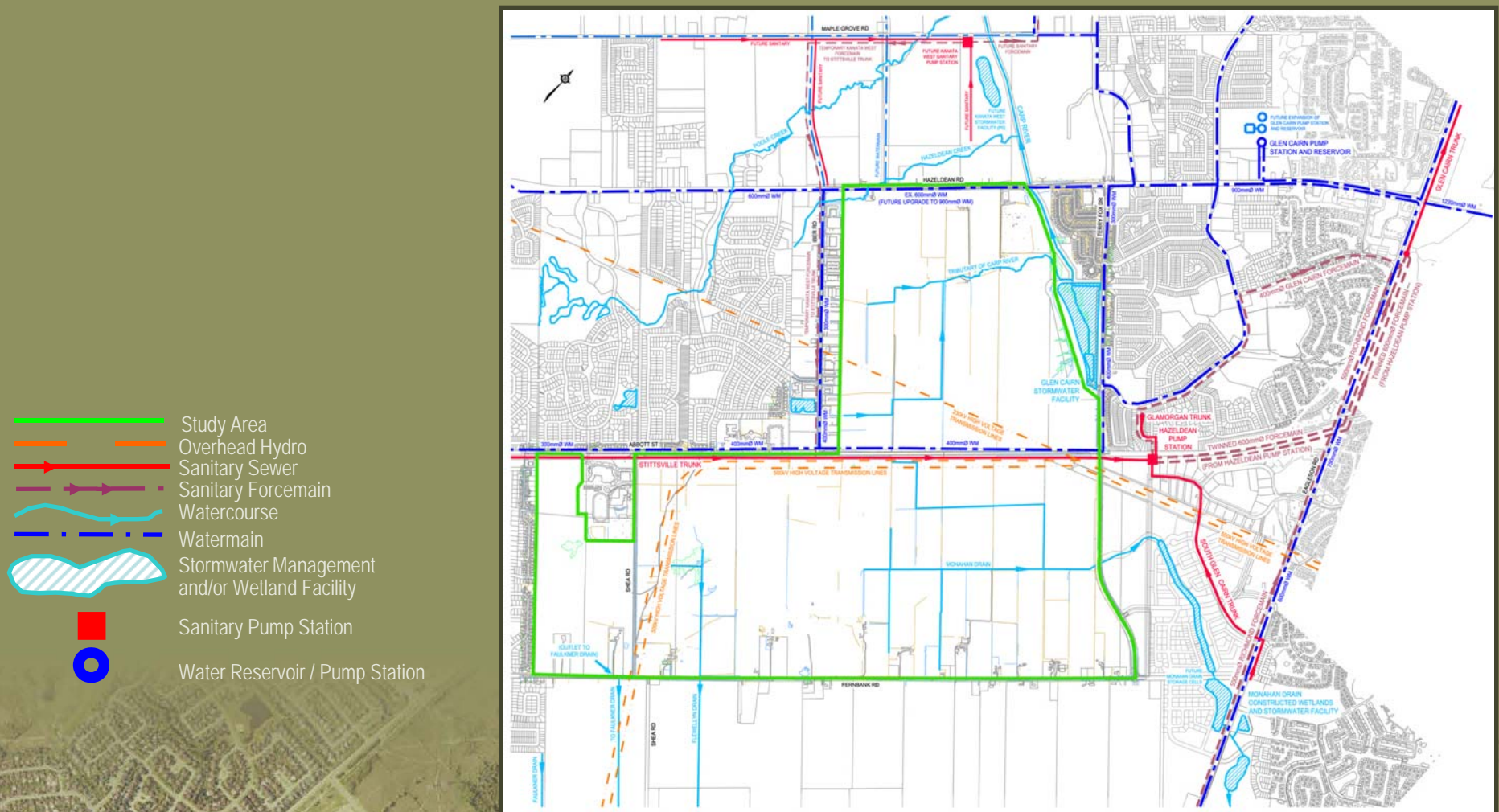
## Surficial Geology

- Thick Organic Deposits (such as Peat)
- Thin Discontinuous Organic Deposits
- Beach Formations Composed of Sand, and Sand and Gravel
- Reworked Glaciofluvial Deposits of Fine to Medium Sand
- Deposits of Sensitive Marine Silty Clay
- Glaciofluvial Deposits of Sand and Gravel
- Glacial Till
- Paleozoic Bedrock (Near Surface)



# Existing Conditions & Assessments Overview

## Existing and Planned Infrastructure

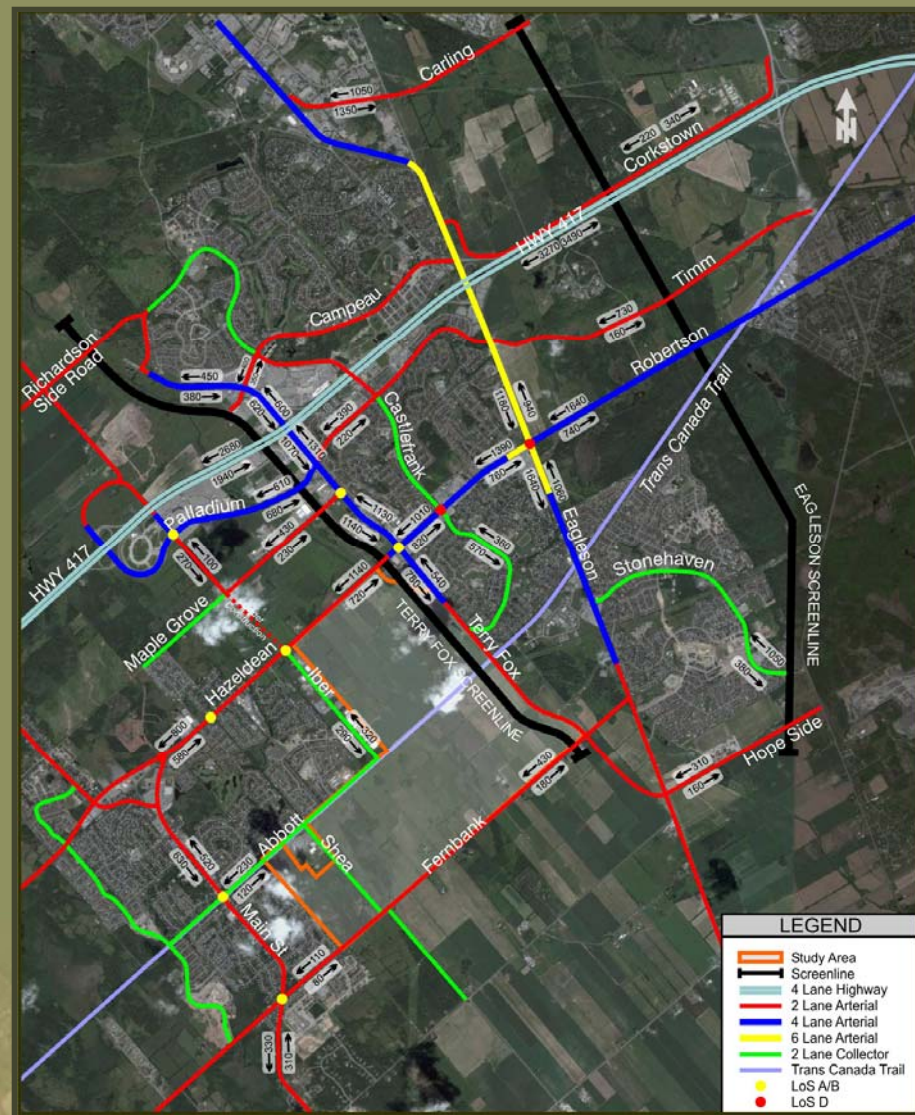




# Existing Conditions & Assessments Overview

## Transportation

Major Road Network, Screenline Locations, Afternoon Peak Hour Traffic Volumes and Intersection Levels of Service (LoS) within the Transportation Area of Interest



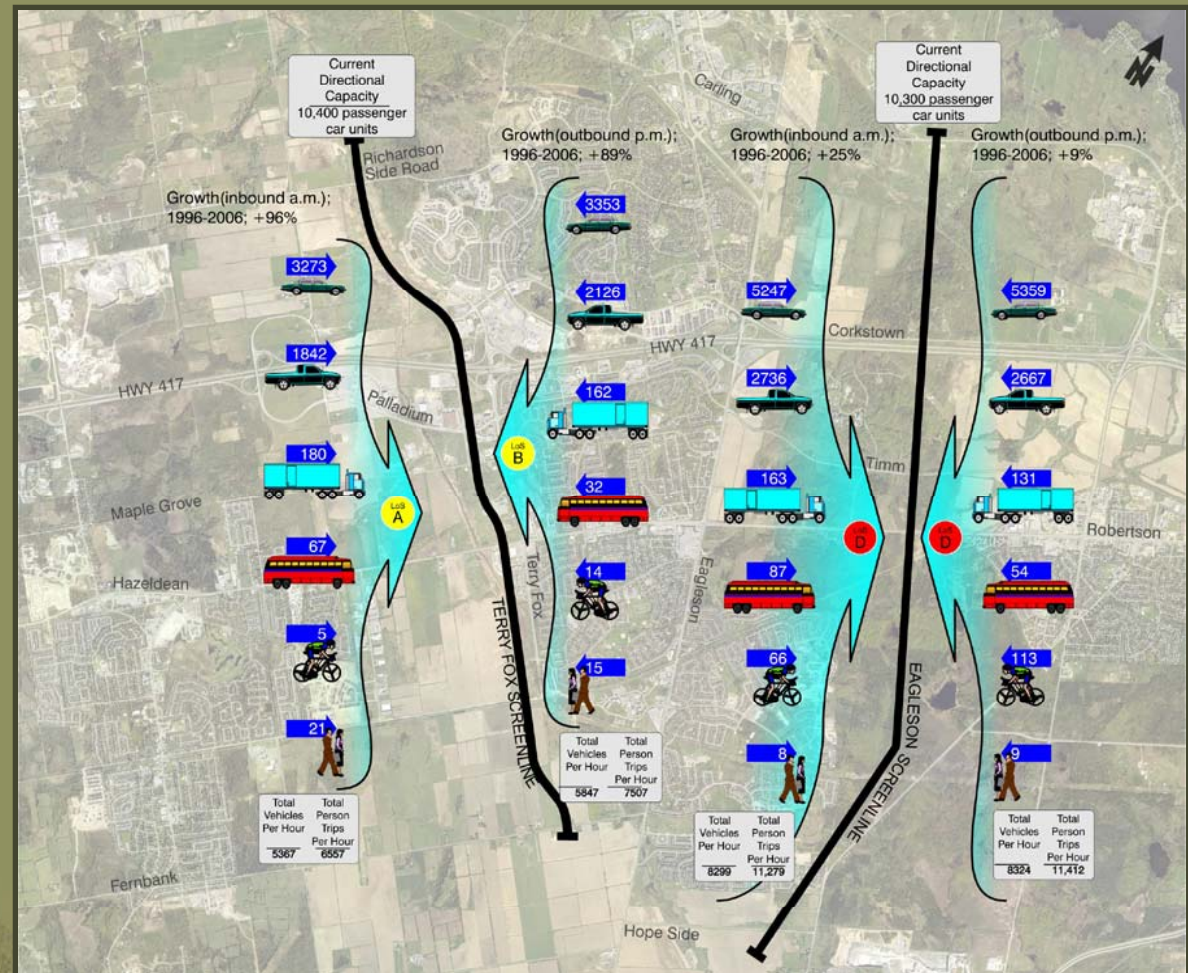


# Existing Conditions & Assessments Overview

## Screenline Data (May 2006)

### What is a Screenline?

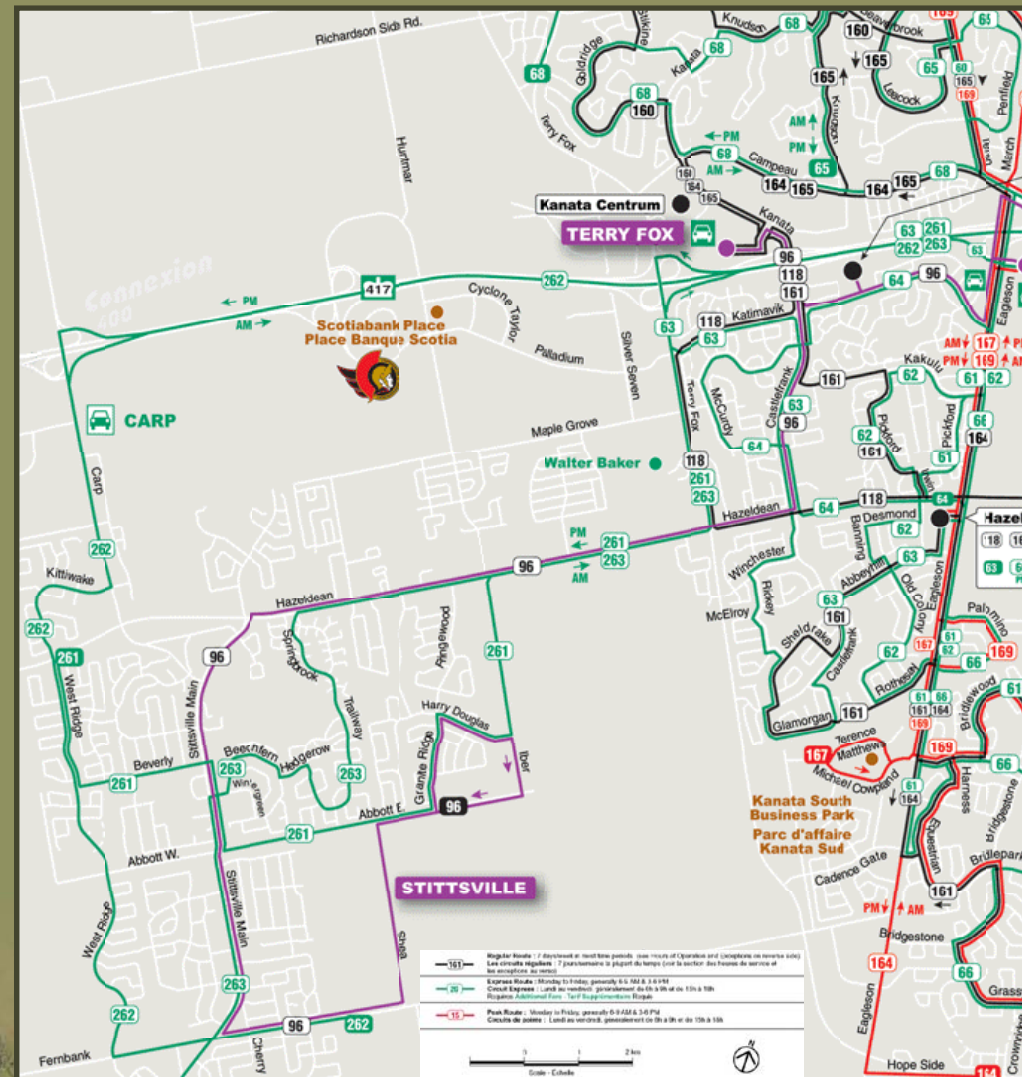
A screenline is defined as an imaginary line that is crossed by a limited number of roadways and is therefore useful for determining current and future peak hour traffic operating conditions and capacity requirements.



Levels of Service (LoS) A/B:  $v/c \leq 0.7$ : Low average delay < 15 secs/veh.  
Levels of Service D:  $v/c = 0.81-0.90$ : Lengthy queues. Average delay 25-40 secs/veh.

# Existing Conditions & Assessments Overview

## City of Ottawa Transit





# Existing Conditions & Assessments Overview

## Archaeological and Cultural Heritage

### Pre-Contact Potential

Areas with medium/high potential for pre-contact archaeological artifacts.

Additional field work will be conducted in Spring 2007.



# Existing Conditions & Assessments Overview

## Archaeological and Cultural Heritage

### Historical Potential

Potential for historical archaeological sites. The red areas have high discovery potential, the orange areas have moderate potential, and the remainder has low historical discovery potential.

Buildings at 590 Hazeldean Road have high cultural heritage significance and are included on the City of Ottawa Heritage Reference List.





# Rules of Engagement

- Everyone speaks – but when one person is speaking, the rest of us listen.
- There are no dumb ideas – everyone’s input is welcome and valuable – Try not to judge or criticize other people’s ideas.
- Build on other people’s ideas!
- During brainstorming, the focus is on quantity, not quality. The objective is to gather as many perspectives and ideas as possible.



# Direction for Roundtable Discussions

## Question No. 1

### *Have We Got It Right?*

Are the information gaps in the existing conditions information assembled by the consultants to-date? Are there information sources that you would like to identify and share with the consultants?



# Direction for Roundtable Discussions

## Question No. 2

### *What is the Big Picture?*

What are the important defining features of the Stittsville/Kanata Communities which should be respected/reflected in a community design plan for Fernbank?

What are the important relationships between these communities: green spaces, natural features, housing, roads?

Are there important landmarks and views in the community that should be recognized? What other external factors may influence the development of the Fernbank area?



# Direction for Roundtable Discussions

## Question No. 3

### *Living and Working*

What type(s) of housing should be provided within Fernbank; single family; townhouses; apartments? Should these housing types be mixed together?

What types of jobs should be accommodated within the Fernbank area – offices: large or small? retail commercial? Industries (like those on Iber Road)?

Should jobs be mixed and integrated with housing or separated?

Should Hazeldean Road become a main street on its south side to match the north side?



# Direction for Roundtable Discussions

## Question No. 4

### *Time Out*

What types of parks, recreation, school and community amenities do the Stittsville/Kanata Communities need?

What parks, recreation, schools and community amenities should be made available within Fernbank and generally, where? What other open spaces should be contemplated: watercourses? hydro corridors?





# Direction for Roundtable Discussions

## Question No. 5

### *How Do We Get From Point A to Point B?*

What are the transportation and transit challenges within the Stittsville/  
Kanata/Fernbank Communities?

How should roads link with existing/planned roads? Should the transit line  
be extended from Kanata West? What other transit linkages are important?

Are pedestrian and cycling pathways significant and generally, where  
should these go?



# Direction for Roundtable Discussions

## Question No. 6

### *Bringing It All Together*

Can you list the ten specific principles which should guide the preparation of a community design plan for the Fernbank area?



# Plenary and Reflection

- Group Reporting
- Identification of emerging themes and areas of divergence
- Possible key directions or guiding principles for the CDP



# Next Steps and Wrap-Up

- Volunteering for the Public Advisory Committee
- Next steps in the Process
- Scheduling of next Open House and Roundtable
- Completion of the Roundtable Evaluation form



**Question # 1 *Have We Got it Right?***

[15 min] Are there information gaps in the existing conditions information assembled by the consultants to-date? Are there information sources that you would like to identify and share with the consultants?

**Question # 2 *What is the Big Picture?***

[30 min.] What are the important defining features of the Stittsville/Kanata communities which should be respected/reflected in a community design plan for Fernbank? What are the important relationships between these communities: green spaces, natural features, housing, roads? Are there important landmarks and views in the community that should be recognized? What other external factors may influence the development of the Fernbank area?

**Question # 3 *Living and Working***

[15 min] What type(s) of housing should be provided within Fernbank; single family; townhouses; apartments? Should these housing types be mixed together? What types of jobs should be accommodated within the Fernbank area - offices: large or small? retail commercial? Industries (like those on Iber Road)? Should jobs be mixed and integrated with housing or separated? Should Hazeldean Road become a main street on its south side to match the north side?

**Question # 4 *Time Out***

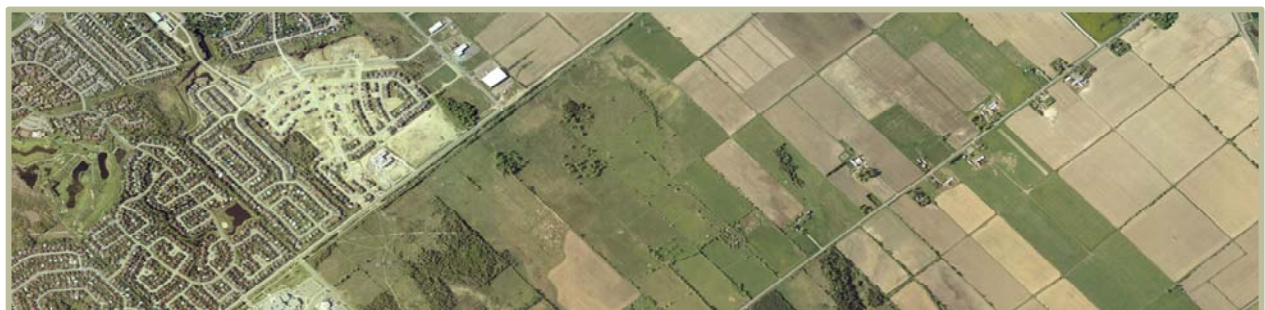
[15 min] What types of parks, recreation, school and community amenities do the Stittsville/Kanata communities need? What parks, recreation, schools and community amenities should be made available within Fernbank and generally, where? What other open spaces should be contemplated: watercourses? hydro corridors?

**Question # 5 *How do We Get From Point A to Point B?***

[15 min] What are the transportation and transit challenges within the Stittsville/Kanata/Fernbank communities? How should roads link with existing/planned roads? Should the transit line be extended from Kanata West? What other transit linkages are important? Are pedestrian and cycling pathways significant and generally, where should these go?

**Question # 6 *Bringing it All Together***

[30 min] Can you list the ten specific principles which should guide the preparation of a community design plan for the Fernbank area?





# Group A

## Question 1:

- Too superficial
- Missing details
- Will the growth make it worse?
- Fire/Police station not on map
- What does institutional mean? Churches, clinic? Etc. schools
- Traffic design to maintain and enhance what we currently have with Trans Canada
- Keeping non-urban ambience
- Concerns that no new pathways have been planned
- Connection to Trans Canada
- Need demographic input to determine need for sch. vs. old age home

## Question 2:

- Something different, no cookie cutter
- Pedestrian Friendly
- Community Core
- Self sustaining community feel
- Walking, cycling
- Working areas and natural village feel
- Green community, air force space (CFB)
- End of Airport Parkway
- Kids, Adult Friendly
- Cradle to grave
- Forestry/green space
- Natural space
- Transitways that don't rip through communities
- Easy access to the highway
- 50 year view – long term
- community that will be there forever
- Design with transit in mind that downtown is not the only place to go
  - University, colleges
- Two-lane paved pathway
- Similar to Ottawa River Parkway
- Theater – 400 seats
- Mixed use facilities no just sport
- Demographic analysis
- Plan for changing needs
- Seniors residence that don't look institutional
- Don't cut down trees and re-plant, manage what you have
- Maintain forest
- Will there be a hospital or enhanced clinics?
- Lobby province for

### **Question 3:**

- Need for apartment buildings – not low-income housing but housing that is affordable – not subsidized
- No clustered housing – scattered units. Not all in one area
- Nothing heavier than Iber – light industrial
- No traditional strip plazas
- Plan in advance re centralization for industrial areas
- Retail convenience stores – butcher shops, corner stores, etc.
- Has to conform to the area
  - eg. Centrepointe Dr.
- Architectural sensitive to neighbourhood – commercial
- More senior apartment buildings
- Low rise senior buildings
- Areas to be connected by pathways to avoid using main streets – safe for children
  - ie. Amberwood area

### **Question 4:**

- Very small community centres no longer are viable – need to be larger
- Mixed use would be larger and better utilized
- Too expensive to rent now/need to be economical
- Recreational needs to be a variety, walking, biking paths, playgrounds, natural forest areas
- Leverage opportunities of Trans Canada Trail with new pathways on trails that join
- Soccer fields, ice rinks both indoor and outdoor
- Build roads for the future – 4 way lanes with higher speed limits
- East/West Light rail or high speed East/West transit
- Truck traffic from light industry needs to be away from residential

### **Question 5:**

- We have to be better than we have at projections for the future growth

### **Question 6:**

1. Need to project and map stresses on infrastructure
  - eg. Fire/Police/Medical
2. Village community feel similar to Rockcliffe plan
3. Cradle to grave plan for living in the community
4. Natural Pathways throughout
5. mixed housing geared to all incomes – not ghettoized
6. Architecturally sensitive neighbourhood
  - eg. Centrepointe Dr
7. Mixed use community centre incl. Creative Arts Theatre
8. Better projections and build for “Evergreen” use
9. Rapid E/W transit
10. Build main road now to handle future traffic

# Map Notes

- Exploit existing forest MAINTAIN!
- This Transitway stops too short

# Group B

## Main Points and Examples

1. Maintain and respect the integrity of the existing neighbourhoods which will be buffered by this development (i.e. Stittsville) through the control of the egress and access points
2. Maintain significant natural buffer zone between any future development and existing neighbourhoods
3. Effective, efficient, timely transportation
  - o ex. Look at existing successful developments in Stittsville And take the benefits that they have achieved
    - o Greenland buffer zones
    - o No vehicle access points between new and old
    - o Bike / Natural linkages
    - o Amberwood and Forestcreek

## Map Notes

- o Restricted vehicle access
- o Extended green space
- o Asked about land ownership

# Group C

## Question 1:

- How secure is the green space?
- Inventory of demand of facilities – schools, parks

## Question 2:

- Bridlewood underserved
  - New development will make it worse
- Fernbank: need their own facilities – not use other neighbourhoods facilities
- Identify where indoor pool is going?
- Large lots, low density
- Like to see single family homes to preserve Stittsville character
- Must support transit
- Needs to be environmentally sustainable community, therefore more density = more green space
- Hole in middle for green space with high density around
- Pay Stittsville transit fee
- Plan for both side of Hazeldean Road
- Complimentary uses on both side of Hazeldean – avoid land use conflicts
- Consideration for intersections
- Keep aware of existing homes and topography
- Preserve Stittsville village atmosphere
  - Make new area village-like
- Natural buffer on either side of Trans Canada Trail – unless put shops and retail access off of trail
  - Shops near trail would be nice
- Should be traffic signal for Trans Canada Trail road crossings, including Eagleson

## Question 3:

- Have green space on both sides of Fernbank
- Roads
- Housing surrounded by green space
- Implement original West park concept
- Revise study area to take out developed Glen Cairn subdivision
- How many main roads through site

## Question 4:

- Outdoor skating rinks
- Include town square/green space around rec complex and NEA
- 27 sports fields separate from schools
- need baseball diamonds



### **Question 5:**

- Transit way veer to Bridlewood
- Primary school 10 min walk of every house
- High density near Transitway and malls and industrial

### **Question 6:**

1. Sufficient sports fields and recreation facilities
2. Preserve green space, natural and manicured parks
3. Functional transit
4. complementary land use on all edges
5. Environmentally sustainable, energy efficient
  - Use resources efficiently
  - Walkable
  - Maintain top soil
  - Houses with South orientation
6. 10 min. walk to primary school
7. High density near mall and transit
8. Preservation of village character on Stittsville side
9. Green corridors – trail and hydro
10. Net benefit to existing community
  - Not too much traffic
  - Green space
  - Facilities – schools as quickly as possible
  - Cost benefit

## **Map Notes**

- Identified Natural lands and Park lands
- Would like to take Glen Cairn out of study area
- Identified Industrial / Commercial area
- Identified High Density area
- Identified transit / arterial road
- Identified Collector road
- Identified green corridors

# Group D

## Question 1:

- What is variety of buildings planned for?
  - For youth
  - Facilities
  - How many
- Update map to 19 acres – not included should be removed
- N/A for development
- Concern for neighbouring communities – West Carleton/Carp
  - Downstream water affects
  - Plumbing
- Mattamy Homes
  - Resource
- Want to see a plan/map periodically as process develops
  - Infrastructure plans before
- Senior??
  - Where is senior housing/residence
- What types of schools
- Medical facility missing
- Long term care

## Question 2:

- Visual buffer (green space) between Kanata/Stittsville
- Respect Trans Canada trail
- Maintain small town community atmosphere
- Farm heritage – maintain heritage
- Create safe community
  - Policing
  - Lighting
  - Sidewalks
- Maintain/protect farmland
- We want significant number of trees/forest
- Boundary defined where no more development
- Pool Creek model for other river restoration
- Higher percent for parklands - >5%
- Some passive land use
- Some parks
- Town Square
- Hydro Corridor – are not REAL green space
- Services you can walk to!
- Develop roads
  - Another road parallel to Main Street
- Stone house behind 19 acres Heritage?
  - Pig on the gate!!
- Craig Farmhouse “Heritage” bldg
- Fernbank road needs to be developed/widened
- Busing

- Light rail
- Consideration for downstream communities
- Walkable community
- Bike paths
- Bike lanes

**Question 3:**

- Senior Bldgs/housing
  - 2 storey
  - elevator
- Apartments – balloon test
  - Public engagement
- Garbage – recycling
- Green community
  - Solar panels on roofs
  - Storm water
  - Bldg material recyclable
- Light industrial
  - 2 storey buildings
  - maintain jobs in industrial area identified
- Distributed services with medical upstairs, professional services
  - Near apartments
- Housing
  - Mixed
  - graduated

**Question 4:**

- Parks near residential
- Rivereen parks
- Similar to NCC parkway
  - Paths
  - Sitting spots
  - Sporting places
- Safety considerations
  - Lighting
  - Visible from other areas
- Schools near transportation
  - High school
- Public School away from major roads
- Ball parks, soccer fields near schools
- Police community office

**Question 5:**

- Light rail to continue through parcel
- Buses integrate with Stittsville system
  - Needs to grow with community development

- More local services
- Keep buses to main road within walking
- Not in residential side roads
- Light rail, buses, Park 'N' Ride to meet in Central Station spot
- Major roads should have bicycle lane
- Housing backing on feeder streets
- 417 needs to be expanded past Stittsville
  - Hwy 7 interchange
- Ensure pathways connect between residential sectors
- Service lane "mews" behind houses
- Shuttle bus
- Roundabouts – instead of 4 way stops
- Pedestrian crossings should go on with green lights

**Question 6:**

- Clean and green
- Village community concept
- Pedestrian friendly
- Easy access to main activities
- Self contained
- Low-rise bldgs. – 3 storeys tops
- Safe community
- Remember our seniors
- Good transit connection to Ottawa area
- Integrated for all ages
- Green community
- Green space
- Energy efficient
- Building a community not a dormitory!
- Create a Heart of the Community – Town Square

## **Map Notes**

- Identified land uses

# Group E

## Question 1:

- Major loop hole in City Bylaws for protecting trees
- Transportation Master Plan
- Larger study area
- What does the landowner know that we don't know
  - West of Shea Rd.
- Detailed copy of Kanata West Development Plan
- More info on existing development. applications
- Detailed plan for Hazeldean Rd. improvements

## Question 2:

- Communities that are pleasing to the eye from the commuter road
- Green spaces among residential areas
- Lower density housing
- Intelligent use of non-housing space
- Maximum 10% apartments (not minimum)
- Respecting Carp River watershed, similar to Kanata West Plan
- No further commercial development On Hazeldean South
- Buffer zone, maintain it along Terry Fox (path) and Fernbank Rd.
- Teron plan for Beaverbrook
  - Likes the look/ideas
- Maintain area west of Shea Rd. as parkland
  - Beyond the current area owned and designated as such
- No payment in-lieu of Parkland
- Maintain/recapture the village character of Stittsville (pathway, green space, open areas)
- Pathway networks (not sidewalks) within community, between houses to other street etc. (connectivity)
  - Ease of flow
- Ring Road around entire area

## Question 3:

- Maximum 10% apartments (not minimum)
- Put apartments along Hazeldean
  - To minimize traffic flows within the area
- Height limit 36' 11 m (bldg)
- Keep different types of housing separate
- High density south of Hazeldean
- No housing facing Hazeldean
- Lower density housing throughout lower region
- Commercial separated from housing
- Commercial just East of Iber Rd.
- Commercial on both sides of future N/S Arterial and Transitway



- Attractive streetscaping including Hazeldean
- Alignment of Shea Rd.

#### **Question 4:**

- Parkland around Carp River
- Dog walk areas
- No snowmobile areas
- Soccer fields
  - Similar to Walter Baker Park and across from Sacred Heart School
- 2 to 3 "major" green spaces for the community at large
- Public High School (add 1)
- Put community amenities together
- New centrally located Community Centre
  - With mtg rooms etc to fit 200-300 people

#### **Question 5:**

- Extend transit system south through new development
- Extend N/S Arterial south to Fallowfield and possibly connect with a ring road
- Shuttle bus system within the community to take people to Hazeldean (commercial area)
- Exam whether Abbott should be extended to Terry Fox.
- Minimize 4-way stops
- More fluid roadways with minimal stop signs
- Use traffic circles
- No repeats of Centrum Development (flows)
- Lots of pathways – cycle and walk

#### **Question 6:**

1. Lowest density possible within the official plan regulations
2. Blends in well within surrounding areas
  - Expand study area
3. Retain max. height of 15 m for apartments
4. Protection of Carp River area/floodplain
5. Communities pleasing to the eye from commuter's eyes
6. Maximize green space and paths
7. Ensure infrastructure is built in parallel to the residential and commercial areas
8. Maintain area west of Shea Rd as parkland/recreational area
9. Commercial development contained within the N/S arterial and extend N/S arterial to Fallowfield (ring road)
10. Maintain village character with various communities within the whole

## **Map Notes**

Traced river  
No comments

# Group F

## Question 1:

- Is there a comm. I.D. line?
- School boards need to divide which schools need to be there
  - Not one board buying all the property – some boards have money and some don't
  - e.g. high schools should be one board
- Have the risk (boards don't have money) issues for buying the land
- Do we know that the demand is for commercial needs
- Build so people can live/work in community
- Into sources – public board of ed. And their funding system
- Roads are maxed now is there a plan for supporting infrastructure around the area
- Developers will likely end up building for a population of 40K +

## Question 2:

- Growth has to be managed
  - Policing
  - Fire
- Natural landscape
  - i.e. trees respected/water areas
- Comfortable population density
- Town square – e.g. Stittsville
- Limit size of houses for a nice landscape – ratio of house to lot
- Need insurances from builders who controls numbers
- Feeling of community – no overhead wires – lighted paths
- Retain village atmosphere
  - Stittsville
  - Kanata
- Need identity
- Doggy parks/trails
- Separate and distinct
- Sense of community
  - i.e. Small not huge
- Roads – should Abbott extend to Terry Fox and Iber to Fernbank
- Use forest buffers – buffers gone from other areas – how do we ensure that we maintain treed areas
- Will rapid transit line on map extended
- Maintain Trans Canada Trail

## Question 3:

- Maintain Trans Canada Trail
- Maintain treed areas
- Plant new trees if necessary

- Natural waterways should be maintained
- Natural flooded areas maintained
- Housing
  - Reflect present neighbouring areas for privacy and house value
  - Mix
  - How close can we safely build to hydro corridor
  - Apartments with retail on main streets – not mixed with single homes
  - Respect physical distinction between buildings – groups of bldgs, apartments and houses separated by parks, parking lots
  - Emphasis on live and work
  - Professional services (doctor) integrated in the area – they look like a house (brownstones)
  - Emphasize what youths need (skate parks)
  - Need enough space for schools not all homes
  - Homes – seniors kept in community
    - Adult living
- Jobs
  - Clean industries/movie theatre no big box stores
  - Schools with high tech business in the same building
  - Hazeldean – not a lot of traffic lights and car lots – keep it quaint, small town feel

#### **Question 4:**

- Hard to map where things should be – we are not planners/engineers
- Integrate schools and boards, primary and high schools with recreation
  - Share facilities between boards and City
  - Tax savings
- Put schools near pools, rinks, libraries, parks, fields

#### **Question 5:**

- Abbott extend to Eagleson
- Iber goes to Fernbank
- Extend rapid transit
  - Bus ways
  - Rail
- Park and Ride
- Car pool lots
- Bicycle paths should continue into new areas
- Paths should connect all communities
- Car pool lanes Trans Canada Trail maintained without roads crossing it
- Roads with bike lanes
- Sidewalks on main roads
- Keep the same name for roads that are extended
- Leave room to make Fernbank a 4 lane

**Question 6:**

1. Need good/green space – need enough for new and existing residents, need nature trails, integrate Carp River and other natural characteristics
2. Town Centre, village, keep quaint feel
3. Work-live-play design, lifestyle driven
4. Integrate schooling with recreation, business – look at ways to integrate schools into community
5. Mindful of existing residents, reflect their community
6. Traffic management – transit, car pool, park and ride, car pool lanes – build first
7. Esthetics – brownstones medical
8. Generous with public spaces – youth considered
9. Environmentally and energy efficient designs

## Map Notes

Traced study area

No comments

# Group G

## Questions and Concerns:

- Why are lands South of Fernbank also being included in this process?
- Materials say not included, but overhead PowerPoint says is
- Water/Sewer Capacity
  - Water pressure now low?
  - Sewage trunk, how much capacity

## Question 1:

- Is there clay – what will be the impact of remaining water on road structures, houses
- Extend rapid transit to Shea Rd. What's possible?
- Timing of project would help determine results
- "area school" in package has 2 #8's only one on map

## Question 2:

- Maintain central focus in the village – gathering places
- Mix of residential and business
  - Clean businesses
  - Not noisy
  - Government Offices
- Pedestrian friendly
  - Sidewalks
  - Paths for recreation
  - Bike lanes
- Should Fernbank be one community or several
  - Smaller communities with the boundaries being natural divider
  - Keep all possible links between 2 communities
- Area requires one large park and 3 smaller ones
- Relationship between kids of communities has to be maintained
  - Integrated sports
  - Schooling
- How to address needs of youth?
- Will extension of Abbott break up community? Is that the intention?
- Maintain this green space at minimum
  - Carp watershed
  - 19 acres
  - Trans Canada trail
- Currently not enough natural features
- Dog park near Abbott and Shea
- Area requires all levels of public school and lower level separate

## Question 3:

- Sports facilities with fields far enough from homes not to create disruption, enough parking



- Another Lions Park, do not share with schools
- Combination of housing types (higher density and lower)
  - 4-5 storey buildings
- Avoid ghettoization of high density
- Higher density housing closer to arterials
- North of Hazeldean – retail use
- South of Hazeldean – office use (non-retail business only) tapering into residential area
- More industrial businesses on Iber Rd.

**Question 4:**

- Major road route – tie to Shea Rd.
- Park and ride required if LRT comes
- Small community neighbourhood plazas (smallest retail possible – Mac's)

**Question 5:**

- Leave trail as natural resource
- Make major artery from Shea to Hazeldean
- Need paths linking neighbourhoods to Trans Canada trail
- Pedestrian and bicycles should link to school, parks and commercial property (all community facilities) (like Bridlewood has)

**Question 6:**

1. Compatible with Stittsville village guidelines (development)
  - City of Ottawa reviewed
2. Compatible with Kanata West Development
3. Small self contained sewage plants, near parks which can be used to irrigate fields (2 purposes)
4. Mix of residential homes to prevent high density – “ghettos”
5. Infrastructure built first – roads, rec. facilities, neighbourhood cores (Tim Horton's etc.)
6. Encourage light commercial business professional offices to act as a buffer between retail and residential
7. Connecting pathways between communities, parks and rec facilities/schools/places of worship
8. Review and respect previously approved master recreation plan (Goulbourn)
9. Developer(s) pay 100% of expenses for infrastructure
10. Maintain/require green space equal to Beaverbrook/Kanata Lakes (24%)

## **Map Notes**

Identified Land uses

- Community areas
- Major dividing arterials
- Major park
- Church

- Public trees 2 acres
- High school
- Hydro line
- Light commercial office space
- 19 acres of public land
- Low and high density areas
- Pathways linking neighbourhoods
- Arterial roads
- Park lands
- Water retention pond

# Group H

## Group Members:

Steve	Lina
Jack	Emma (scribe)
Anne	Cindy
Arron	John
Tony	Steve Hardaker

## Question 1:

- Mississippi Valley – drinking water – showed Carp River but no ground water
- Lots of wells – where is the groundwater resource
- Fernbank/Eagleson
  - De-forestation (near Bridgestone Drive)
  - Lots of trees down, land dug up and culverts put in
  - What's happening with the development
- Are there strategic plans in place for churches (acquiring land, etc.)
- Traffic on Fernbank
  - Cars moving too fast/congestion at peak hours
- What is the timeline for development
- How are we going to get to the Queensway
  - Are they going to widen the Queensway?
- Are we preserving land for trails
  - Trans Canada and buffer around it (significant buffer)
- Land use
  - Accounting for higher traffic volumes

## Question 2:

- How should these be respected/reflected
- Relationships between communities – green space/housing/roads
- Land use – residential/employment
- We love having walking/biking natural outdoors space within the community
- Have to connect North South trails
- Keeping the 2 communities distinct (small town feel of Stittsville not present in Kanata)
- Need to define ourselves as a community
- Green space – Kanata is supposed to be 40% - this is a major defining issue
- There are smaller communities in Kanata
- Need archives to preserve Historical artifacts
- Concern about presence of power lines – Hydro corridor does not equal green space
- Preserve Historical trees
- Secondary Issues
  - Keep retail along existing arterial roads and outside area
  - Retain aesthetics of small town
  - What's happening with the house across from Dusty's and other houses/historic buildings along Fernbank – can the City purchase old homesteads

- Phasing – where will development start
- Adjustment period for the community
  - Hiatus between planning process and development
- Secondary roads for construction vehicles during construction
- Pond – would like a park with a lake in it (use stormwater ponds along Fernbank)

### **Question 3:**

- Can the hospitals (Queensway Carleton Etc.) accommodate population growth
- New Health Clinics should be developed
- If high-rises – height restrictions implemented
- Finite amount of green space
- Transition zones (in terms of height and density etc) between existing single family homes and new development
- Community variety
- Stores (small scale and aesthetically integrated)
- Energy standards enforced – build green and efficient communities (energy Guide – exceeds building code but improves community energy star ratings)
- Design guidelines to reinforce environmental objectives/reduce waste

### **Question 4:**

- We need another public school in the area
- Youth oriented amenities – skate board parks, rec centres
- Policing, community policing, security
  - Station with Fernbank
- Senior living
  - Facilities and amenities

### **Question 5:**

- Extend light rail through community and into Stittsville (only partial consensus here)
- We have to build a transit friendly community
- Mixed use and higher density around transit hubs
- Park and Ride
- Bike trails connecting Trans Canada Trail with the rest of the community

### **Question 6:**

#### **Brainstorming**

- Rural/village feel should be maintained
  - Design guidelines
- Environmental issues
  - Ground water mapping
- Design principles must emphasize environmental sustainability
- Ground water
- Transit
- Environmental – conservation guidelines
- Bike paths and links to Trans Canada trail

- Preserve natural buffer around Trans Canada trail

### **Top Ten**

1. Rural/village feel – maintained and encouraged
  - a. (no high rises, no strip malls)
2. Environments
  - a. Water source
  - b. Building standards
  - c. Transit friendly
  - d. Walking/biking paths – Trans Canada
3. Amenities
  - a. Churches
  - b. Health care services
  - c. Youth centre
4. Community
  - a. General (small scale) stores
  - b. Outdoor music ventures
  - c. Gathering places – central park/community centre, water, ponds and stormwater “Ann’s Lake Park”
5. Planning
  - a. Smart development
  - b. Minimal impact on residents
  - c. phasing

## **Map Notes**

### Identified Land uses

- Transit friendly parking
- No high rise development
- Recreational facility
- Retail and industry area
- No strip malls
- Park and Ride
- Increase number of bike/walk paths
- General store
- Community gather areas
- Lake/park
- Maintain existing trail
- Temporary construction roads



# Group I

## **Group Members:**

Dot Smale  
Debbie Belfie  
John Bissonnette  
Marianne Wilkenson  
Stephanie Christink  
Julie Sallado  
Eric Moore

## **Question 1:**

- Kanata West Development plan and associated traffic info is missing
- Plans beyond Campeau Dr. that will have an impact re: connections
- How large is catchment area at Terry Fox
- Identify all the lands owned by City and what they are used for
- Restrictions due to Hydro corridor?
- Cultural use of land – recognition of social use of land – walking through land, dog-walking area, informal pathways
- Inventory of stone fences
- Are guiding principles consistent with existing development and do they represent community interests?
- Information could have been made available earlier – before session

## **Question 2:**

- Informal pathway – dog-walking
- Stone fences
- Natural green space (mature trees)
- Pathways network that connects subdivisions in Stittsville
- Trans Canada Trail – biking, walking
- Preservation of habitat for wildlife
- Identifiable main street in Stittsville – enhance access and not establish competing “town centre” elsewhere
- Maintain lower density
- Recognition of Stittsville is unique – transit tax
- Preserve sense of connection with rural element
- Density of parklands (kids space)
- Village atmosphere/character to be preserved
- Maintain views (the trees) along Trans Canada Trail/the trees – country lane feel
- Enhance Carp River Floodplain
- Complete the Kanata West development first before starting Fernbank, no sense in developing Fernbank if there is no need to
- No high-rise buildings
- Building/design requirements – rooflines, brick, etc.

### **Question 3:**

- Need all kinds of housing:
  - Different price points
  - Entry level properties – starter homes
  - Single family, townhouses
  - Low-rise apartments
  - Housing for seniors – condos (not high-rise) Amberwood model
  - Encompass/accommodate all stages of life
- Small commercial/small retail
- Need retail opportunities – retail centre that will not kill main street
- Expand existing industrial use on Iber to the East – consistent with guidelines currently in place

### **Question 4:**

- Stittsville needs a Recreation complex such as Walter Baker – type development/facility – Splash pad, soccer fields, ball diamond
- Includes green space, dog-walking, natural space, Trans Canada Trail
- Plans for 6 + elementary schools, 1-2 high schools
- Not under Hydro lines

### **Question 5:**

- Extend arterial – rapid transit corridor (see plan)
- Maintain Trans Canada Trail
- Extend Abbot Street north of Trail
- Shea Rd. has to be widened – intersection at Shea and Fernbank
- Link local pathways to Trans Canada Trail

### **Key Principles:**

#### **Green space:**

- Natural
- Wildlife corridor
- Parklands

#### **Pathways:**

- Develop, enhance and maintain pathway systems (walking, cycling and dogs)

#### **Transport:**

- Opportunities to divert through traffic from main street
- Sustainable transportation systems

#### **Village Atmosphere:**

- Maintain uniqueness of community

#### **Housing:**

- Housing for all ages/stages of life

**Employment:**

- Expand Industrial park – employment opportunities

**Services:**

- Enough schools and recreation centres and services to support growth

## Map Notes

- Enhance and align Shea Rd.
- Identified land use – natural habitat
- Extend Abbott on North of trail
- Identified land use – recreational space
- Identified light industry area with arterial road
- Maintain Trans Canada trail – green space
- Identified land use – green space enhanced corridor

**FERNBANK COMMUNITY DESIGN ROUNDTABLE  
EVALUATION – NOVEMBER 29, 2006**

SUMMARY

TOTAL OF 41 EVALUATION FORMS RETURNED

1. How was the organization of the session?

Excellent	Good	Fair	Poor
24	17		

2. The process used was (identify on the point scale) in generating discussion and ideas.

Very Effective	1	2	3	4	5	Not Very Effective
21	19	1				

3. Were you able to express your ideas and opinions during the session?

Yes	No
40	1"partly"

4. I feel (identify on the point scale) about the way our groups working throughout the session

Highly Satisfied	1	2	3	4	5	Highly Dissatisfied
20	15	6				

5. I am (identify on the point scale) to the decisions we made as a group

Strongly Committed	1	2	3	4	5	Not Committed
20	13	7				

1 – no answer

6. How much influence did you feel you had on the decision-making process of the group?

Very Much	Much	Little	Very Little
10	24	6	

1 – no answer

7. Was this process a useful way for you to contribute ideas to the development of guiding principles for the Fernbank area?

Yes	Somewhat	No
33	8	

***Additional comments (about the process):***

- Good idea having people phone in to reserve a spot for “round table”- they’re committed, rather than having it open to the general public, number of people at each table just right. Super idea to have a “facilitator” at each table. Good having each table (at the end) listing 10 important principals.
- A bit rushed but a good start
- Facilitator excellent
- Great way to generate guiding principals. Let’s hope the developers can make it happen.
- Thank you- a rewarding experience for me. Hopefully we will be heard by those who made the final decisions. What a wonderful opportunity for all involved to make a difference in how our community develops.
- Great! The proof is going to be seen in the results. Hopefully, the developers will listen, and give more than they receive.
- Using the discussion groups allowed for everyone to voice their opinions.
- Some info on similar processes as the Kanata-West would have been useful
- A very rushed and shallow way to discuss important issues. However, if one believes in 80-20 rule, then the top 10 principals may reflect emerging community interests.
- Usefulness of the process depends on something I cannot know. Whether this whole process is for real, or just the OMB’s way of compensating for having overruled the city and the citizens in favour of the developers following its usual practice.
- Looking forward to more meetings.
- Janet Stavinga ran fantastic round table. Kept groups on track. Excellent Facilitator (Louis).
- Excellent leadership on the part of Peggy and Janet.
- Appreciate that we stuck to the timetable.
- Advanced and detailed information would have allowed better preparation and clarity on the issues.
- I love the round table idea! Great way to get involved.

***Additional comments (about the outcome/project):***

- Would like to participate in PAC.
- City Council should pass a by-law to protect the environment in areas designated as rural, that about urban areas (i.e., never allow a Cavanaugh to happen again).
- Houses put in adjacent to existing houses should be built in parallel.
- Take the snowmobiles off the Canada trail to Jenkinson.
- Schools/recreation/libraries/commercial together.
- Assure the development rate is modest so Stittsville can retain its integrity.



## **Appendix F – Public Meeting #2**

- Notice of Meeting
  - City of Ottawa Website Posting (ottawa.ca)
  - Fernbank Community Design Plan Website Posting (ferbankcdp.com)
  - Citizen Advertisement – January 19, 2007
  - Le Droit Advertisement – January 19, 2007
  - Kanata Kourier Standard Advertisement – January 26, 2007
  - Stittsville Weekender Advertisement – January 26, 2007
  - E-Mail Notification - January 25, 2007 - 120 distribution
- PowerPoint Presentation
- Roundtable Handouts
- Roundtable Results
- Workshop Summary

[Home](#) > [Residents](#) > [Public Consultations](#) > [Fernbank Community Design Plan & Integrated Environmental Assessment Process](#) > [Open House \(November 2006\)](#)

## Fernbank Community Design Plan & Integrated Environmental Assessment Process

---

### Open House (November 2006)

The City of Ottawa and a consulting team led by Walker, Nott, Dragicevic Associates Limited, invite you to attend an Open House and Community Design Roundtable on the Fernbank Community Design Plan (CDP).

The objective of the Fernbank CDP is to create a vision of the development that provides new opportunities to live, work and play in the growing western edge of the City. The Fernbank CDP is not intended to be prescriptive, but is to guide development process in consultation and coordination with the community, area landowners, Provincial agencies and ministries, and other interested parties. It is crucial that the affected communities be actively involved in the development of the Fernbank CDP in order to ensure the cultivation of guiding principles and a common understanding of the planning process.

At this Open House and Community Design Roundtable, you will have the opportunity to review and comment on the study area's existing conditions, identify concerns and opportunities, and contribute to the policies and processes guiding this development. The Community Design Roundtable will allow hands-on discussion of the issues affecting this development; encourage input on the principles that must be considered during project planning and design; and begin shaping a vision for this development's future appearance, function and interface with existing communities of Stittsville and Kanata South.

Your participation is important to the preparation of a successful Community Design Plan.

For more information on this project or to be added to our mailing list, please contact:

Myles Mahon, Community Planner  
Community Planning & Design Division  
City of Ottawa  
110 Laurier Avenue West  
Ottawa, ON K1P 1J1  
Mail code 1-15  
Phone: 613-580-2424 ext. 27817  
Fax: 613-580-2459  
E-mail: [Myles Mahon](mailto:Myles.Mahon@ottawa.ca)

Wendy Nott, FCIP, RPP, Senior Principal  
Walker, Nott, Dragicevic Associates Limited  
172 St. George Street  
Toronto, ON M5R 2M7

### Open House & Community Design Roundtable

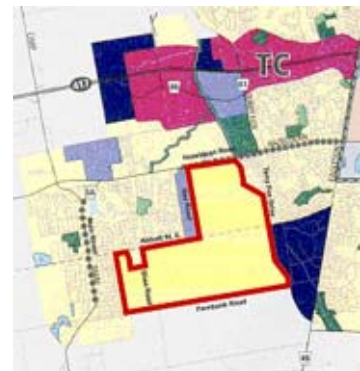
Wednesday, November 29,  
2006

Scotiabank Place  
1000 Palladium Drive  
Coliseum Rooms C & D

**Open House**  
from 4 - 9:30 p.m.

**Community Design Roundtable**  
from 6 - 9:30 p.m.

### Study Area Map



[Click here to enlarge](#)

Phone: 1-866-968-3511  
Fax: 416-960-0172  
E-mail: [wnott@wndplan.com](mailto:wnott@wndplan.com)  
Web: [www.wndplan.com](http://www.wndplan.com)

**Visit** <http://www.ferbankcdp.com/>

WC018793

[Accueil](#) > [Résidents](#) > [Consultations publiques](#) > [Plan de conception et processus d'évaluation environnementale intégré de Fernbank](#) > Réunion portes ouvertes (Novembre 2006)

## Plan de conception et processus d'évaluation environnementale intégré de Fernbank

### Réunion portes ouvertes (Novembre 2006)

La Ville d'Ottawa et une équipe d'experts-conseils dirigée par Walker, Nott, Dragicevic Associates Limited vous invitent à une réunion portes ouvertes et à une table ronde sur la conception communautaire relatives au Plan de conception communautaire (PCC) de Fernbank.

Le but du PCC est d'établir un plan directeur permettant d'aménager l'extrémité ouest de la Ville en un secteur où il fait bon vivre, travailler et se divertir. Le PCC de Fernbank n'est pas prescriptif, mais vise plutôt à orienter le processus d'aménagement compte tenu des besoins de la collectivité, des propriétaires fonciers, des organismes et des ministères provinciaux et d'autres parties intéressées. Il est essentiel que les collectivités concernées prennent une part active à l'élaboration du PCC de Fernbank pour assurer l'établissement des principes directeurs et une interprétation commune du processus de planification.

À l'occasion de la réunion portes ouvertes et de la table ronde sur la conception communautaire, vous pourrez examiner et commenter les conditions actuelles de l'aire à l'étude, exposer les problèmes et les possibilités et contribuer à l'élaboration des politiques et des processus qui guideront l'aménagement de ce secteur. La table ronde sur la conception communautaire vous permettra de discuter des conditions d'aménagement, d'exprimer vos points de vue sur les principes devant guider la planification et la conception du projet et d'esquisser l'avenir de ce secteur quant à son apparence, à sa fonction et à son interface avec les collectivités environnantes de Stittsville et de Kanata Sud.

Votre participation est une condition importante à l'élaboration d'un plan de conception communautaire efficace. Pour obtenir un complément d'information sur ce projet ou pour faire ajouter votre adresse à la liste d'envoi, veuillez communiquer avec :

Myles Mahon  
Agent de planification communautaire  
Division de l'aménagement et de la conception communautaires  
Ville d'Ottawa  
110, avenue Laurier ouest  
Ottawa (ON) K1P 1J1  
Courrier interne : 1-15  
Tél. : 613-580-2424, poste 27817  
Télec. : 613-580-2459  
Courriel : [Myles Mahon](mailto:Myles.Mahon@ottawa.ca)

Wendy Nott, F.C.I.P., R.P.P.  
Directrice principale

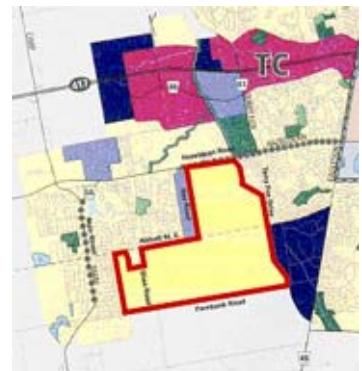
### Réunion portes ouvertes et table ronde sur la conception communautaire

le mercredi 29 novembre 2006  
Place Banque Scotia  
1000, promenade Palladium  
Salles Colisée C et D

**Réunion portes ouvertes**  
de 16 h à 21 h 30

**Table ronde sur la conception communautaire**  
de 18 h à 21 h 30

### Limite de la zone d'étude



[Cliquez ici pour agrandir l'image](#)

Walker, Nott, Dragicevic Associates Limited  
172, rue St. George  
Toronto (ON) M5R 2M7  
Tél. : 1-866-968-3511  
Télec. : 416-960-0172  
Courriel : [wnott@wndplan.com](mailto:wnott@wndplan.com)  
Site Web : [www.wndplan.com](http://www.wndplan.com)

Rendez-vous à [www.fernbankcdp.com](http://www.fernbankcdp.com)

WC018794



# Fernbank Community Design Plan & Integrated Environmental Assessment Process

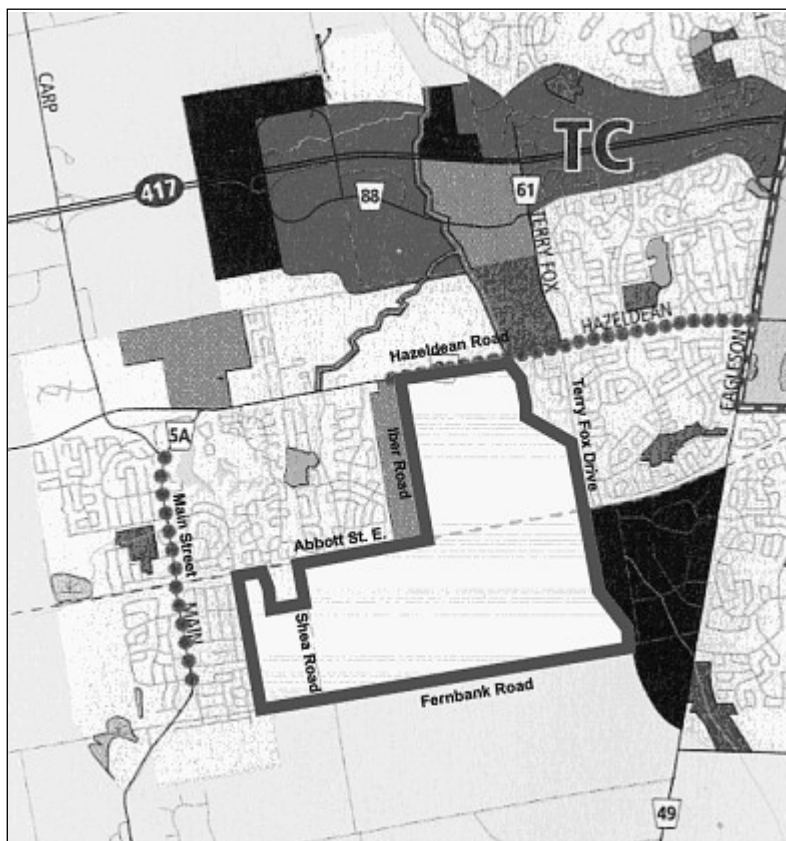
Community Design Roundtable

Wednesday, January 31, 2007

7 to 9:30 p.m.

Scotiabank Place (1000 Palladium Dr., Kanata) -

Coliseum Rooms C & D



The City of Ottawa and a consulting team led by Walker, Nott, Dragicevic Associates Limited, invite you to attend an Open House and Community Design Roundtable on the Fernbank Community Design Plan (CDP).

The objective of the Fernbank CDP is to create a vision of the development that provides new opportunities to live, work and play in the growing western edge of the City. The Fernbank CDP is not intended to be prescriptive, but is to guide development process in consultation and coordination with the community, area landowners, Provincial agencies and ministries, and other interested parties. It is crucial that the affected communities be actively involved in the development of the Fernbank CDP in order to ensure the cultivation of guiding principles and a common understanding of the planning process.

The preparation of the Fernbank CDP will be harmonized with the Environmental Assessment (EA) processes for required infrastructure within the Study Area. In accordance with the Municipal Engineers Association (MEA) Class Environmental Assessment (Section A.2.9)

process, the Planning Act requirements for the implementing Official Plan Amendment and MEA Class EA processes will be integrated.

At this Community Design Roundtable, you will have the opportunity to review the Guiding Principles and provide input into the initial land use plans and infrastructure alternatives to continue shaping a vision for this development's future appearance, function and interface with existing communities of Stittsville and Kanata South.

Your participation is important to the preparation of a successful Community Design Plan. To RSVP or for more information on this project or to be added to our mailing list, please contact:

Myles Mahon, Community Planner  
Community Planning  
& Design Division  
City of Ottawa  
110 Laurier Avenue West  
Ottawa, ON K1P 1J1  
Mail code 1-15  
Tel.: 613-580-2424 ext. 27817  
Fax: 613-580-2459  
E-mail: myles.mahon@ottawa.ca  
Web: ottawa.ca

Wendy Nott, FCIP, RPP, Senior Principal  
Walker, Nott, Dragicevic  
Associates & Limited  
172 St. George Street  
Toronto, ON M5R 2M7  
Tel.: 1-866 968-3511  
Fax: 416-960-0172  
E-mail: wnott@wndplan.com  
Web: www.wndplan.com

Visit [www.fernbankcdp.com](http://www.fernbankcdp.com)

## Plan de conception communautaire et processus d'évaluation environnementale intégré de Fernbank

**Table ronde sur la conception communautaire**  
**le mercredi 31 janvier 2007**  
**de 19 h à 21 h 30**  
**Place Banque Scotia (1000, promenade Palladium, Kanata) –**  
**Salles Colisée C et D**

La Ville d'Ottawa et une équipe d'experts-conseils dirigée par Walker, Nott, Dragicevic Associates Limited vous invitent à une réunion portes ouvertes et à une table ronde sur la conception communautaire relatives au Plan de conception communautaire (PCC) de Fernbank.

Le but du PCC est d'établir un plan directeur permettant d'aménager l'extrémité ouest de la Ville en un secteur où il fait bon vivre, travailler et se divertir. Le PCC de Fernbank n'est pas prescriptif, mais vise plutôt à orienter le processus d'aménagement compte tenu des besoins de la collectivité, des propriétaires fonciers, des organismes et des ministères provinciaux et d'autres parties intéressées. Il est essentiel que les collectivités concernées prennent une part active à l'élaboration du PCC de Fernbank pour assurer l'établissement des principes directeurs et une interprétation commune du processus de planification.

La préparation du PCC de Fernbank sera harmonisée avec les processus d'évaluation environnementale relatifs aux infrastructures nécessaires dans l'aire à l'étude. Conformément au processus d'évaluation environnementale de portée générale (article A.2.9.) de la Municipal Engineers Association (MEA), les exigences de la Loi sur l'aménagement du territoire relatives à la mise en œuvre des processus de modification du Plan officiel et de l'évaluation environnementale seront intégrées.

À l'occasion de la table ronde sur la conception communautaire, vous pourrez guider la planification et la conception du projet et d'esquisser l'avenir de ce secteur quant à son apparence, à sa fonction et à son interface avec les collectivités environnantes de Stittsville et de Kanata Sud.

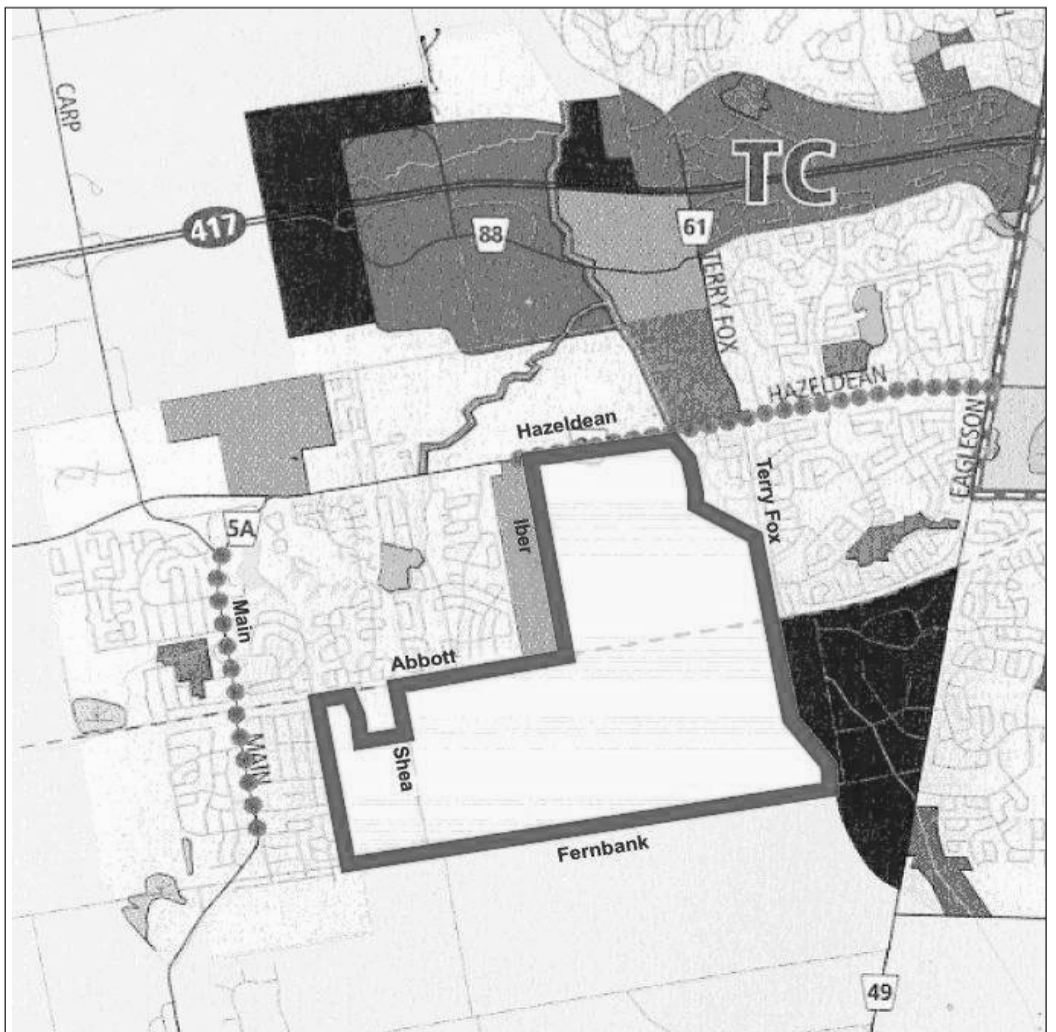
Votre participation est une condition importante à l'élaboration d'un plan de conception communautaire efficace. Pour rsvp ou de obtenir un complément d'information sur ce projet ou pour faire ajouter votre adresse à la liste d'envoi, veuillez communiquer avec :

Myles Mahon, agent de planification communautaire  
 Division de l'aménagement et de la conception communautaires  
 Ville d'Ottawa  
 110, avenue Laurier Ouest  
 Ottawa (Ontario) K1P 1J1  
 Courrier interne : 1-15  
 Tél. : 613-580-2424, poste 27817  
 Téléc. : 613-580-2459  
 Courriel : myles.mahon@ottawa.ca  
 Site Web : ottawa.ca

Wendy Nott, F.C.I.P., R.P.P., directrice principale  
 Walker, Nott, Dragicevic Associates Limited  
 172, rue St. George  
 Toronto (ON) M5R 2M7  
 Tél. : 1 866 968-3511  
 Téléc. : 416 960-0172  
 Courriel : wnott@wndplan.com  
 Site Web : www.wndplan.com

Rendez-vous à [www.fernbankcdp.com](http://www.fernbankcdp.com)

4276



# Who is actually being deceived?: Quesnel directs Betrayal

## THIRD WALL THEATRE

After a successful autumn run of Doctor Faustus, Third Wall Theatre gears up for the second production of their sixth season.

The Ottawa company is famous for their daring selection of adventurous classics, and the contemporary choice for this season does not disappoint. Artistic director James Richardson is thrilled to reveal Third

Wall's upcoming production, *Betrayal*, the gripping story of an extramarital affair told in reverse, by Nobel Prize-winning playwright Harold Pinter.

Third Wall invites Natalie Joy Quesnel, a

recent graduate from the University of Ottawa master of fine arts in directing program, to guide a trio of some of Ottawa's finest actors through this fascinating tale.

Richard Gelinas, best known for his work with a Company of Fools, plays insightful husband Robert. Quesnel's real-life husband, Stewart Matthews (Doctor Faustus, *Zombies*) returns to play Jerry, Robert's best friend and rival. Alix Sideris, recently nominated for a Capital Critics Circle award, plays Emma, the woman who stands between them.

"*Betrayal* is both intensely theatrical and very real," says Quesnel. "Scene by scene, the audience receives more and more clues to understanding the deep and layered levels of betrayal between the characters. Pinter writes plays that are a pleasure for both the audience and the performers as each pause, comma and repetition hides a world of meaning and possibility."

Joining the cast is a team of expert designers



Cast members rehearse for Third Wall's *Betrayal*. Richard Gelinas, right, is playing Robert and Alix Sideris plays his wife Emma.

prepared to create visually the intricate world of *Betrayal* onstage: set design by Darryl Bennett, lighting by Darcy Burgess (*The Chairs*), and costumes by Sarah Feely (*Doctor Faustus*).

*Betrayal* runs from Feb. 8 to 17 in the Arts Court Theatre, 2 Daly Ave.

Performances are at 8 p.m. (no performances Sunday and Monday), with 4 p.m. matinees on Saturdays. Tickets are \$24 for adults and \$18 for students and seniors.

For more information, please visit our new-and-improved website at [www.thirdwall.com](http://www.thirdwall.com).



Information  
ottawa.ca  
City  
services 3-1-1  
TTY 613-580-2401

## Fernbank Community Design Plan & Integrated Environmental Assessment Process

### Community Design Roundtable

Wednesday, January 31, 2007

Scotiabank Place (1000 Palladium Dr., Kanata) –

Coliseum Rooms C & D

7 to 9:30 p.m.



The City of Ottawa and a consulting team led by Walker, Nott, Dragicevic Associates Limited, invite you to attend an Open House and Community Design Roundtable on the Fernbank Community Design Plan (CDP).

The objective of the Fernbank CDP is to create a vision of the development that provides new opportunities to live, work and play in the growing western edge of the City. The Fernbank CDP is not intended to be prescriptive, but is to guide development process in consultation and coordination with the community, area landowners, Provincial agencies and ministries, and other interested parties. It is crucial that the affected communities be actively involved in the development of the Fernbank CDP in order to ensure the cultivation of guiding principles and a common understanding of the planning process.

The preparation of the Fernbank CDP will be harmonized with the Environmental Assessment (EA) processes for required infrastructure within the Study Area. In accordance with the Municipal Engineers Association (MEA) Class Environmental Assessment (Section A.2.9) process, the Planning Act requirements for the implementing Official Plan Amendment and MEA Class EA processes will be integrated.

At this Community Design Roundtable, you will have the opportunity to review the Guiding Principles and provide input into the initial land use plans and infrastructure alternatives to continue shaping a vision for this development's future appearance, function and interface with existing communities of Stittsville and Kanata South.

Your participation is important to the preparation of a successful Community Design Plan. To RSVP or for more information on this project or to be added to our mailing list, please contact:

Myles Mahon, Community Planner  
Community Planning & Design Division  
City of Ottawa  
110 Laurier Avenue West  
Ottawa, ON K1P 1J1  
Mail code 1-15  
Tel.: 613-580-2424 ext. 27817  
Fax: 613-580-2459  
E-mail: [myles.mahon@ottawa.ca](mailto:myles.mahon@ottawa.ca)

Wendy Nott, FCIP, RPP, Senior Principal  
Walker, Nott, Dragicevic Associates Limited  
172 St. George Street  
Toronto, ON M5R 2M7  
Tel.: 1-866 968-3511  
Fax: 416-960-0172  
E-mail: [wnott@wndplan.com](mailto:wnott@wndplan.com)  
Web: [www.wndplan.com](http://www.wndplan.com)

Visit [www.fernbankcdp.com](http://www.fernbankcdp.com)

## Short stories wanted at library

### OPL

Ottawa Public Library cardholders, ages 18 and older, are invited to enter the library's 21st annual Short Story Contest.

All short story genres

accepted, and entries may be in English or in French. Enter once or often, just remember the contest deadline is March 13.

Authors of the first, second and third prize-winning stories in both English and

French receive cash awards of \$500, \$250 and \$100 respectively.

Contest guidelines are available at all Ottawa Public Library branches and the bookmobile, on the OPL website at [www.BiblioOttawaLibrary.ca](http://www.BiblioOttawaLibrary.ca), by visiting your local branch, or by calling InfoService at 613-580-2940. To be eligible, entries must follow contest guidelines.

## Ports of Call Travel Services

### Book that Winter Vacation Today!

Hot Spots this Winter:

PUNTA CANA • CUBA • MEXICO & JAMAICA

Refer a friend and get CASH BACK.  
Book your trip and get a great deal!

LAST MINUTE DEALS AVAILABLE!

Now in Kanata  
Phone: 613-270-9429  
Cell: 613-612-4926

E-mail: [lindsay.batchelar@goports.com](mailto:lindsay.batchelar@goports.com)

**Black Ink**  
ACCOUNTING & IT SERVICES



Computerized  
Accounting Setup  
and Bookkeeping  
Services

Laurie A. Brown  
(613) 324-0790  
[blackink@sympatico.ca](mailto:blackink@sympatico.ca)

sage  
software  
Accountants Network

Simply Accounting by Sage  
Premier Advisor



# Entry deadline for photography competition is February 1

It is time to start submitting entries to the 2007 photography competition sponsored by the Stittsville-Goulbourn Horticultural Society.

The deadline for entries submitted for the competition is Thursday, February 1, 2007.

This photography competition is open not only to members of the Horticultural Society but also to members of the general public. Non-members, though have to pay a photography competition entry fee of ten dollars which allows entries in any or all of the categories of the competition.

Photographs entered in the competition should have been taken in the past three years.

Entries can be dropped off in a sealed envelope

at either the Stittsville, Richmond or Munster branches of the Ottawa Public Library up until Thursday, February 1, 2007.

The judging will then take place with the results of the photography competition to be announced at the Horticultural Society meeting on Tuesday, February 20, 2007.

The entry rules for the photography competition are as follows:

Photos may not exceed four inches by six inches in size and may be either black and white or colour. Photographs must not be mounted.

There is a limit of one photograph per person per class.

All photographs must be identified with the entrant's name, address, phone num-

ber, class and category on the back of the photograph.

Entries can be picked up at the Horticultural Society meeting on Tuesday, February 20, 2007 at which the competition results are announced. Entries will also be returned if entrants enclose a self-addressed, stamped envelope.

The classes in the 2007 photography competition of the Horticultural Society are as follows:

1. "All Alone Am I" – a single stem;
2. "Green, Green Grass of Home" – a pastoral scene;
3. "Winter Wonderland" – a garden in winter;
4. "Old MacDonald Had A ...." – A pet or animal in the garden;
5. "Tiptoe Through The Tulips" – Tulip(s) in my garden;
6. "Flight Of The Bumblebee" – Macro photography;
7. "Wild Thing" – Wild flowers (by the side of a road);
8. "Down In The Valley" – A valley view;
9. "Moon River" – River at dusk;
10. "McArthur Park" – A local park.

The categories in the photography competition will be prints, panoramic and digital.

The judging will be done on the criteria of horticultural value, 40 percent; photographic value, 40 percent; and appearance and impact, 20 percent.

There are three awards which are presented in association with the annual photography competition.

The Photographic Cup is awarded to the exhibitor who accumulates the most overall points for 4x6 prints in the photograph competition.

The Sarah Farrell Panoramic Photo Trophy is awarded to the exhibitor who accumulates the most

overall points in the panoramic photograph section of the competition.

The Carleton Security Cup is awarded to the exhibitor who accumulates the most overall points in the digital image photograph section of the competition.



**Information**  
ottawa.ca  
City  
services **3-1-1**  
TTY 613-580-2401

## Fernbank Community Design Plan & Integrated Environmental Assessment Process

### Community Design Roundtable

Wednesday, January 31, 2007

Scotiabank Place (1000 Palladium Dr., Kanata) –  
Coliseum Rooms C & D  
7 to 9:30 p.m.



The City of Ottawa and a consulting team led by Walker, Nott, Dragicovic Associates Limited, invite you to attend an Open House and Community Design Roundtable on the Fernbank Community Design Plan (CDP).

The objective of the Fernbank CDP is to create a vision of the development that provides new opportunities to live, work and play in the growing western edge of the City. The Fernbank CDP is not intended to be prescriptive, but is to guide development process in consultation and coordination with the community, area landowners, Provincial agencies and ministries, and other interested parties. It is crucial that the affected communities be actively involved in the development of the Fernbank CDP in order to ensure the cultivation of guiding principles and a common understanding of the planning process.

The preparation of the Fernbank CDP will be harmonized with the Environmental Assessment (EA) processes for required infrastructure within the Study Area. In accordance with the Municipal Engineers Association (MEA) Class Environmental Assessment (Section A.2.9) process, the Planning Act requirements for the implementing Official Plan Amendment and MEA Class EA processes will be integrated.

At this Community Design Roundtable, you will have the opportunity to review the Guiding Principles and provide input into the initial land use plans and infrastructure alternatives to continue shaping a vision for this development's future appearance, function and interface with existing communities of Stittsville and Kanata South.

Your participation is important to the preparation of a successful Community Design Plan. To RSVP or for more information on this project or to be added to our mailing list, please contact:

Myles Mahon, Community Planner  
Community Planning & Design Division  
City of Ottawa  
110 Laurier Avenue West  
Ottawa, ON K1P 1J1  
Mail code 1-15  
Tel.: 613-580-2424 ext. 27817  
Fax: 613-580-2459  
E-mail: myles.mahon@ottawa.ca

Wendy Nott, FCIP, RPP, Senior Principal  
Walker, Nott, Dragicovic Associates Limited  
172 St. George Street  
Toronto, ON M5R 2M7  
Tel.: 1-866 968-3511  
Fax: 416-960-0172  
E-mail: wnott@wndplan.com  
Web: www.wndplan.com

Visit [www.fernbankcdp.com](http://www.fernbankcdp.com)

## Using recycled tissue could save lot of trees

If each household in Canada replaced one box of facial tissue made from virgin fibre with a box of tissue made from 100 percent recycled fibre, 11,654 trees could be saved.



### Meet & Greet with Councillor Shad Qadri, Stittsville Kanata West Ward 6

Sunday, January 28, 2007  
2 - 4 p.m.

### Stittsville & District Community Centre, Upper Hall 10 Warner Colpitts Lane, Stittsville

Councillor Shad Qadri is inviting Stittsville - Kanata West residents to an opportunity to meet Mayor Larry O'Brien, the Councillor and City Staff. Councillor Qadri sincerely hopes that you will join him for the afternoon. Please bring a donation for the Stittsville Food Bank.

Light refreshments and snacks will be served.

For more information, please contact the Councillor's office at 613-580-2476, email [Shad.Qadri@ottawa.ca](mailto:Shad.Qadri@ottawa.ca) or visit [www.shadqadri.com](http://www.shadqadri.com)



# FERNBANK COMMUNITY DESIGN PLAN & INTEGRATED ENVIRONMENTAL ASSESSMENT PROCESS



## Community Design Plan Workshop

City of Ottawa  
January 31, 2007



# Goals of the Workshop

- To graphically develop alternative land use plans for the future development of the Fernbank CDP area.
- To continue the consensus building process which is intended to help establish an effective public voice to influence the development of this 650 ha area.
- Establish a cooperative effort between citizens, representatives of a wide variety of local community associations, sports and recreation clubs, and other organizations and the City, sponsoring landowners, and related government agencies.



# Objectives of the Workshop

- To sketch possible land use alternatives that reflect the Guiding Principles.
- To consider possible infrastructure alternatives.



# Rules of Engagement

- Everyone speaks – but when one person is speaking, the rest of us listen.
- There are no dumb ideas – everyone’s input is welcome and valuable. Try not to judge or criticize other people’s ideas.
- Build on other people’s ideas!
- The focus is on quantity, not quality. The objective is to gather as many perspectives and ideas as possible.
- Most of all – have fun!



# Your Tools for the Evening

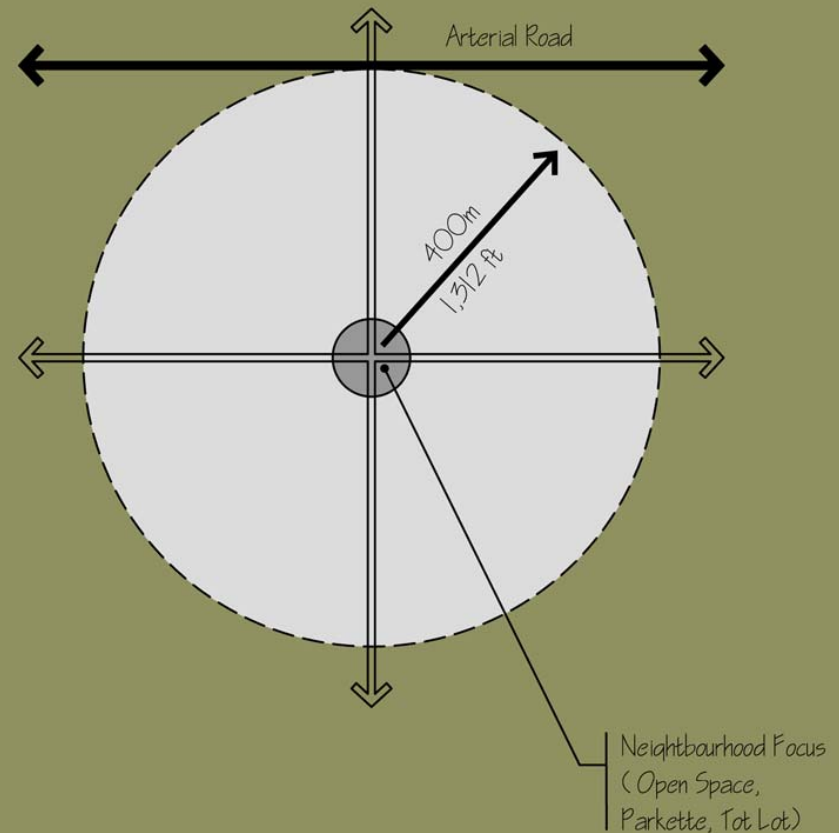
- **City Facilitators** – *Appoint Someone to Draw and Someone to Take Notes*
- **Consultants**
- **Opportunities and Constraints Map**
- **Infrastructural Alternatives Map**
- **Sketch Paper and Pens**
- **Design Workbook**
  - Draft Design Principles
  - 2003 Official Plan Criteria
  - Alternative Solutions
  - The 'Neighbourhood' Templates
  - Examples of Community Structure Plans



# The ‘Neighbourhood’ Template

## “Five-minute Walking Ring” or “Walkable Neighbourhood”

- Designed as a measurement unit for the preparation of a community plan.
- Walkability is defined by a 5-minute (400m or 1300’) walking distance from a centralized neighbourhood amenity area.
- Total land area of such a neighbourhood is approximately 64 ha (158 ac).

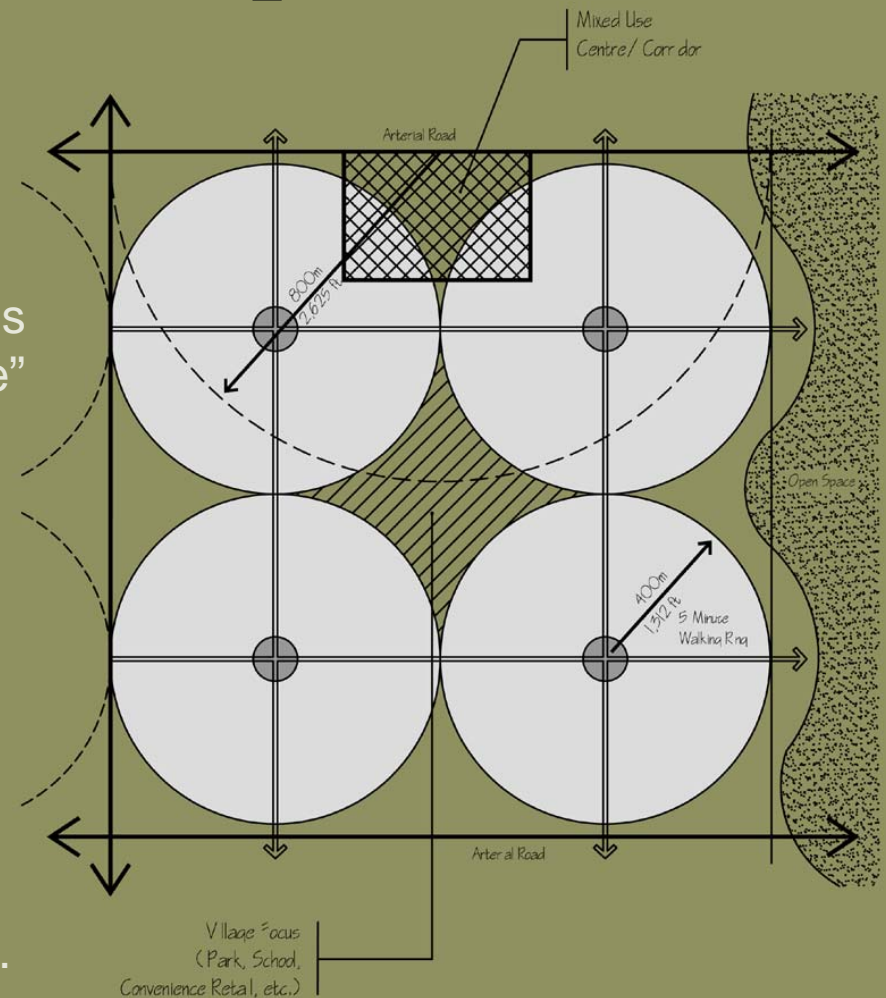




# The ‘Neighbourhood’ Template

## “Village” or “Sub-Community”

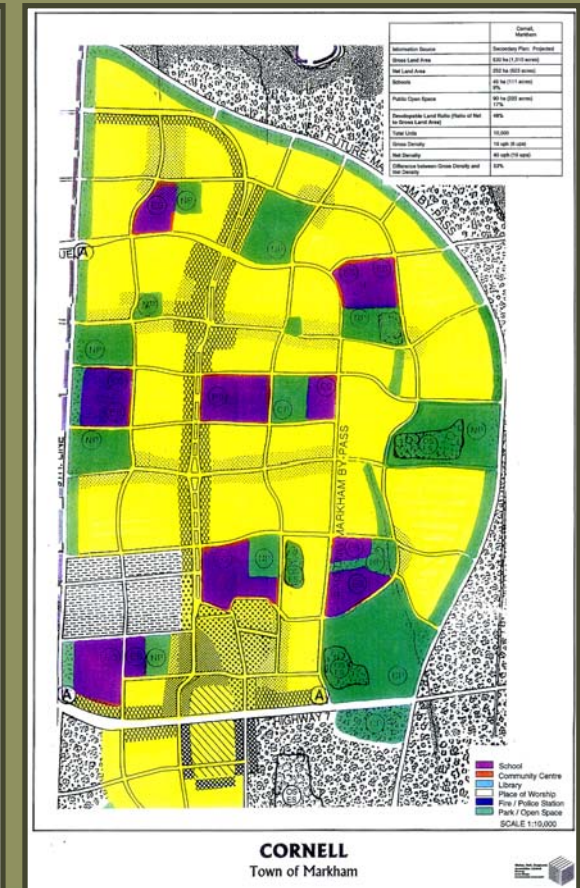
- Integration of multiple neighbourhoods forms an entity which is often referred as a “village” or “sub-community”.
- Space in between neighbourhoods, if located in the geographical centre of a “village”, becomes a village centre which accommodates amenities and uses.
- A village centre could include the uses such as school, active park, open space, convenience retail or other community uses.



# Community Structure Plans

## Examples

- 'Churchill Meadows' City of Mississauga
- 'Cornell' Town of Markham
- These examples prescribe land uses, physical and environmental features to be kept or preserved, and major road infrastructure.



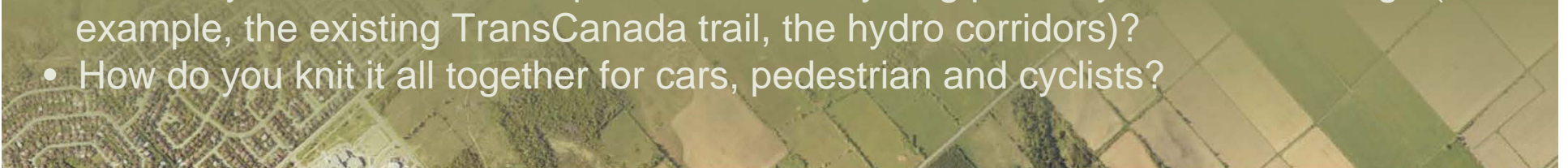
# Direction for Discussions

## Question No. 1

### **Getting Around** (15 minutes)

Identify possible road linkages from outside and inside the Study Area, such as:

- How should major roads (i.e. arterial and collector roads) link with existing/planned roads as shown on the base map?
- Council has directed that the north-south arterial road should be extended from Kanata West/Hazeldean Road –where should it go within the Fernbank study area? Which way should it go south of Fernbank – west to the south of Stittsville? or east, to south Kanata?
- Should Abbott Street be extended through the Study area? In a straight alignment, or arched to connect to roads east of Terry Fox Drive?
- Should Iber Road be extended through the Study area?
- Should the transit line be extended southerly from Kanata West?
- What other transit linkages are important?
- Generally, where should the pedestrian and cycling pathways should these go (for example, the existing TransCanada trail, the hydro corridors)?
- How do you knit it all together for cars, pedestrian and cyclists?





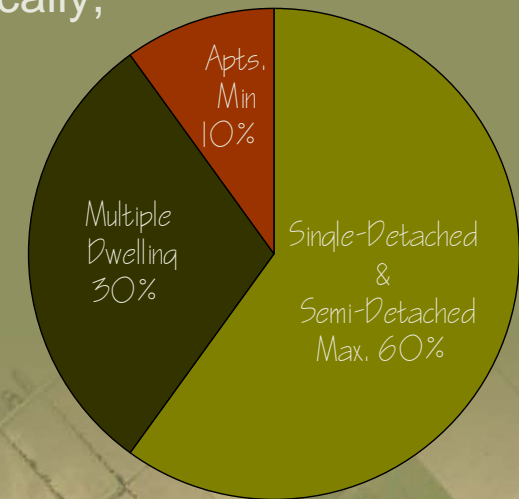
# Direction for Discussions

## Question No. 2

### *A Place to Call Home ? (15 minutes)*

The City is currently anticipating 12,000 new housing units within the Fernbank area.

- What type(s) of housing should be provided within Fernbank; single family; townhouses; apartment (remember the requirements of the Ottawa Official Plan)? And where should these types of housing be located?
- Where should the higher density housing be located (typically, higher density housing has been located closest to major transportation/transit routes, employment areas or community amenities)?
- Should these varying housing types be mixed together?
- Should housing be mixed with jobs – within the same area? Within the same buildings?



Write down the key factors the lead you to your decisions.

# Direction for Discussions

## Question No. 3

### *Having Fun ? (15 minutes)*

Think about what types of parks, recreation, schools and community amenities that this new community would need.

- What parks, recreation, schools and community amenities should be made available within Fernbank and generally, where?
- Should there be a 'town square' or other central community facility, group of facilities, park or open space? If so, what should it be and where should it be located?
- Could schools and recreation uses be integrated into commercial buildings?
- What other open spaces should be contemplated: watercourses? hydro corridors?
- What trails within the community are appropriate? How should these trails connect to the TransCanada and other existing trails?

Write down the key factors the lead you to your decisions.

*Please feel free to use the site templates for schools, parks and various recreational amenities provided.*



# Direction for Discussions

## Question No. 4

### *At Work ? (15 minutes)*

At present, it is not anticipated that the Fernbank community will be a major employment area, such as the Kanata West Business Park but there will be some jobs and commercial development in the community.

- What types of jobs should be accommodated within the Fernbank area - offices: large or small? retail commercial? Industries (like those on Iber Road)?
- Should jobs be mixed and integrated with housing or separated?
- Should Hazeldean Road become a “main street” on its south side to match the north side?

Where should commercial uses be located?

Write down the key factors that lead you to your decisions.



# Direction for Discussions

## Question No. 5

### *Bringing it all Together* (20 minutes)

Create a comprehensive plan by overlaying each sheet from Questions 1 through 4 and sketching a clean copy of your design by tracing and combining the various layers. Knit all the elements together – roads provided circulation through the area; schools, parks and other community facilities are needed to serve the new residents. Correct any conflicts that you may identify and make any additional notes required to explain your plan.

Step back and look at your plans: Would you choose to live there? Is this a good place for families, young adults and seniors?

Appoint a group member to provide the group reporting which will describe the 5 key elements of your land use concept.



# Plenary and Reflection

- Group Reporting
- Each group will describe the important elements that they have identified for an alternative land use plan(s)



# Next Steps

- Thanks for your participation
- Next steps in the Process
- Scheduling of next Open House and Roundtable
- Completion of the Roundtable Evaluation form



# **Community Design Plan Workshop**

# **WORKBOOK**

Fernbank Community Design Plan &  
Integrated Environmental Assessment Process

	<i>Page</i>
<b>A. Draft Design Principles</b>	<b>1</b>
<b>B. Directions for Discussions</b>	<b>3</b>
<b>C. 2003 Ottawa Official Plan Policies for Community Design Plans</b>	<b>6</b>
<b>D. Alternative Solutions</b>	<b>7</b>
<b>E. The 'Neighbourhood' Templates</b>	<b>10</b>
<b>F. Examples of Community Structure Plans</b>	<b>12</b>

January 31, 2007



## **A. Draft Guiding Principles**

### **1. Maintain and Respect the Integrity and Unique Character of Existing Communities**

New development should be sensitive and responsive to the existing communities of Stittsville and Kanata, in terms of the relationship of planned land uses, roads, open spaces, schools and recreational facilities. It is important that the character and qualities of these existing communities are not diminished by development within the Fernbank area.

### **2. Create Distinctive Liveable Neighbourhoods**

The Fernbank community will be designed to create unique residential neighbourhoods that serve the needs of residents of different lifestyles and incomes. Therefore, residential neighbourhoods should provide a range of housing options (both opportunities for different housing types (single, semis, townhouse and apartments) as well as affordable and market rental and ownership tenures). Neighbourhoods should contain focal points, such as schools, parks and green spaces, accessible to neighbourhood residents, which will serve as distinctive local landmarks and gathering places.

### **3. Create High Quality, Integrated, Clean and Active Green Spaces**

The Carp River and other significant natural heritage features will be protected within the Fernbank community and provide important contributions to the greenspace network. Not only do these green spaces have environmental value, they can also provide open space and active/passive recreational amenities and will contribute to a healthy community. Where appropriate, these green spaces should be linked by trails, pathways, stormwater management facilities, and parks.

### **4. Create a 'Heart' for the Community**

The community should be designed around an identifiable focal point which include uses that attract and be accessible to, all residents and provide a 'sense of place'. In addition, each neighbourhood should have a local focal point (such as a park, school, open space, commercial or cultural facility) so that these amenities are well-distributed through the community and are easily accessible to residents.

## **A. Draft Guiding Principles Continued**

### **5. Provide Effective, Efficient, Timely Transportation that is Integrated with Land Uses**

The Fernbank community should be designed to accommodate all modes of transportation within a development pattern that emphasizes walking, cycling and transit over automobile travel. A modified grid road system, with a high degree of permeability and accessibility throughout the community, will support a diverse range of land uses and modes of transportation. Roads should link to important roads around the community and importantly, a road which allows through traffic to by-pass the Stittsville central area will be secured. Public transit (including rapid transit) will be extended to support and serve the community. Alternative development standards will be considered where such standards can achieve a quality community while maintaining appropriate environmental, operating and maintenance standards. Transportation infrastructure should proceed in concert with development and opportunities for alternative means of financing such infrastructure will be considered.

### **6. Ensure Efficient and Timely Phasing of Future Infrastructure**

The effective use of existing, and the provision of new servicing infrastructure, will be employed in order that development in the Fernbank community achieves the efficient and optimal use of such facilities. Alternative development standards will be considered where such standards can achieve a quality community while maintaining appropriate environmental, operating and maintenance standards. Servicing infrastructure should proceed in concert with development and opportunities for alternative means of financing such infrastructure will be considered.

### **7. Create an Environmentally Sustainable Community**

Development within the Fernbank community will promote pedestrian, cycling and transit usage in order to reduce energy consumption patterns associated with automobile travel. Appropriate alternative development and green building standards which support energy efficiency and environmental sustainability will be employed.

## **B. Directions for Discussions**

**Question No. 1**

***Getting Around***

(15 min)

**Identify possible road linkages from outside and inside the Study Area, such as:**

- How should major roads (i.e. arterial and collector roads) link with existing/planned roads as shown on the base map?
- Council has directed that the north-south arterial road should be extended from Kanata West/Hazeldean Road –where should it go within the Fernbank study area? Which way should it go south of Fernbank – west to the south of Stittsville? Or east, to south Kanata?
- Should Abbott Street be extended through the Study area? In a straight alignment, or arched to connect to roads east of Terry Fox Drive?
- Should Iber Road be extended through the Study area?
- Should the transit line be extended southerly from Kanata West?
- What other transit linkages are important?
- Generally, where should the pedestrian and cycling pathways should these go (for example, the existing TransCanada trail, the hydro corridors)?
- How do you knit it all together for cars, pedestrian and cyclists?

**Question No. 2**

***A Place to Call Home***

(15 min)

**The City is currently anticipating 12,000 new housing units within the Fernbank area.**

- What type(s) of housing should be provided within Fernbank; single family; townhouses; apartment (remember the requirements of the Ottawa Official Plan)? And where should these types of housing be located?
- Where should the higher density housing be located (typically, higher density housing has been located closest to major transportation/transit routes, employment areas or community amenities)?

## **B. Directions for Discussions Continued**

- Should these varying housing types be mixed together?
- Should housing be mixed with jobs – within the same area?  
Within the same buildings?

***Write down the key factors the lead you to your decisions.***

**Question No. 3**

***Having Fun***

(15 min)

**Think about what types of parks, recreation, schools and community amenities that this new community would need.**

- What parks, recreation, schools and community amenities should be made available within Fernbank and generally, where?
- Should there be a 'town square' or other central community facility, group of facilities, park or open space? If so, what should it be and where should it be located?
- Could schools and recreation uses be integrated into commercial buildings?
- What other open spaces should be contemplated: watercourses? hydro corridors?
- What trails within the community are appropriate? How should these trails connect to the TransCanada and other existing trails?

***Write down the key factors the lead you to your decisions.***

*Please feel free to use the site templates for schools, parks and various recreational amenities provided.*

## **B. Directions for Discussions Continued**

**Question # 4**

***At Work***

(15 min)

**At present, it is not anticipated that the Fernbank community will be a major employment area, such as the Kanata West Business Park but there will be some jobs and commercial development in the community.**

- What types of jobs should be accommodated within the Fernbank area - offices: large or small? retail commercial? Industries (like those on Iber Road)?
- Should jobs be mixed and integrated with housing or separated?
- Should Hazeldean Road become a “main street” on its south side to match the north side?
- Where should commercial uses be located?

***Write down the key factors the lead you to your decisions.***

**Question # 5**

***Bringing it All Together***

(20 min)

Create a comprehensive plan by overlaying each sheet from Questions 1 through 4 and sketching a clean copy of your design by tracing and combining the various layers. Knit all the elements together – roads provided circulation through the area; schools, parks and other community facilities are needed to serve the new residents.

Correct any conflicts that you may identify and make any additional notes required to explain your plan.

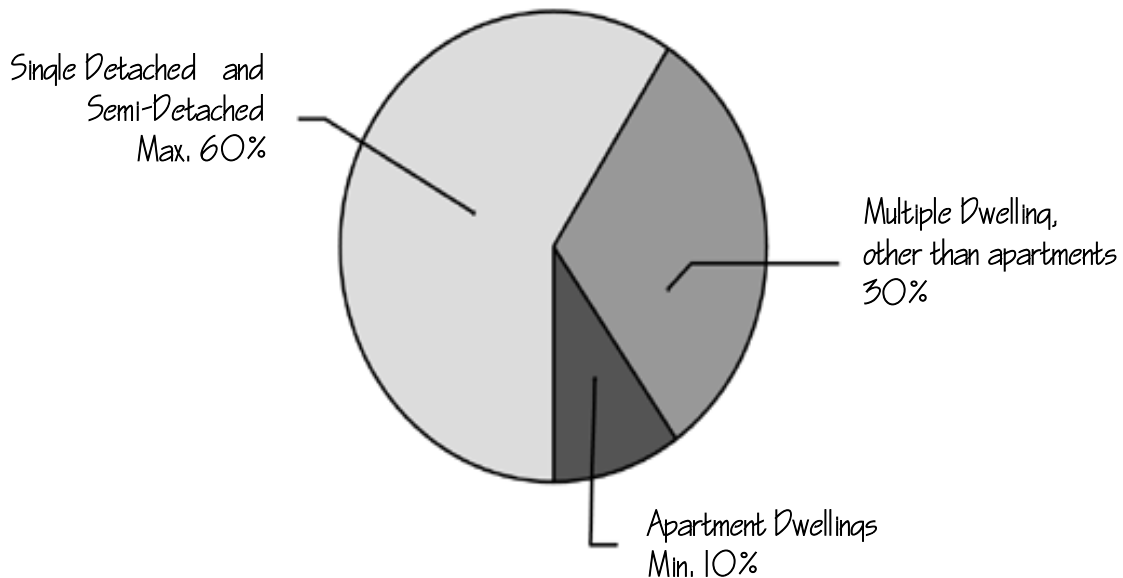
Step back and look at your plans: Would you choose to live there? Is this a good place for families, young adults and seniors?

Appoint a group member to provide the group reporting which will describe the **5 key elements** of your land use concept.



## C. 2003 Ottawa Official Plan Policies for Community Design Plans

- Residential housing mix of:
  - 60% singles and semis (maximum)
  - 10% apartments (minimum)
  - Balance for multiple dwellings
- An average residential density of 29 units per net hectare for singles, semis and townhouses
- Establish a compact land use mix that supports “live – work – play”
- Establish a green space/open space network
- Locate a north-south arterial road through the Fernbank community
- Establish a transportation network of:
  - Pedestrian and cycling facilities
  - Transit routes
  - Collector and arterial roadsIn a modified grid road system
- Create a distinctive community identity, including focal points and activity centres
- A variety of building forms and high quality design



**Net Residential Density:** 29 Units per Net Hectare =  $\frac{\text{Number of Units}^{**}}{\text{Net Residential Area}}$

Note: \*\* Including Single-Detached, Semi-Detached and Townhouses

## **D. Transportation/Servicing Alternative Solutions**

### **“Alternative Solutions”:**

Means feasible alternative ways of solving an identified problem or addressing an opportunity from which a preferred solution is selected.

The “problem and/or opportunity” is servicing the approved Fernbank community as an urban development. Examples of Alternative Solutions would be:

#### **❖ Transportation Alternative Solutions may include:**

- Do Nothing
- Limit Growth
- Widen/Improve Existing Road(s) by:
  - Widening Hazeldean Road to 6 lanes; Iber Road to Terry Fox Drive
  - Widening Fernbank Road to 4 lanes; Shea Road to Terry Fox Drive
- Construct New Road(s) including
  - A 4-lane North-South Arterial. Hazeldean to Fernbank.
  - A collector network including:
    - Links to Hazeldean opposite Trinity Street Nos.1&9 which will be signalized.
    - Links to Fernbank Road, between Terry Fox Drive and Shea Road;
    - East –West linkages between Terry Fox Drive and the North-South Arterial possibly at Cope, Michael Cowpland, Castlefrank, or Winchester, etc.
    - Link to Iber Road (possibly at Harry Douglas Drive)
- Extend rapid transit service by:
  - A new Rapid Transit Corridor between Hazeldean Road and Fernbank Road
  - A new Park-and Ride lot at Fernbank Road

## **D. Transportation/Servicing Alternative Solutions Continued**

### **❖ Storm Drainage, Stormwater Management, Water Supply and Sanitary Sewer Alternative Solutions may include:**

- Storm Drainage
  - Do Nothing
  - Limit Growth
  - Open Ditches & Culverts
  - Piped Services (sewers)
  - Combination of Sewers & Open Ditches
  
- Stormwater Management
  - Do Nothing
  - Limit Growth
  - No SWM Facilities
    - Storm Sewers outlet directly to receiving waters
    - Lot Level / & On-site SWM controls
      - Grassed swales
      - Soak-away pits/infiltration galleries
  - Expand Existing Facilities
  - Monahan Drain
    - Create additional storage in Monahan Drain Constructed Wetlands SWMF D/S of Terry Fox Drive
  - Carp River
    - Expand Glen Cairn SWM Facility for lands tributary to Carp River
  - Flewellyn & Faulkner Drains
    - No existing SWM Facilities in these subwatersheds in the vicinity of the proposed development
  - New SWM Facilities for Development Areas
  - Subwatershed Areas
    - Carp River SMWF (catchment area = ±200 ha)
    - Monahan Drain SWMF (catchment area = ±270 ha)
    - Flewellyn Drain SWMF (catchment area = ±100 ha)
    - Faulkner Drain SWMF (catchment area = ±50 ha)
  - SWMF Types (can be a combination of the following)
    - Off-line Ponds (adjacent to receiving waters)
    - On-line Ponds (create additional storage within existing watercourses)
    - Constructed Wetlands
    - Dry Ponds (no permanent pools)
    - Forebays for sediment control only (minimal storage)
  - Number of SWM Facilities
    - Single large facility for each drainage area
    - Several smaller facilities throughout development area

## **D. Transportation/Service Alternative Solutions Continued**

### **❖ Water Alternative Solutions may include:**

- Do Nothing
- Individual Private Wells
- Communal Well, Reservoir and Pumping System (Public or Private)
- Limit Growth to capacity of existing infrastructure
- Extend Full Municipal Services
  - Construct new pressurized distribution system within development
  - Increase pumping capacity if required
  - Increase pipe conveyance capacity if required

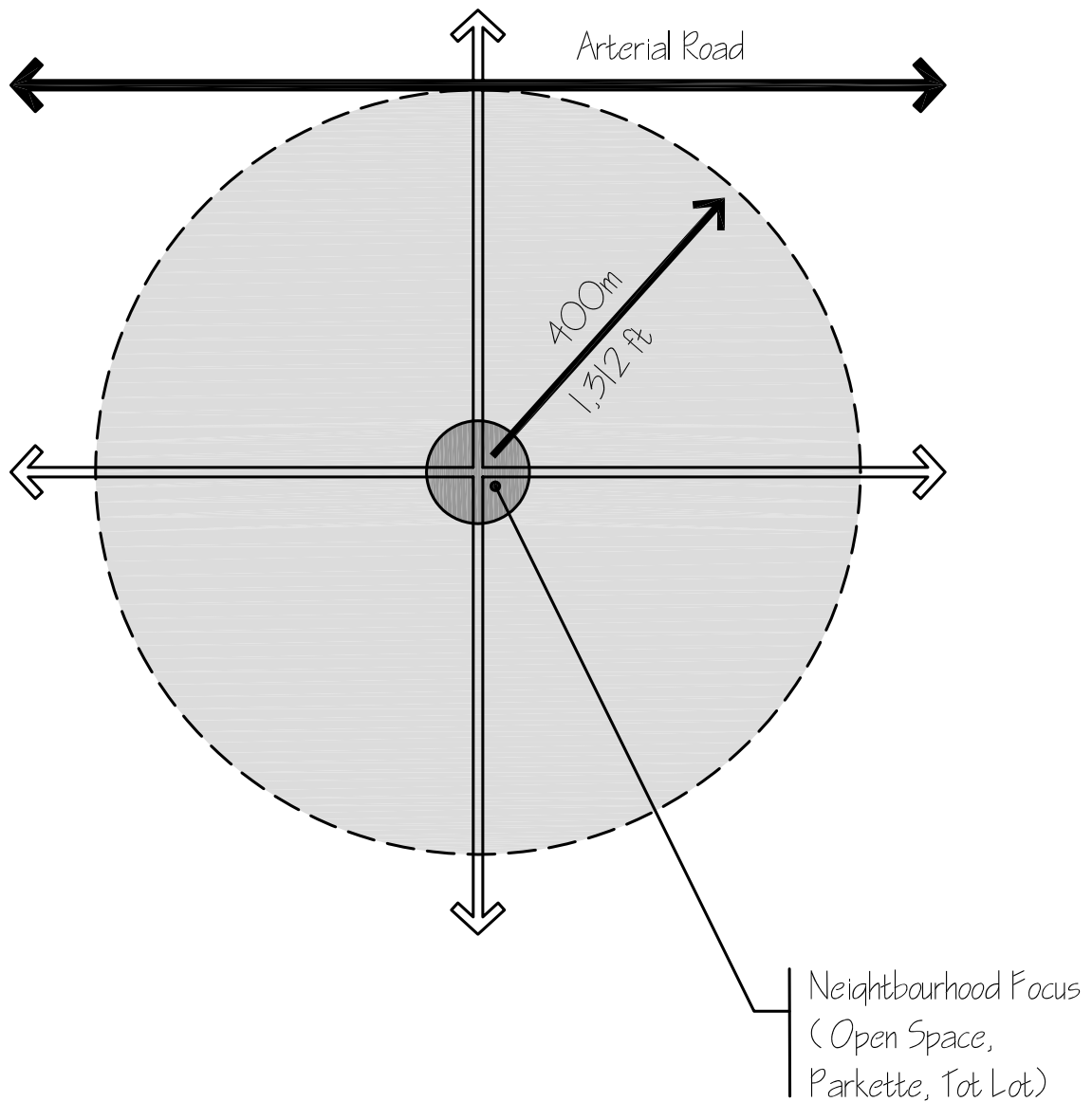
### **❖ Sanitary Sewer Alternative Solutions may include:**

- Do Nothing
- Individual Private Septic Systems
- Communal Collection and Treatment System (Public or Private)
- Limit Growth to capacity of existing infrastructure
- Upgrade Existing Infrastructure including
  - Hazeldean Pump Station Retrofit
  - Tri-Township Collector Sewer either
    - Refurbish (only possible with limited additional flow)
    - Replace (likely required with even a moderate increase in flow)
- Construct New Infrastructure including
  - Gravity sewers throughout development lands that discharge to trunk sewers
  - Twin Stittsville Trunk Sewer to Hazeldean Pump Station
  - New Pump Station either
    - Local pump station inside Fernbank development site
    - Shared pump station with Kanata West

## E. The 'Neighbourhood' Templates 1 of 2

"5-Minute Walking Ring"

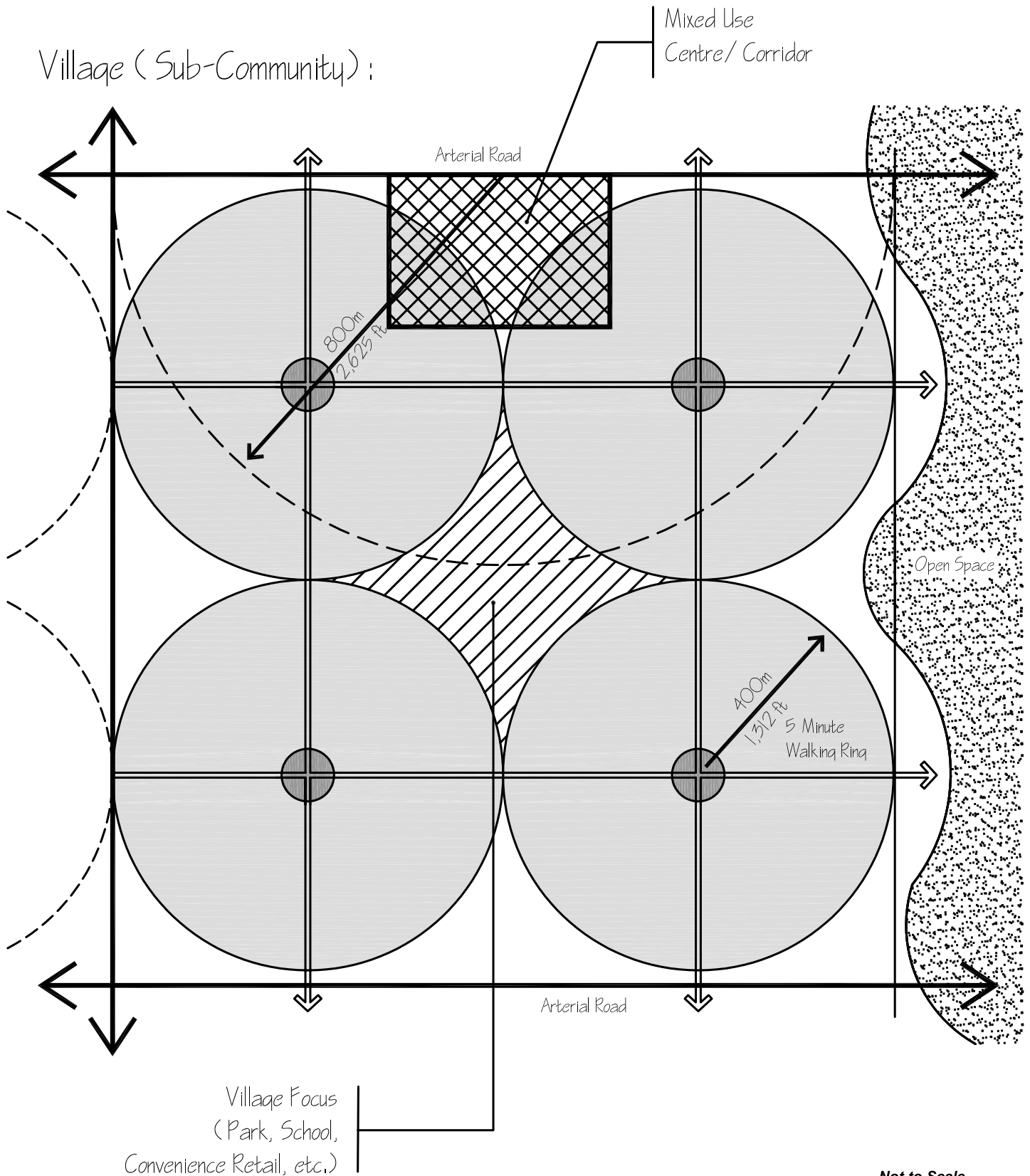
"Walkable Neighbourhood"



Same Scale as Aerial Photograph  
Scale 1:7,500



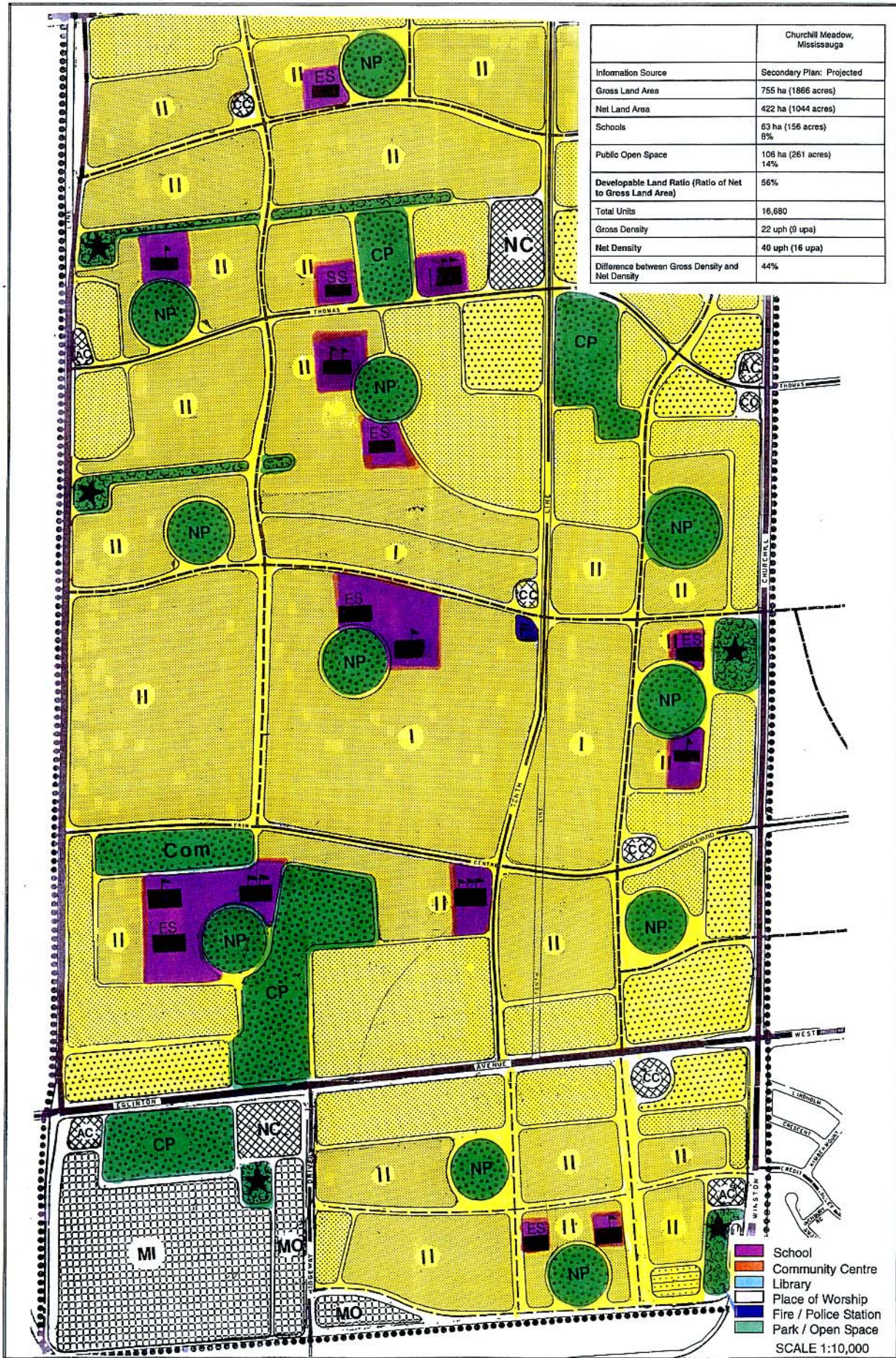
## E. The 'Neighbourhood' Templates 2 of 2



Not to Scale



# F. Examples of Community Structure Plans



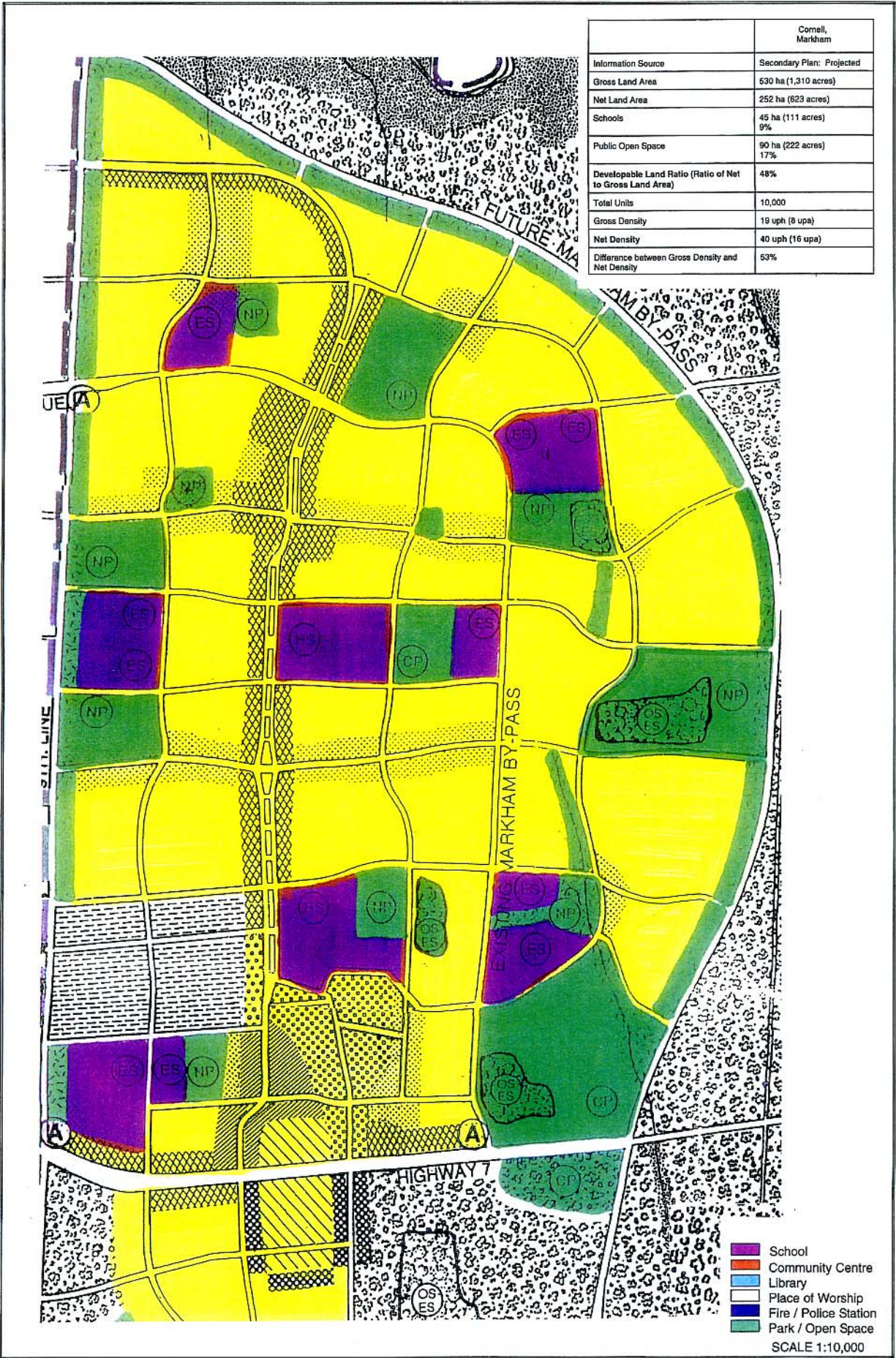
## CHURCHILL MEADOWS

City of Mississauga





# F. Examples of Community Structure Plans



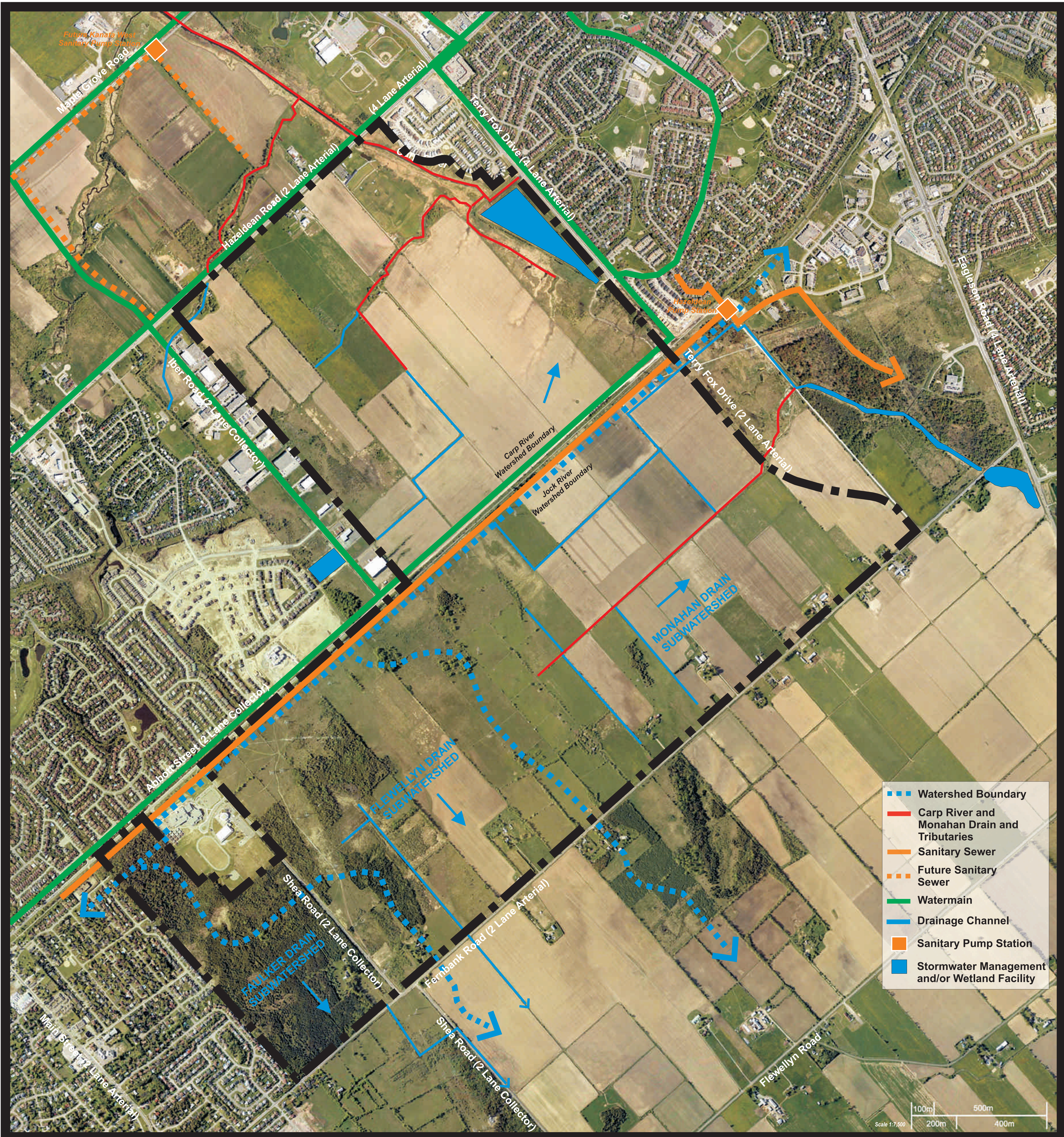
**CORNELL**  
Town of Markham







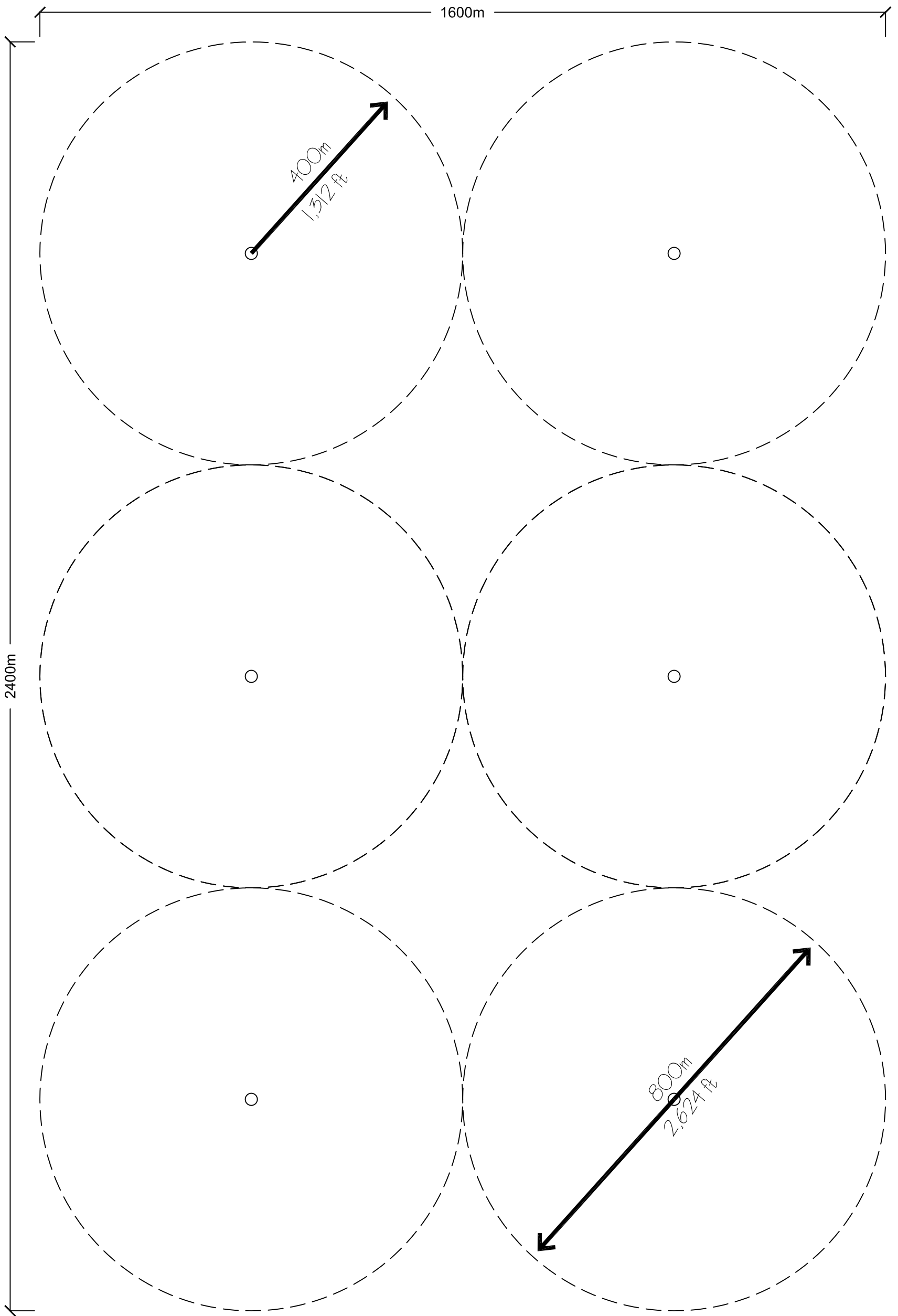




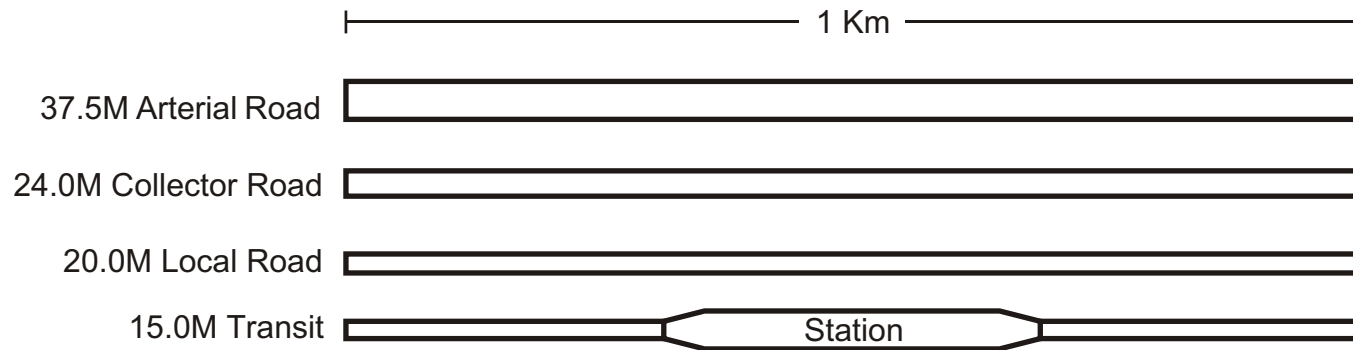
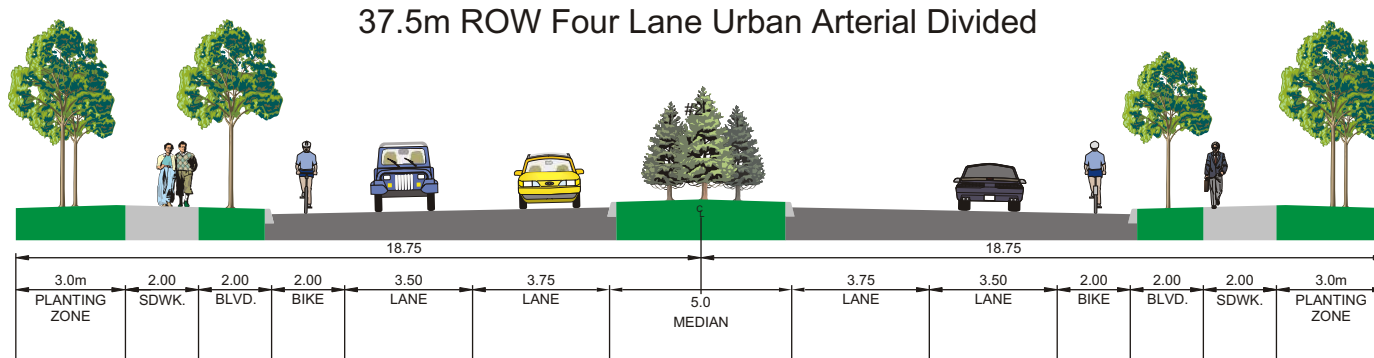
# Infrastructural Alternatives

Fernbank Community Design Plan - Community Design Plan Workshop (January 2007)





# Transportation Template



PRESENTED  
1-24-2017

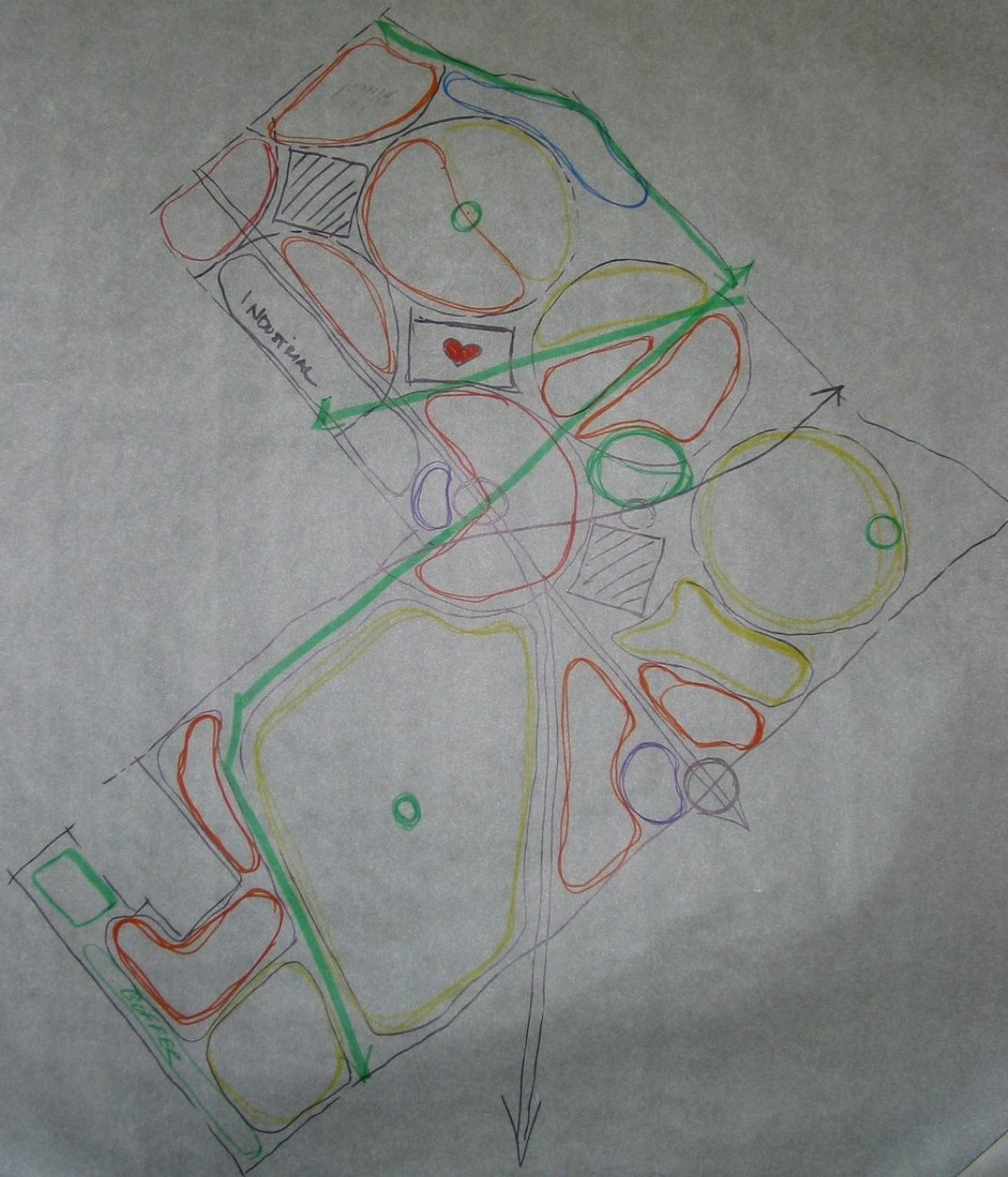


NAME:

1. Village Green
2. 4 Communities
3. Bordered Transport
4. ARTERIAL OUTSIDE
5. LINKED PARKS - WALKING BIKE TRAILS

all 07









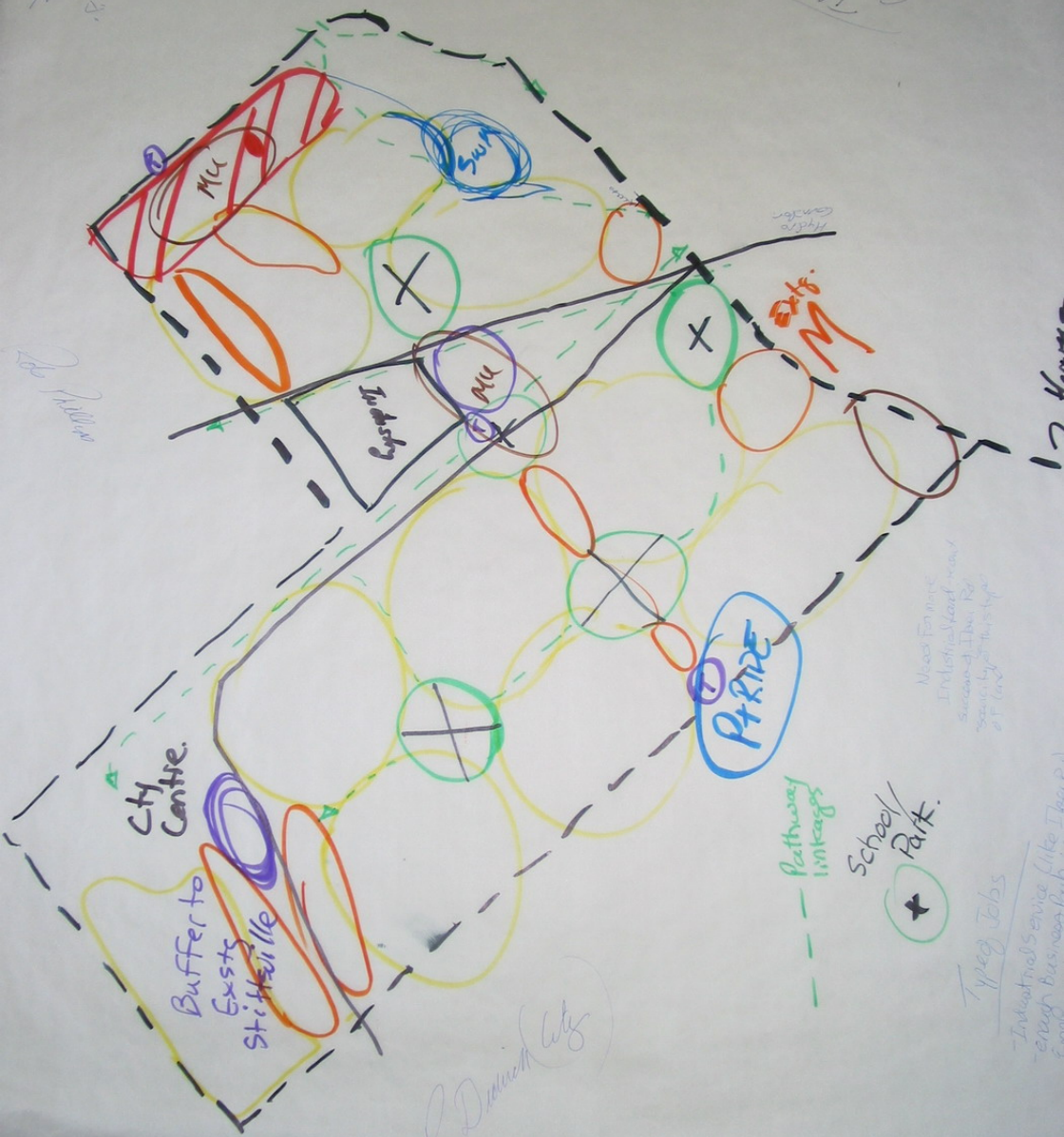


D

CPT/TAC  
1-31-07

TABLE D  
CPT/TAC

TABLE D  
CPT/TAC



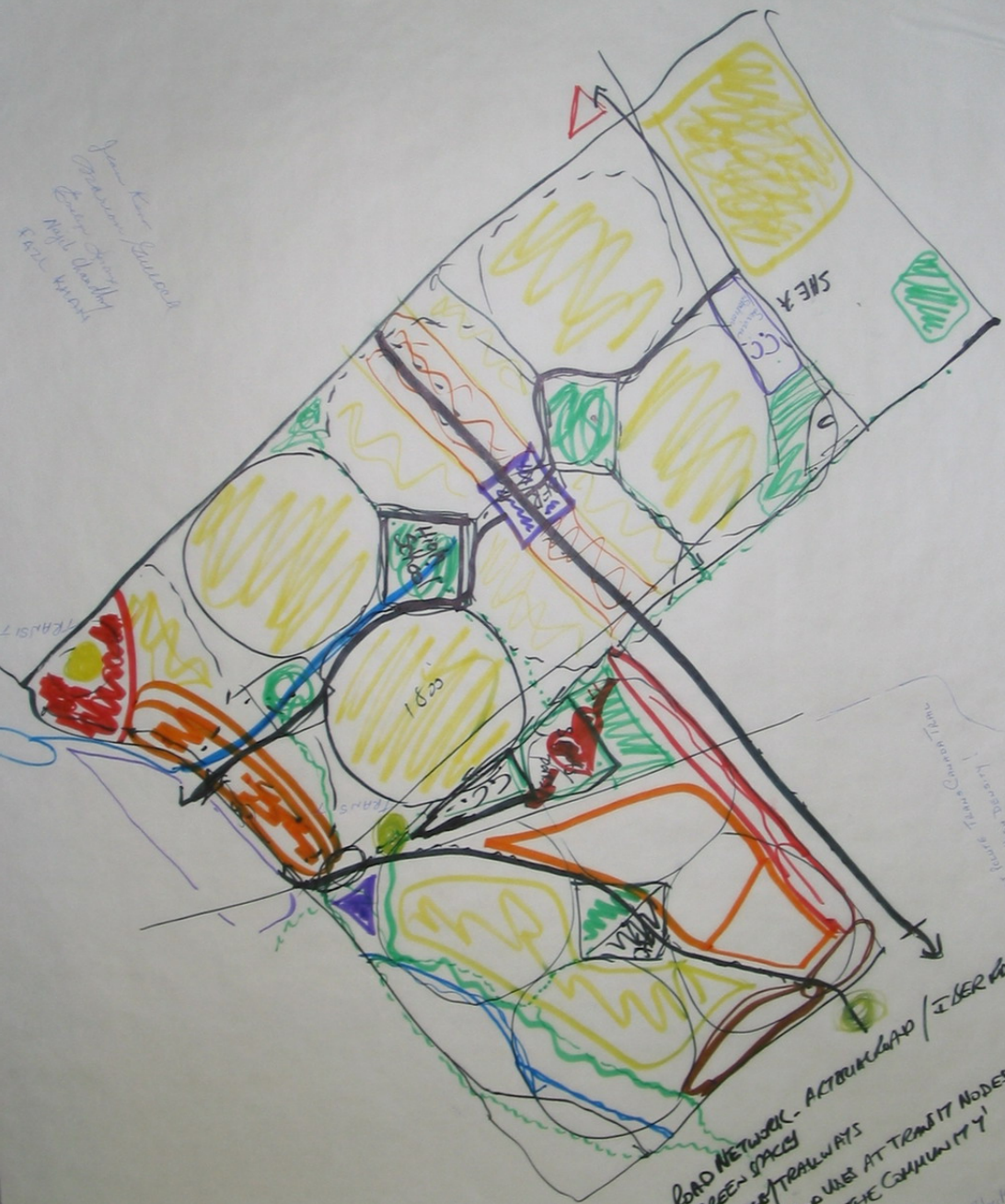
Mean for more  
Industrial/leisure  
success of the R  
Security of the site  
at long...

Industrial service (like I...  
except business park  
E...

Steve Stoddard.

TABLE

From the  
Pavilion - Sausalito  
Cultural Center  
Muir Woods  
Earl Warren



- ACTOR
1. ROAD NETWORK - ACTOR ROAD / IBER RD.
2. GREEN SPACES
3. L. HIGHWAYS / TRAILWAYS
4. HIGHWAYS USE AT TRANSIT NODES
5. HEART OF THE COMMUNITY

1/10/11

Justin Polay Khaitan  
Sausalito





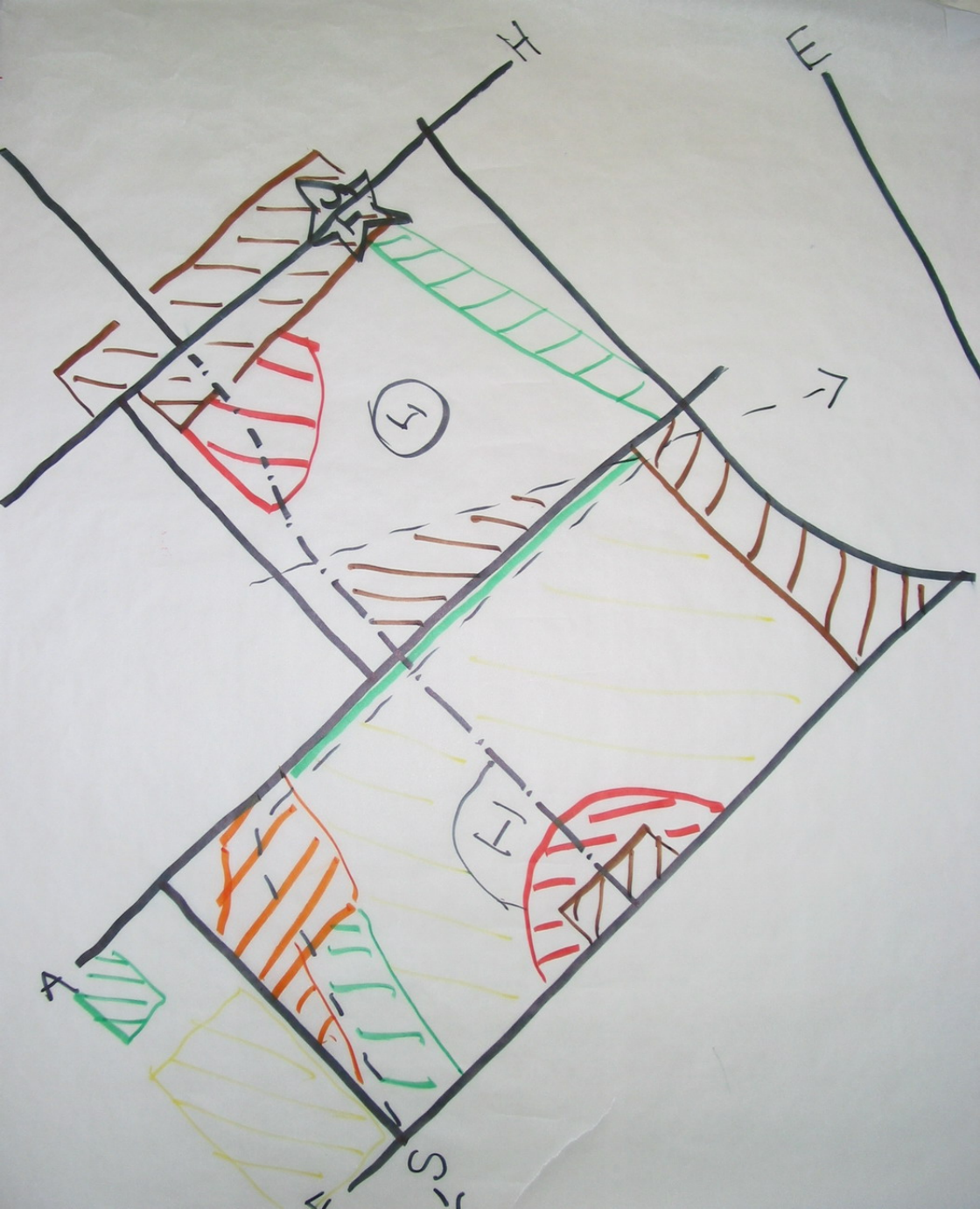
















Hazeldean

Pathway

School

Comm

Cen

Cen

Cen

School

School  
Comm

- Needs in order to  
have green spaces  
should be allocated to  
stay in.

Highway

Transit

Transit

Highway



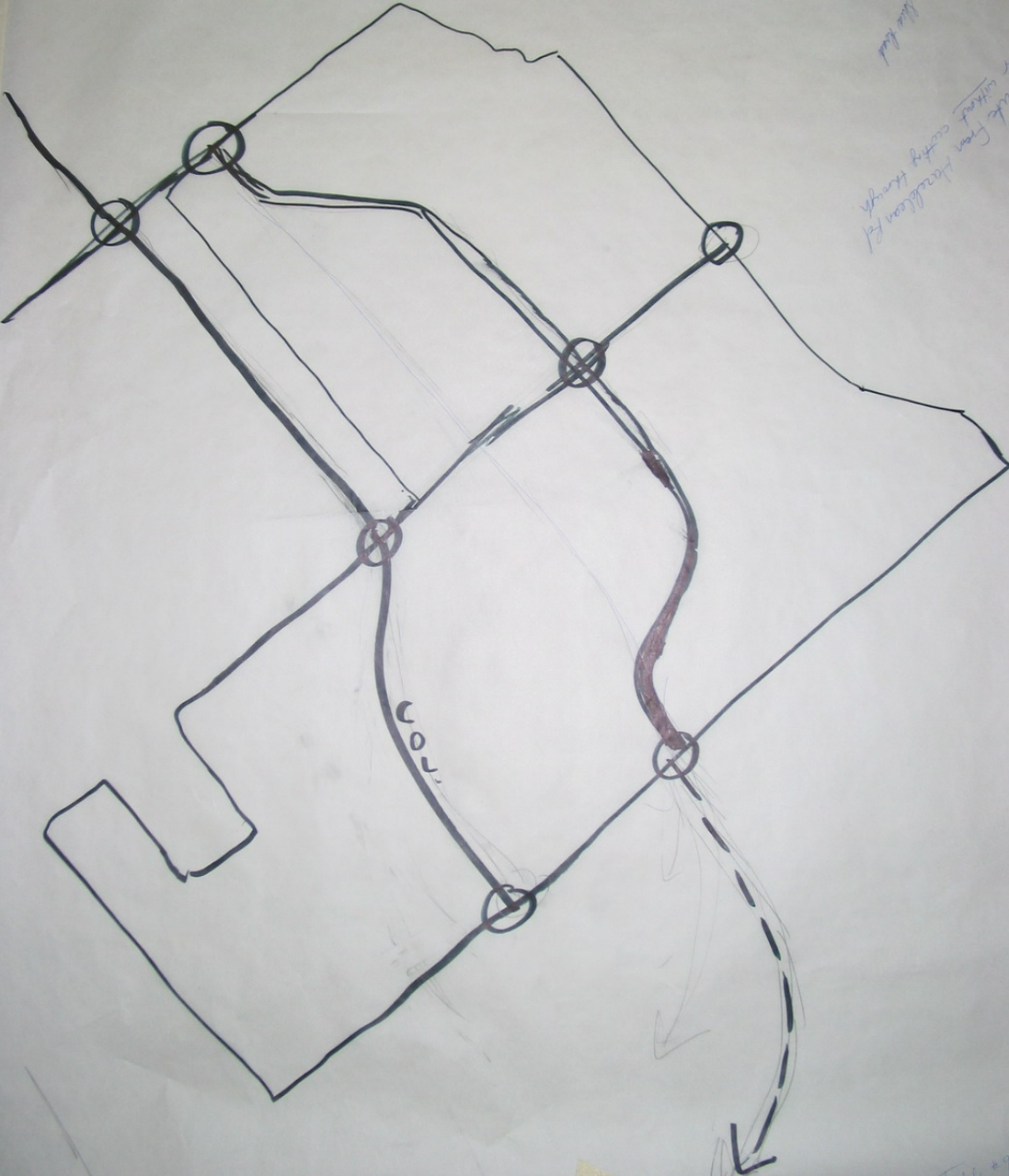
12,000 units

**Legend**

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional
- Commercial
- Mixed Use
- Parks / Open Space
- Stormwater Management Facility



\* Memphis New York  
route from Washington D.C.  
without cutting through



**FERNBANK COMMUNITY DESIGN ROUNDTABLE  
EVALUATION – JANUARY 31, 2007**

SUMMARY

TOTAL OF 29 EVALUATION FORMS RETURNED

1. How was the organization of the session?

Excellent	Good	Fair	Poor
12	13	2	

2 no answer

2. The process used was (identify on the point scale) in generating discussion and ideas.

Very Effective	1	2	3	4	5	Not Very Effective
	12	11	1	2	1	

2 no answer

3. Were you able to express your ideas and opinions during the session?

Yes	No
28	

1 no answer

4. I feel (identify on the point scale) about the way our groups working throughout the session

Highly Satisfied	1	2	3	4	5	Highly Dissatisfied
	13	9	3	2		

2 no answer

5. I am (identify on the point scale) to the decisions we made as a group

Strongly Committed	1	2	3	4	5	Not Committed
	7	13	6	1		

2 no answer

6. How much influence did you feel you had on the decision-making process of the group?

Very Much	Much	Little	Very Little
2	20	5	

2 no answer

7. Was this process a useful way for you to contribute ideas to the development of guiding principles for the Fernbank area?

Yes	Somewhat	No
20	7	

2 no answer

***Additional comments (about the process):***

- The test will be to see if the developers take the key points and integrate them into the final plan.
- Definitely see “trends” in consensus among group plans/concepts.
- Really like the idea (of 1 group) to have a 4<sup>th</sup> transitway station opposite Sacred Heart High School and Rec. Complex.
- An excellent forum for residents to meet other concerned residents have input and get other ideas, and feel connected to the process. Impressive all way around. P.S. Save lots of mature trees...Make it a priority.
- Good session, we've off to time
- Maintain lots of greenspace and parkland!
- The legend could have explained the uses a bit more- for example – “Institutional” to include Churches, as well as schools. “Recreational” wasn't identified, only Parks and Greenspace...Great facilitator!
- Need to capture concerns of Community Citizens who are major stakeholders.
- Maybe a mix of both group and individual concepts would be beneficial.
- Needed to know the questions that are being posed in advance.
- This session was advertised on the City of Ottawa message I received as being from 7:30 p.m. to 9:30 p.m. When I arrived at 7:25 p.m. the introduction to the session was already completed. I also received an e-mail from my Councillor stating 7:30 p.m. as the start time. It is apparent that the planning in the City of Ottawa is done in a piecemeal fashion. There is not an overall plan of how one community will affect existing communities – from roads to transit corridors to housing types to infrastructure. Decisions made for Kanata West has profound effects on the road network for the Fernbank Community, for example.

### **Appendix G – Public Meeting #3**

- Notice of Meeting
  - City of Ottawa Website Posting ([ottawa.ca](http://ottawa.ca))
  - Fernbank Community Design Plan Website Posting ([ferbankcdp.com](http://ferbankcdp.com))
  - Citizen Advertisement – June 1, 2007
  - Le Droit Advertisement – June 1, 2007
  - Kanata Kourier Advertisement – June 1, 2007
  - Stittsville Weekender Advertisement – June 1, 2007
  - Email Reminder – June 4, 2007
- Exhibits
- PowerPoint Presentation
- Roundtable Handouts
- Roundtable Results



[Home](#) > [Residents](#) > [Public Consultations](#) > [Fernbank Community Design Plan & Integrated Environmental Assessment Process](#) > [Community Design Roundtable \(June 2007\)](#)

## Fernbank Community Design Plan & Integrated Environmental Assessment Process

---

### Community Design Roundtable (June 2007)

The City of Ottawa and a consulting team led by Walker, Nott, Dragicevic Associates Limited, invite you to attend an Open House and Community Design Roundtable on the Fernbank Community Design Plan (CDP).

At this Community Design Roundtable, you will have the opportunity to review:

- Preferred Preliminary Infrastructure Alternative Solutions
- Alternative Transportation and Infrastructure Designs
- Five Land Use Concepts

You will also have the opportunity to provide input into the land use concept plans and infrastructure alternatives to continue shaping a vision for this development's future appearance, function and interface with existing communities of Stittsville and Kanata South.

Your participation is important to the preparation of a successful Community Design Plan. To RSVP or for more information on this project or to be added to our mailing list, please contact:

Myles Mahon, Community Planner  
Community Planning & Design Division  
City of Ottawa  
110 Laurier Ave. W., Ottawa, ON K1P 1J1  
Mail code 1-15  
Phone: 613-580-2424 ext. 27817  
Fax: 613-580-2459  
E-mail: [Myles Mahon](mailto:Myles.Mahon@ottawa.ca)

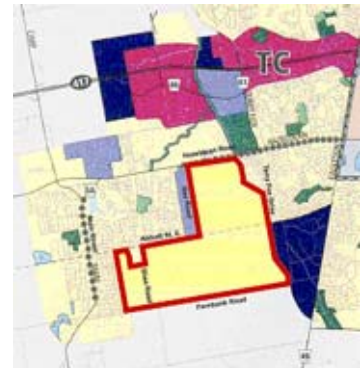
Wendy Nott, FCIP, RPP, Senior Principal  
Walker, Nott, Dragicevic Associates Limited  
172 St. George St., Toronto, ON M5R 2M7  
Phone: 1-866-968-3511  
Fax: 416-960-0172  
E-mail: [wnott@wndplan.com](mailto:wnott@wndplan.com)  
Web: [www.wndplan.com](http://www.wndplan.com)

Visit <http://www.fernbankcdp.com/>

#### Community Design Roundtable

Tuesday, June 5, 2007  
Scotiabank Place  
1000 Palladium Dr., Kanata  
Club Red Restaurant  
**7 to 9:30 p.m.**

#### Study Area Map



[Click here to enlarge](#)

[Accueil](#) > [Résidents](#) > [Consultations publiques](#) > [Plan de conception et processus d'évaluation environnementale intégré de Fernbank](#) > [Table ronde sur la conception communautaire \(Juin 2007\)](#)

## Plan de conception communautaire et processus d'évaluation environnementale intégré de Fernbank

### Table ronde sur la conception communautaire (Juin 2007)

La Ville d'Ottawa et une équipe d'experts-conseils dirigée par Walker, Nott, Dragicevic Associates Limited vous invitent à une réunion portes ouvertes et à une table ronde sur la conception communautaire relatives au Plan de conception communautaire (PCC) de Fernbank.

À l'occasion de la table ronde sur la conception communautaire, vous aurez la possibilité d'examiner :

- Les autres solutions préliminaires privilégiées relativement à l'infrastructure;
- Les autres conceptions de l'infrastructure et du transport;
- Cinq plans conceptuels d'utilisation du sol.

Vous aurez également la possibilité de présenter vos suggestions quant aux plans conceptuels d'utilisation du sol et aux infrastructures de remplacement afin de continuer à façonner ce nouvel aménagement, sa fonction et ses limites avec les communautés actuelles de Stittsville et de Kanata-Sud.

Votre participation est une condition importante à l'élaboration d'un plan de conception communautaire efficace. Pour répondre ou obtenir un complément d'information sur ce projet ou pour faire ajouter votre adresse à la liste d'envoi, veuillez communiquer avec :

Myles Mahon  
Agent de planification communautaire  
Division de l'aménagement et de la conception communautaires  
Ville d'Ottawa  
110, avenue Laurier ouest  
Ottawa (ON) K1P 1J1  
Courrier interne : 1-15  
Tél. : 613-580-2424, poste 27817  
Télé. : 613-580-2459  
Courriel : [Myles Mahon](mailto:Myles.Mahon@ottawa.ca)

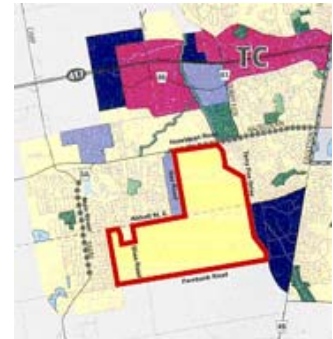
Wendy Nott, F.C.I.P., R.P.P.  
Directrice principale  
Walker, Nott, Dragicevic Associates Limited  
172, rue St. George  
Toronto (ON) M5R 2M7  
Tél. : 1-866-968-3511  
Télé. : 416-960-0172  
Courriel : [wnott@wndplan.com](mailto:wnott@wndplan.com)  
Site Web : [www.wndplan.com](http://www.wndplan.com)

Rendez-vous à [www.fernbankcdp.com](http://www.fernbankcdp.com)

### Table ronde sur la conception communautaire

le mardi 5 juin 2007  
Place Banque Scotia  
1000, promenade Palladium,  
Kanata  
Restaurant Club Red  
**de 19 h à 21 h 30**

### Limite de la zone d'étude



[Cliquez ici pour agrandir l'image](#)

# Fernbank Community Design Plan & Integrated Environmental Assessment Process

## Community Design Roundtable

Tuesday, June 5, 2007

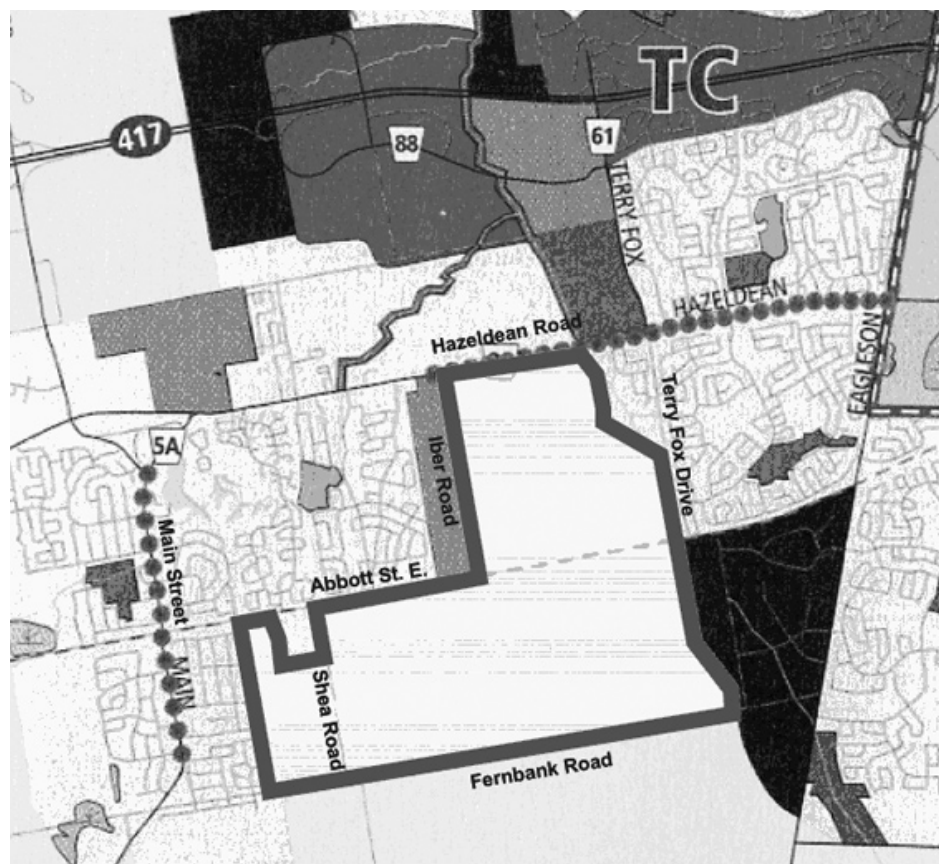
Scotiabank Place (1000 Palladium Dr., Kanata)

Club Red Restaurant

7 to 9:30 p.m.

85549

The City of Ottawa and a consulting team led by Walker, Nott, Dragicevic Associates Limited, invite you to attend an Open House and Community Design Roundtable on the Fernbank Community Design Plan (CDP).



The objective of the Fernbank CDP is to create a vision of the development that provides new opportunities to live, work and play in the growing western edge of the City. The Fernbank CDP is not intended to be prescriptive, but is to guide development process in consultation and coordination with the community, area landowners, City departments, Provincial agencies and ministries, and other interested parties. It is crucial that the affected communities be actively involved in the development of the Fernbank CDP in order to ensure the cultivation of guiding principles and a common understanding of the planning process.

The preparation of the Fernbank CDP will be harmonized with the Environmental Assessment (EA) processes for required infrastructure within the Study Area. In accordance with the Municipal Engineers Association (MEA) Class Environmental Assessment (Section A.2.9) process, the Planning Act requirements for the implementing Official Plan Amendment and MEA Class EA processes will be integrated.

At this Community Design Roundtable, you will have the opportunity to review:

- Preferred Preliminary Infrastructure Alternative Solutions
- Alternative Transportation and Infrastructure Designs
- Five Land Use Concepts

You will also have the opportunity to provide input into the land use concept plans and infrastructure alternatives to continue shaping a vision for this development's future appearance, function and interface with existing communities of Stittsville and Kanata South.

Your participation is important to the preparation of a successful Community Design Plan. To RSVP or for more information on this project or to be added to our mailing list, please contact:

Myles Mahon, Community Planner  
Community Planning & Design Division  
City of Ottawa  
110 Laurier Ave. W., Ottawa, ON K1P 1J1  
Mail code 1-15  
Tel: 613-580-2424, ext. 27817  
Fax: 613-580-2459  
E-mail: myles.mahon@ottawa.ca

Wendy Nott, FCIP, RPP, Senior Principal  
Walker, Nott, Dragicevic Associates Limited  
172 George St.,  
Toronto, ON M5R 2M7  
Tel.: 1-866-968-3511  
Fax: 416-960-0172  
E-mail: wnott@wndplan.com  
**Web: www.wndplan.com**  
**Visit www.fernbankcdp.com**

4486



Ottawa

**Information**  
ottawa.ca  
City  
services **3-1-1**  
TTY 613-580-2401

## Fernbank Community Design Plan & Integrated Environmental Assessment Process

### Community Design Roundtable

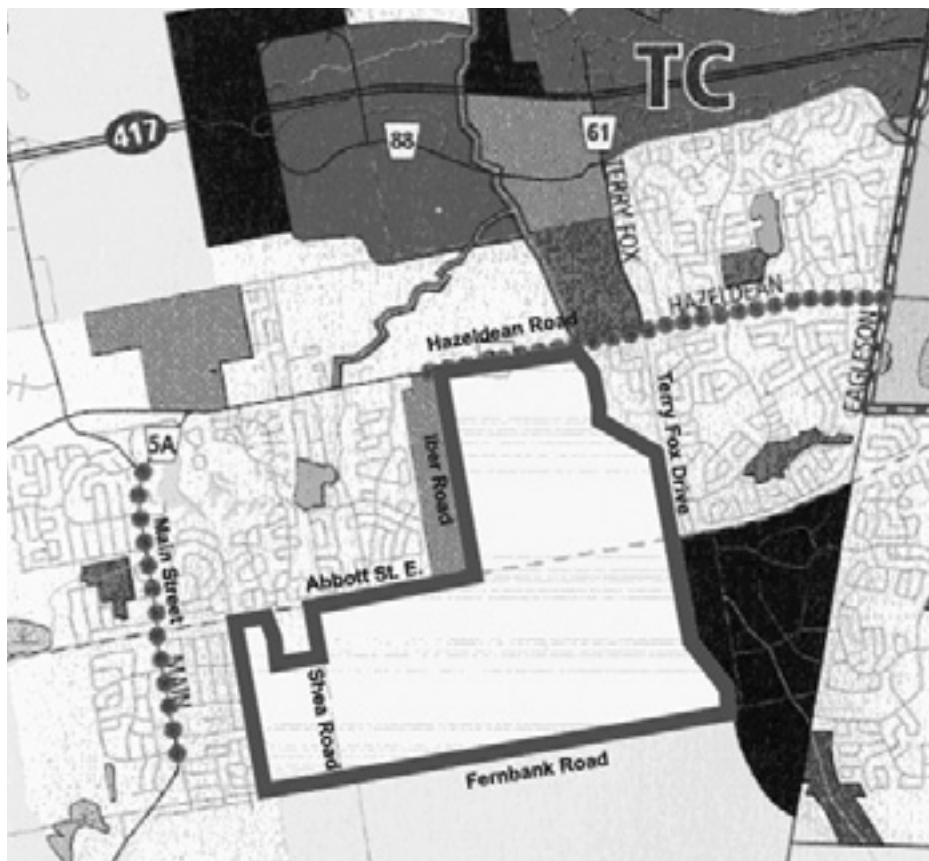
Tuesday, June 5, 2007

Scotiabank Place (1000 Palladium Dr., Kanata)

Club Red Restaurant

7 to 9:30 p.m.

The City of Ottawa and a consulting team led by Walker, Nott, Dragicevic Associates Limited, invite you to attend an Open House and Community Design Roundtable on the Fernbank Community Design Plan (CDP).



The objective of the Fernbank CDP is to create a vision of the development that provides new opportunities to live, work and play in the growing western edge of the City. The Fernbank CDP is not intended to be prescriptive, but is to guide development process in consultation and coordination with the community, area landowners, City departments, Provincial agencies and ministries, and other interested parties. It is crucial that the affected communities be actively involved in the development of the Fernbank CDP in order to ensure the cultivation of guiding principles and a common understanding of the planning process.

The preparation of the Fernbank CDP will be harmonized with the Environmental Assessment (EA) processes for required infrastructure within the Study Area. In accordance with the Municipal Engineers Association (MEA) Class Environmental Assessment (Section A.2.9) process, the Planning Act requirements for the implementing Official Plan Amendment and MEA Class EA processes will be integrated.

At this Community Design Roundtable, you will have the opportunity to review:

- Preferred Preliminary Infrastructure Alternative Solutions
- Alternative Transportation and Infrastructure Designs
- Five Land Use Concepts

You will also have the opportunity to provide input into the land use concept plans and infrastructure alternatives to continue shaping a vision for this development's future appearance, function and interface with existing communities of Stittsville and Kanata South.

Your participation is important to the preparation of a successful Community Design Plan. To RSVP or for more information on this project or to be added to our mailing list, please contact:

Myles Mahon, Community Planner  
Community Planning & Design Division  
City of Ottawa  
110 Laurier Ave. W., Ottawa, ON K1P 1J1  
Mail code 1-15  
Tel: 613-580-2424, ext. 27817  
Fax: 613-580-2459  
E-mail: myles.mahon@ottawa.ca

Wendy Nott, FCIP, RPP, Senior Principal  
Walker, Nott, Dragicevic Associates Limited  
172 George St.,  
Toronto, ON M5R 2M7  
Tel.: 1-866-968-3511  
Fax: 416-960-0172  
E-mail: wnott@wndplan.com  
Web: www.wndplan.com  
Visit www.fernbankcdp.com

85549

4486

## News & Community

### Give Away Day helps curb reuseable items from ending up in the city's landfill

CITY OF OTTAWA

For Diana Pilsworth, the first city-wide Give Away Day on Saturday, June 23 can't come soon enough. All it takes is a couple of minutes with Pilsworth, a long-time environmentalist who worked on an earlier variation of Give Away Day in Kanata, to discover her keen eye for hidden treasures and her passion for protecting our most precious treasure – the environment.

The beauty of Give Away Day, according to Pilsworth, is its simplicity and benefits. Starting at 9 a.m., residents can put out unwanted items like kitchen gadgets, dishes, cutlery, CDs, and DVDs with a sign indicating that they are free at the curb.

Neighbours and other residents from across the city will then be welcome to take any of these items for free.

"It's the easiest one-on-one transaction you can find," says Pilsworth. "No phone calls, no bank card, you don't have to go on

the Internet to post these items, whoever wants it takes it and that's the end of it."

Besides the obvious appeal of taking items for free, Give Away Day has environmental benefits as well. A simple driveway transaction will extend the lifecycle of unwanted items which in turn extends the life of the landfill site by keeping items out of it.

Give Away Day also facilitates the disposal of items that might be difficult to get rid of, like old furniture, small appliances and patio stones.

Keeping items out of landfills is a key city priority.

Besides Give Away Day, other initiatives to maximize landfill space include the Take it Back! Program and one-day Household Hazardous Waste Depots.

The Take it Back! Program encourages local businesses to take back many of the household materials that they sell, and to ensure they are reused, recycled or disposed of properly while the depots

provide a convenient way to help keep the environment free of hazardous household waste.

Check ottawa.ca under Recycling and Garbage for more information on Take it Back! and Household Hazardous Waste Depots.

For collectors, Give Away Day is a great opportunity to find those rare hidden gems. Remember, one person's trash is another person's treasure. That's why it's important to never underestimate what collectors will value and more importantly will reuse.

Pilsworth already has her eye on a couple of hidden treasures on her street that she thinks would be perfect for Give Away Day – a pair of chairs and a ceiling fan.

"All those chairs need is a good paint job and they'll be as good as new," says Pilsworth. "I'm so happy there's no longer a stigma with reuse, it's universally acceptable now to reuse."

She pauses, smiles and says: "You know, I may just grab those chairs for myself."

**DINNER'S READY**

Unattended cooking is the number one cause of home fires.  
Pay close attention when you're cooking and stay in the kitchen.

FIRE MARSHALS' PUBLIC FIRE SAFETY COUNCIL





**Information**  
ottawa.ca  
City services **3-1-1**  
TTY 613-580-2401

**Fernbank Community Design Plan  
& Integrated Environmental Assessment Process**

**Community Design Roundtable**

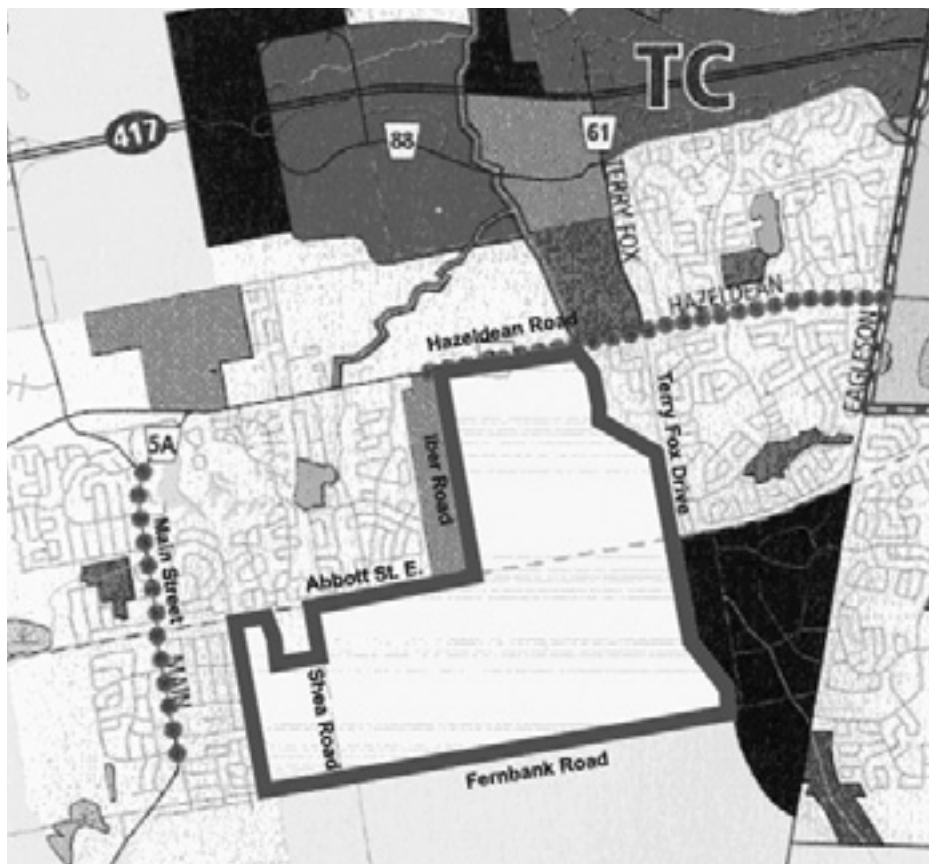
**Tuesday, June 5, 2007**

**Scotiabank Place (1000 Palladium Dr., Kanata)**

**Club Red Restaurant**

**7 to 9:30 p.m.**

The City of Ottawa and a consulting team led by Walker, Nott, Dragicevic Associates Limited, invite you to attend an Open House and Community Design Roundtable on the Fernbank Community Design Plan (CDP).



The objective of the Fernbank CDP is to create a vision of the development that provides new opportunities to live, work and play in the growing western edge of the City. The Fernbank CDP is not intended to be prescriptive, but is to guide development process in consultation and coordination with the community, area landowners, City departments, Provincial agencies and ministries, and other interested parties. It is crucial that the affected communities be actively involved in the development of the Fernbank CDP in order to ensure the cultivation of guiding principles and a common understanding of the planning process.

The preparation of the Fernbank CDP will be harmonized with the Environmental Assessment (EA) processes for required infrastructure within the Study Area. In accordance with the Municipal Engineers Association (MEA) Class Environmental Assessment (Section A.2.9) process, the Planning Act requirements for the implementing Official Plan Amendment and MEA Class EA processes will be integrated.

At this Community Design Roundtable, you will have the opportunity to review:

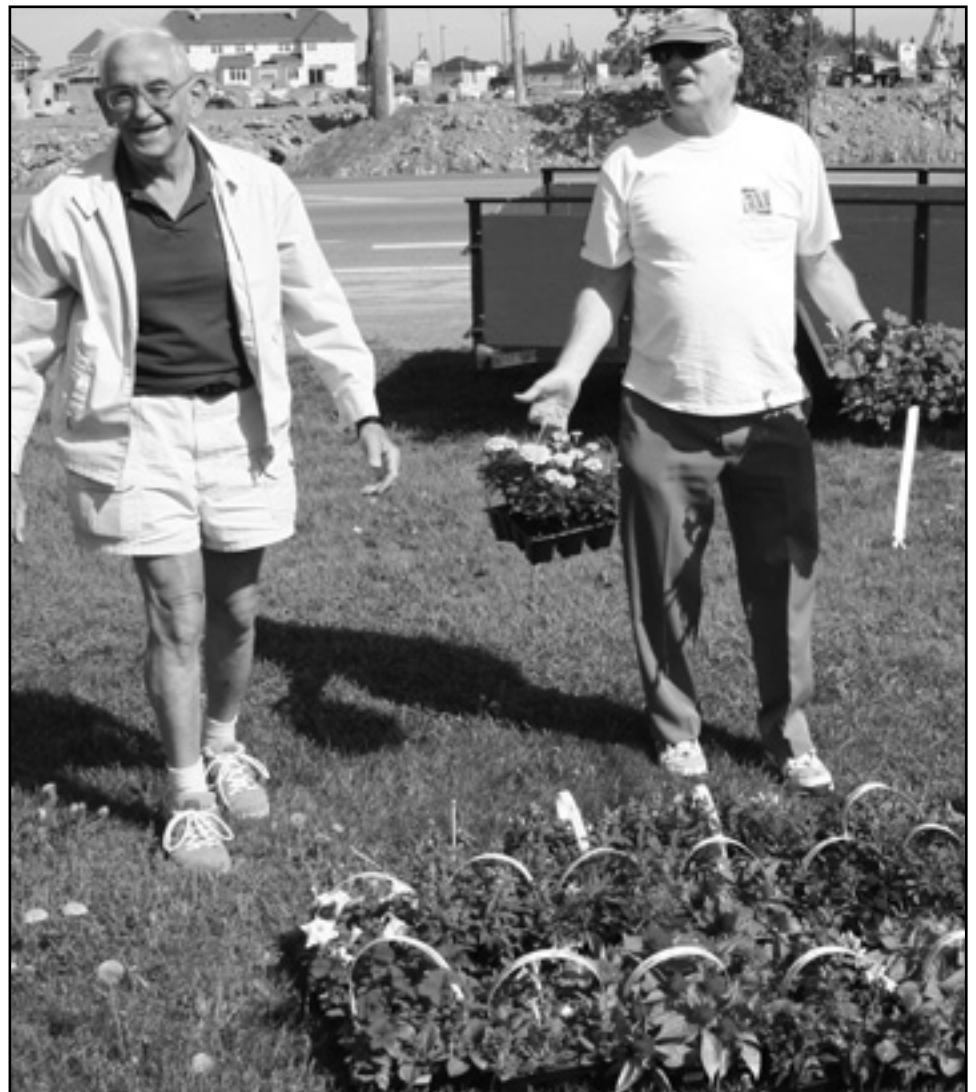
- Preferred Preliminary Infrastructure Alternative Solutions
- Alternative Transportation and Infrastructure Designs
- Five Land Use Concepts

You will also have the opportunity to provide input into the land use concept plans and infrastructure alternatives to continue shaping a vision for this development's future appearance, function and interface with existing communities of Stittsville and Kanata South.

Your participation is important to the preparation of a successful Community Design Plan. To RSVP or for more information on this project or to be added to our mailing list, please contact:

Myles Mahon, Community Planner  
Community Planning & Design Division  
City of Ottawa  
110 Laurier Ave. W., Ottawa, ON K1P 1J1  
Mail code 1-15  
Tel: 613-580-2424, ext. 27817  
Fax: 613-580-2459  
E-mail: myles.mahon@ottawa.ca

Wendy Nott, FCIP, RPP, Senior Principal  
Walker, Nott, Dragicevic Associates Limited  
172 George St.,  
Toronto, ON M5R 2M7  
Tel.: 1-866-968-3511  
Fax: 416-960-0172  
E-mail: wnott@wndplan.com  
Web: www.wndplan.com  
Visit www.fernbankcdp.com



Stittsville Village Association president Metin Akgun, left, and SVA director David Fairbrother, right, assemble some of the flowers which were planted at the "Welcome to Stittsville" sign at the corner of Stittsville Main Street and the Hazeldean Road in Stittsville on Saturday, May 26 as part of the annual spring clean-up and planting of flowers at the flower bed which the SVA organizes each year.  
Photo by John Brummell

**Bulk Water Services**

Now **TWO TANKERS**

More Water for the \$\$\$



plus



**Pools, Wells, Roads, Sod,  
Excavations**

**Mobile Pressure Washing  
Services**  
Trucks, Equipment, Buildings, Walkways

5 years Serving the Valley from Kanata to Petawawa  
Scott McGuire Enterprises Stewartville, Ontario  
Phone **613-623-3121** Cell **613-880-5550**

**Splendera  
Stables**

**RIDING LESSONS  
SUMMER CAMPS**

Woodworking, Swimming, Hiking & Sports  
Also available: Birthdays and Parties

**Call Barb 613-839-1822**  
Group Pick-ups Available





An aerial photograph of a suburban area. The top right shows a dense residential neighborhood with many houses and streets. The middle and bottom left show a mix of residential areas and large green fields. A river or stream is visible on the left side. The overall scene is a typical suburban landscape.

**Welcome to the Fernbank Community  
Design Plan & Integrated  
Environmental Assessment Process**

**Community Design Roundtable**

**Club Red Restaurant  
7:00 to 9:30 p.m.**





Highway 417

Palladium Drive

Maple Grove Road

Hazeldean Road

Iber Road

Abbott Street

Shea Road

Main Street

Fembank Road

Shea Road

Terry Fox Drive

Flewellyn Road

Robertson Road

Stonehaven Drive

Eagleson Road

Hope Side Road

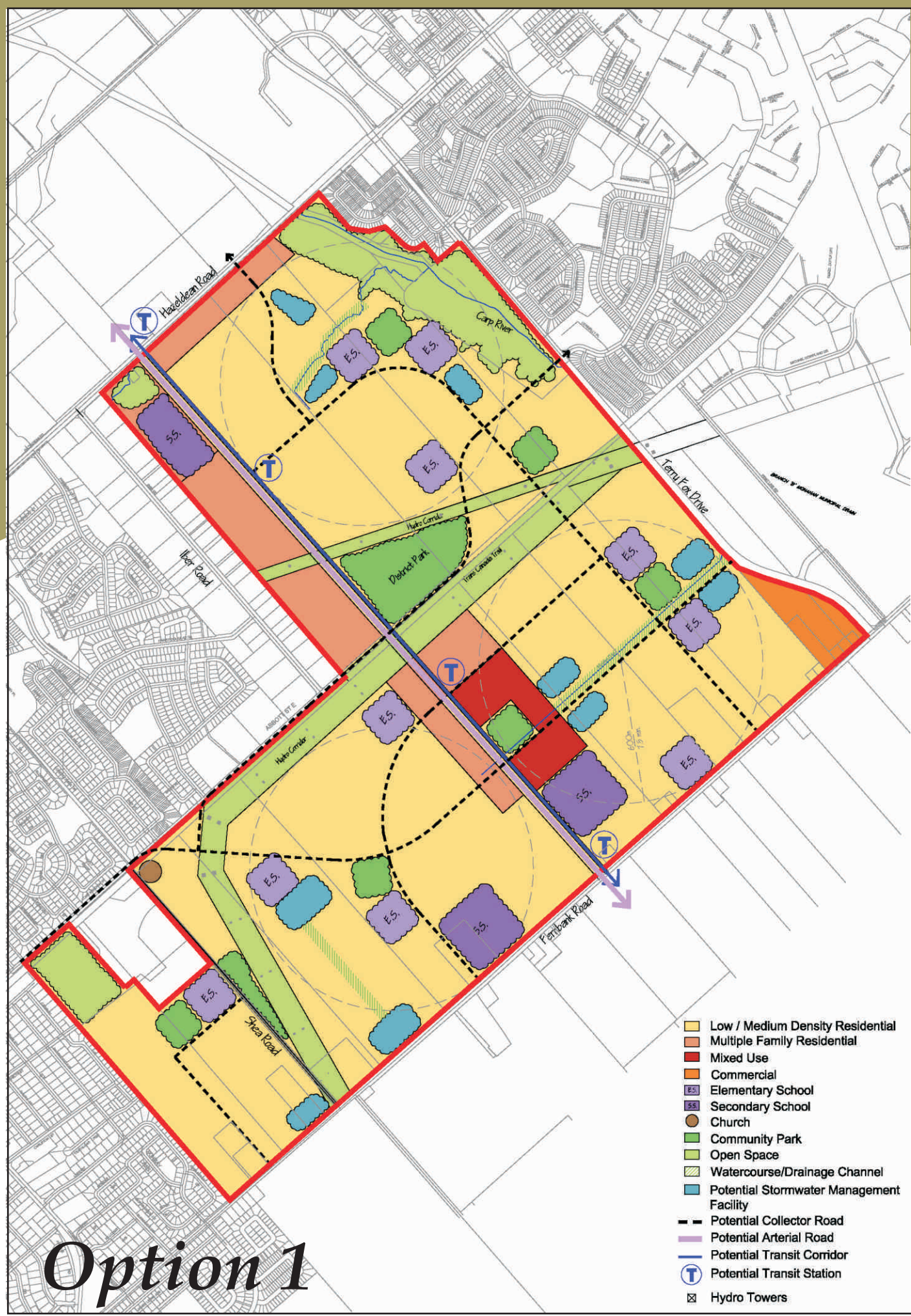
*Context Map*



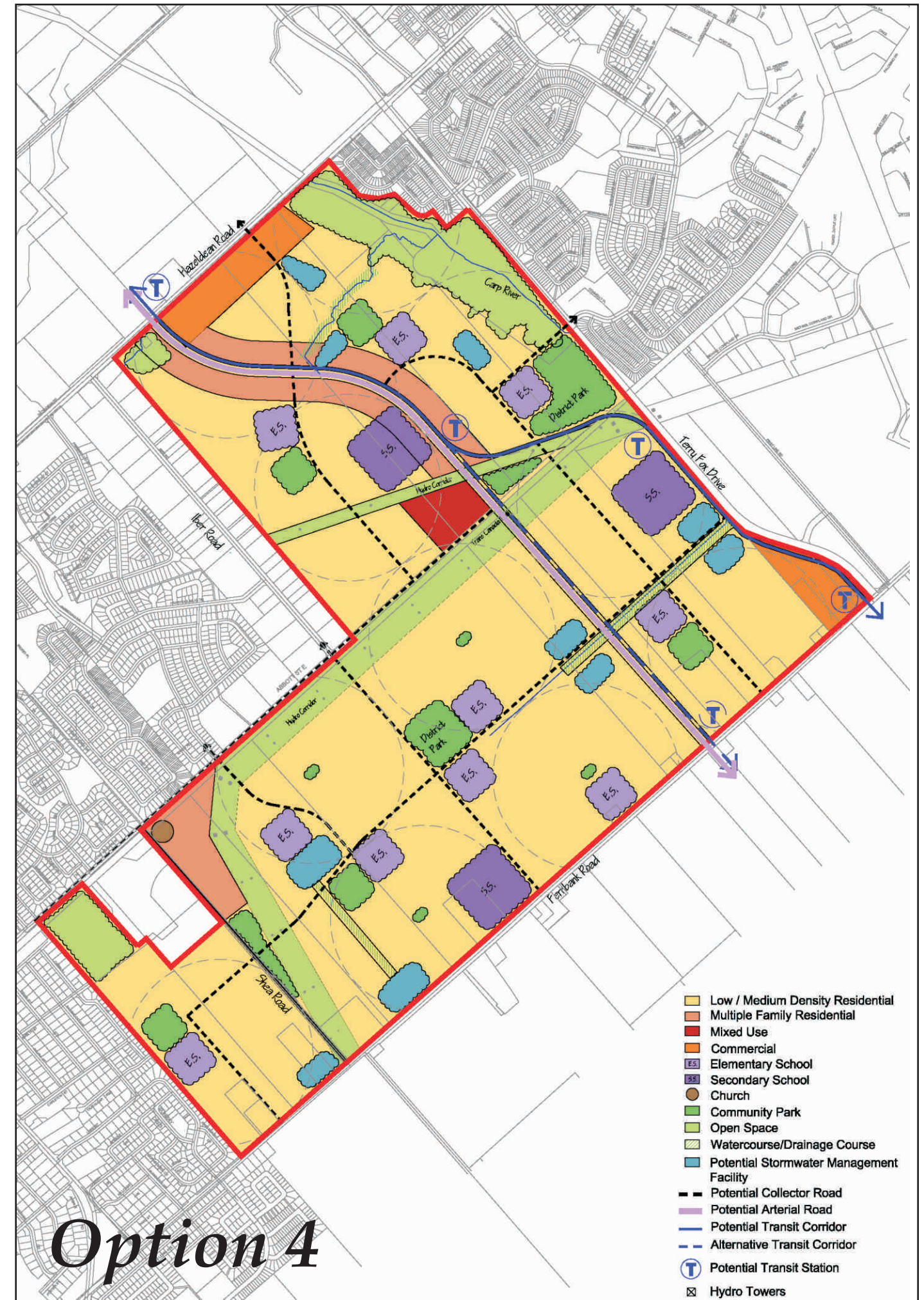


# Preliminary Land Use Concepts

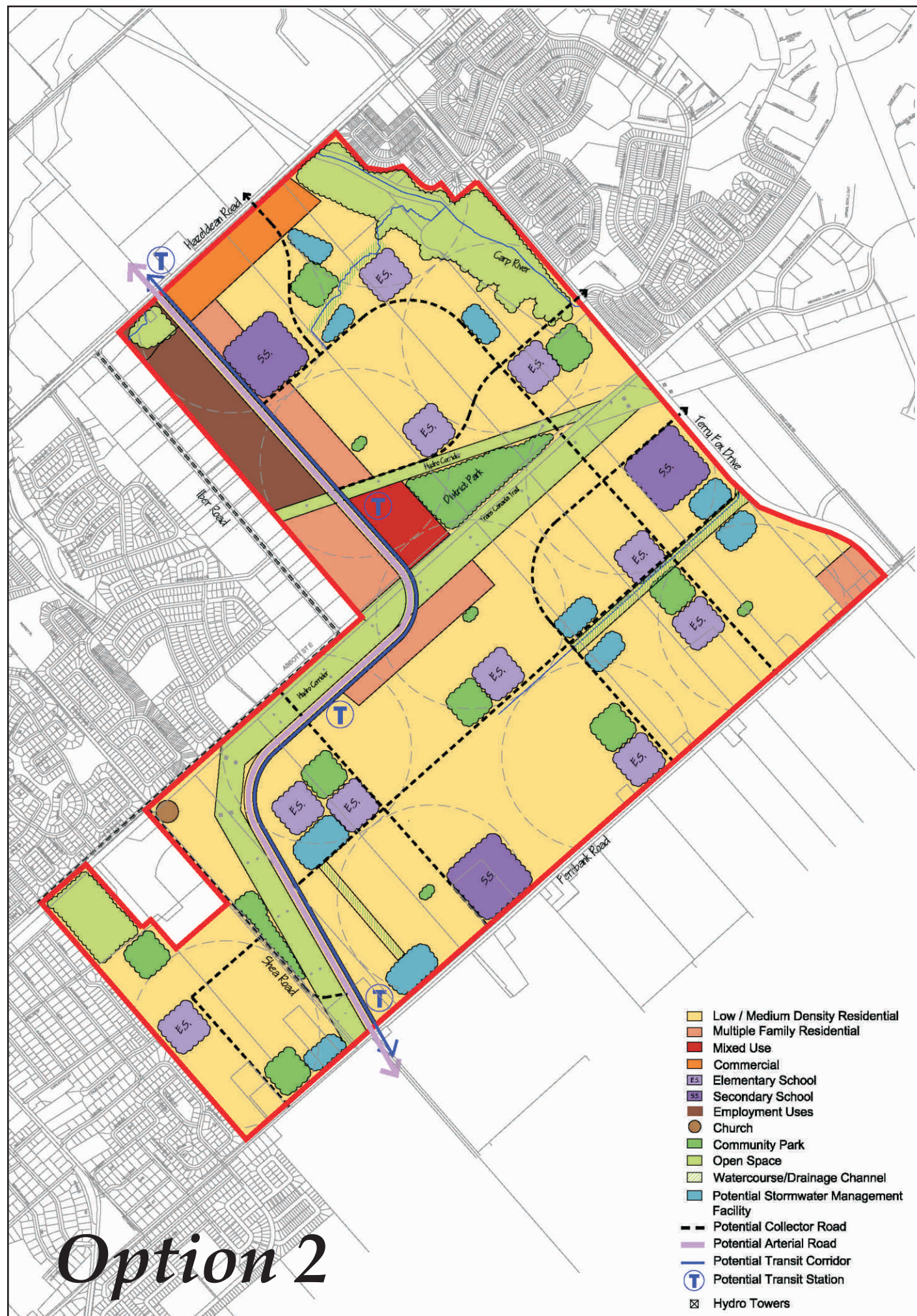
## Fernbank Community Design Plan



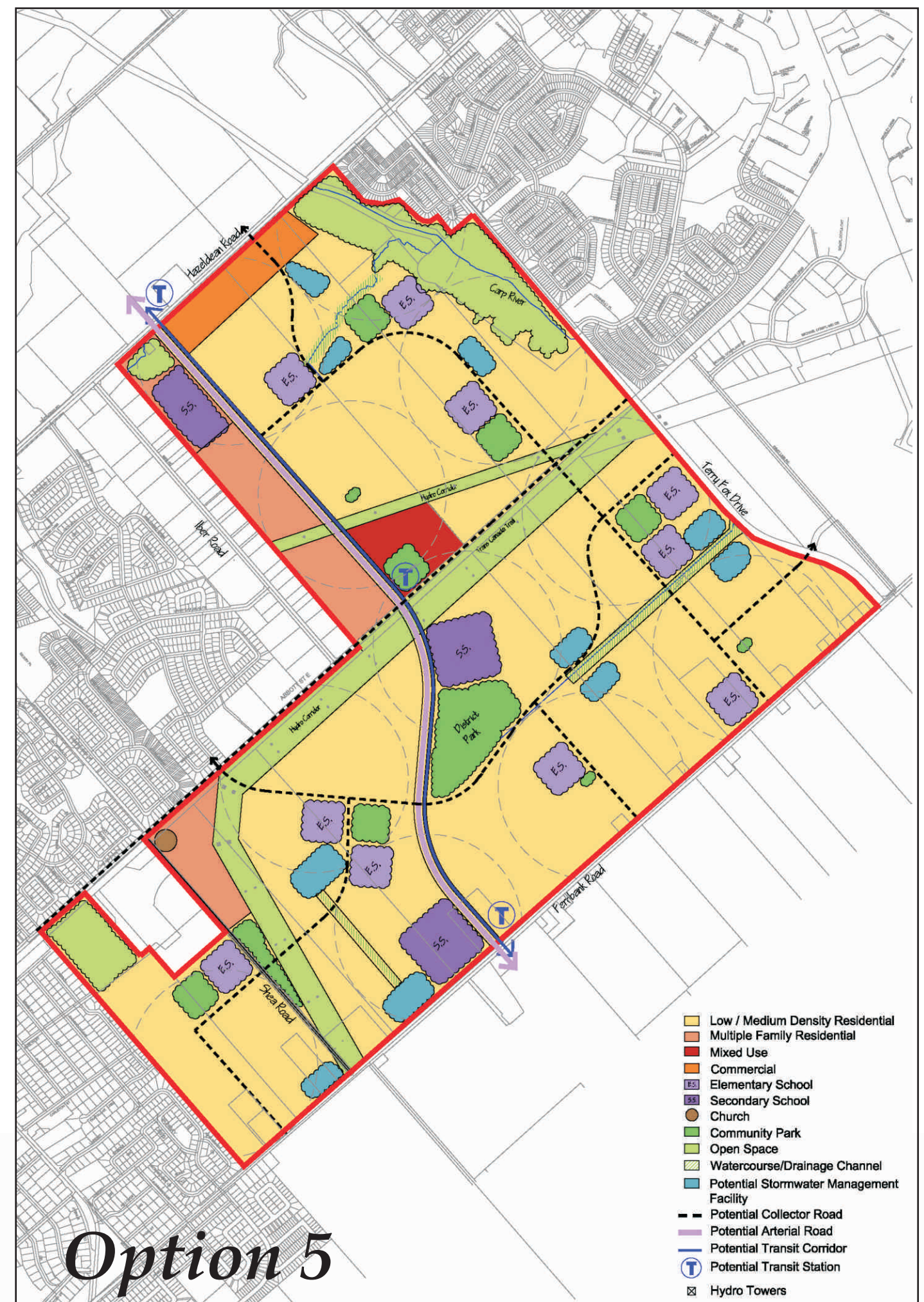
**Option 1**



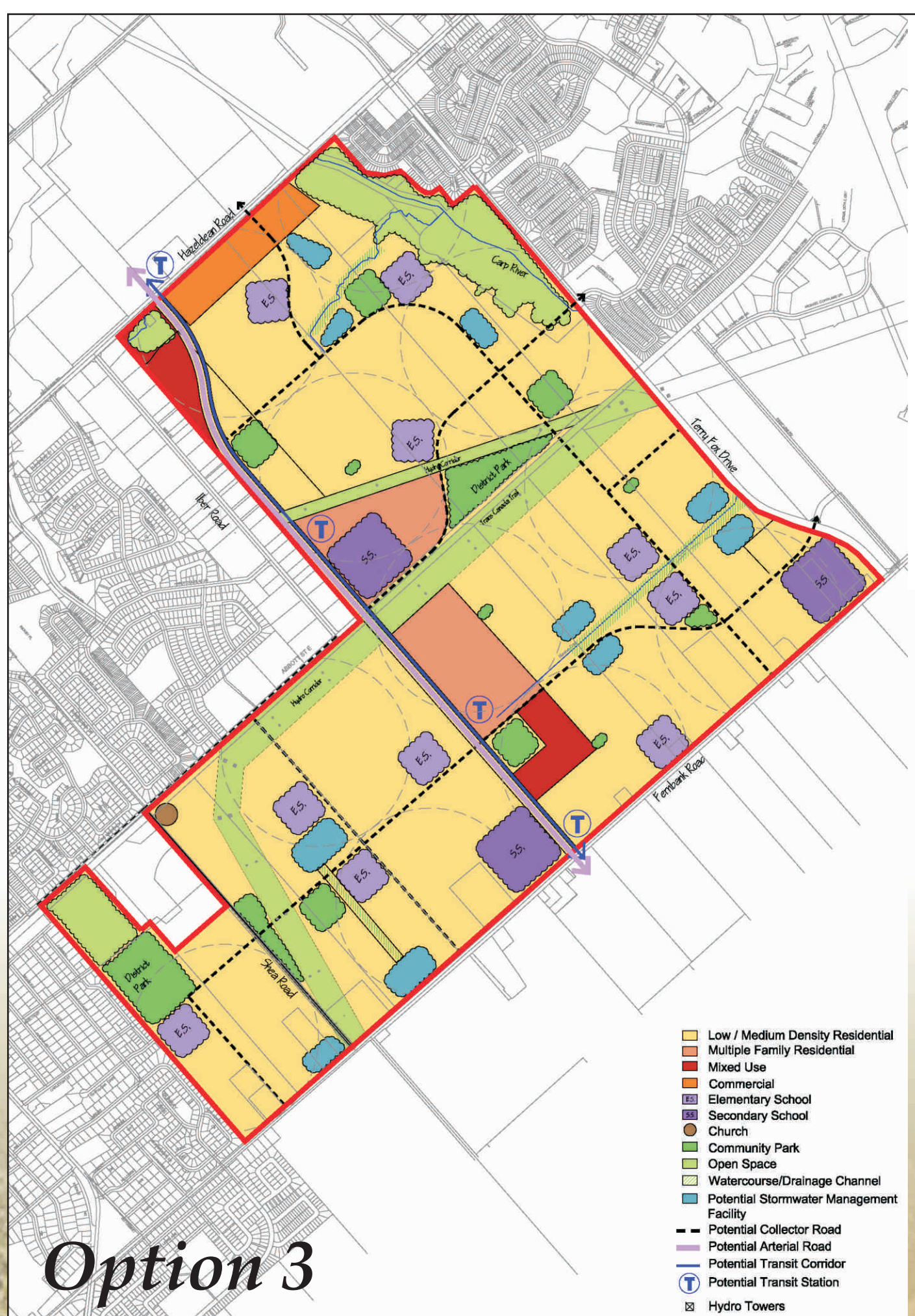
**Option 4**



**Option 2**



**Option 5**



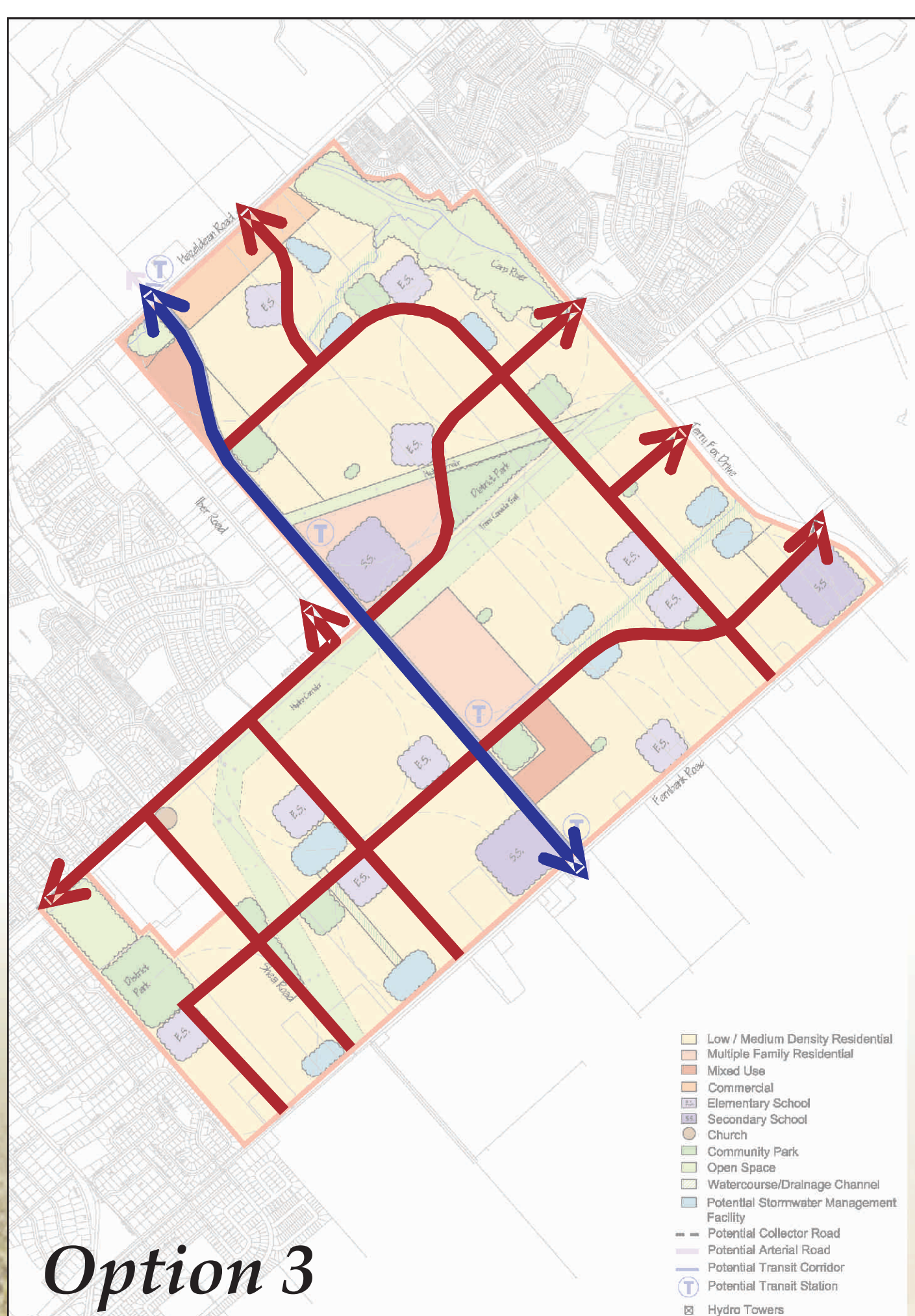
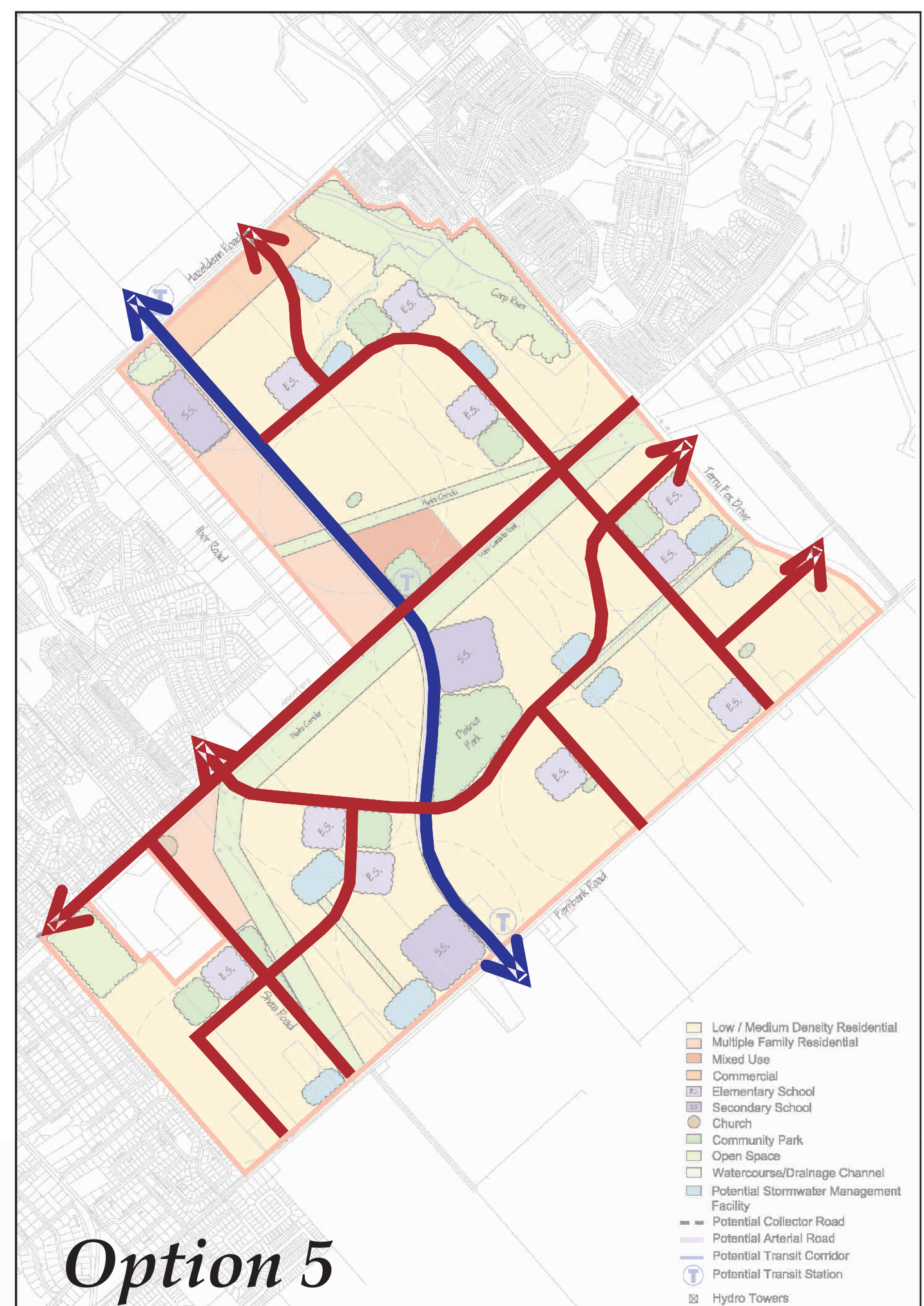
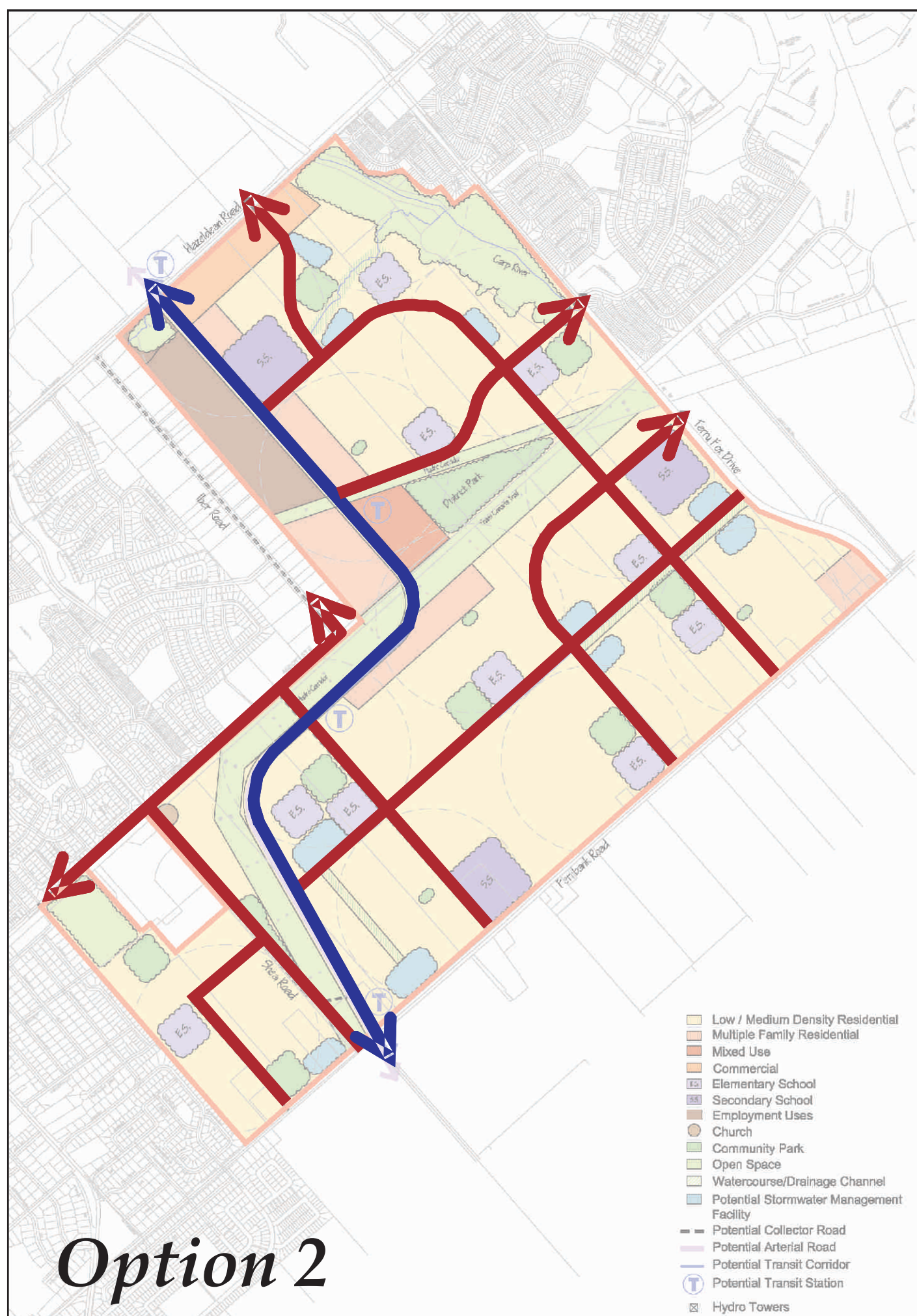
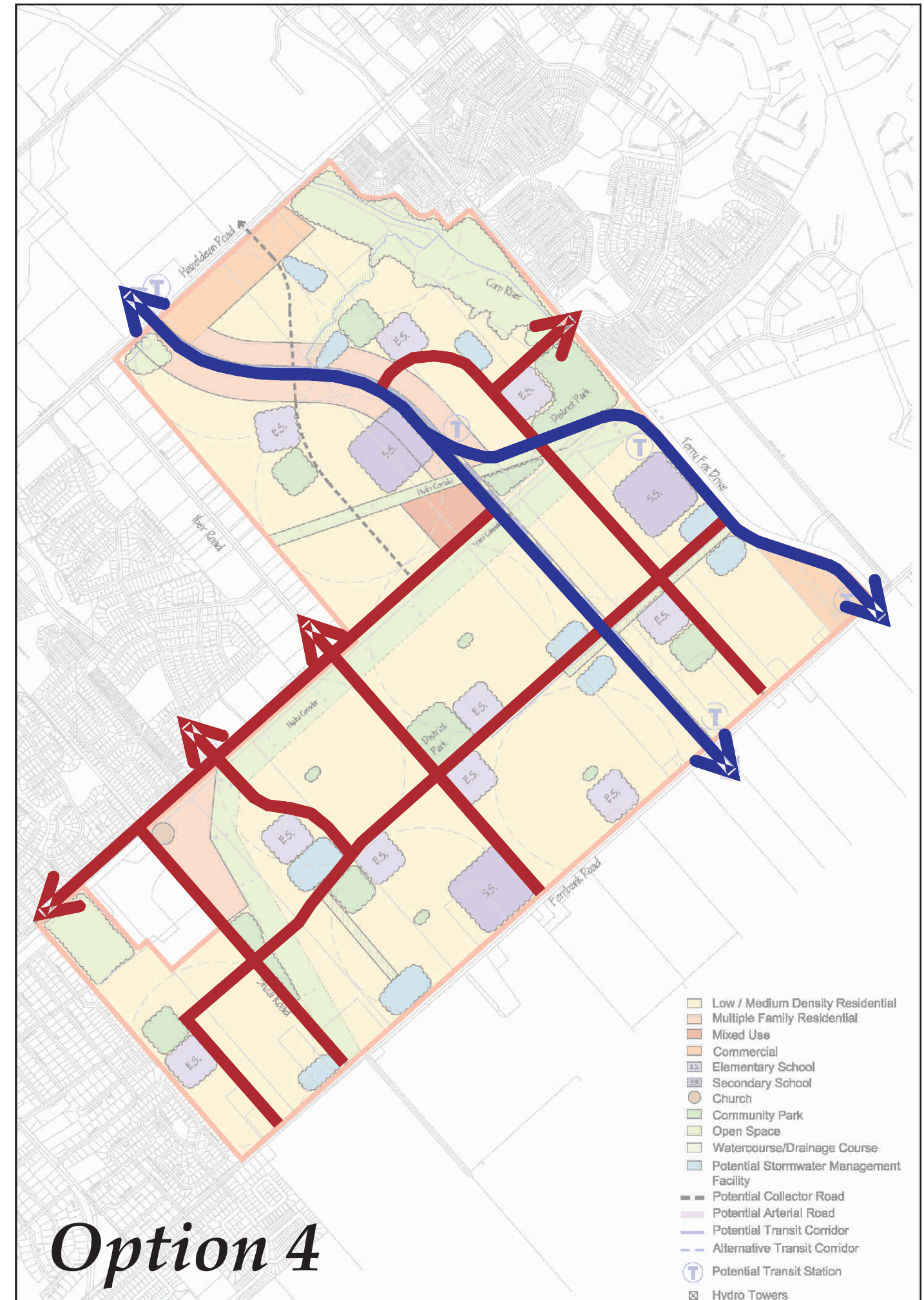
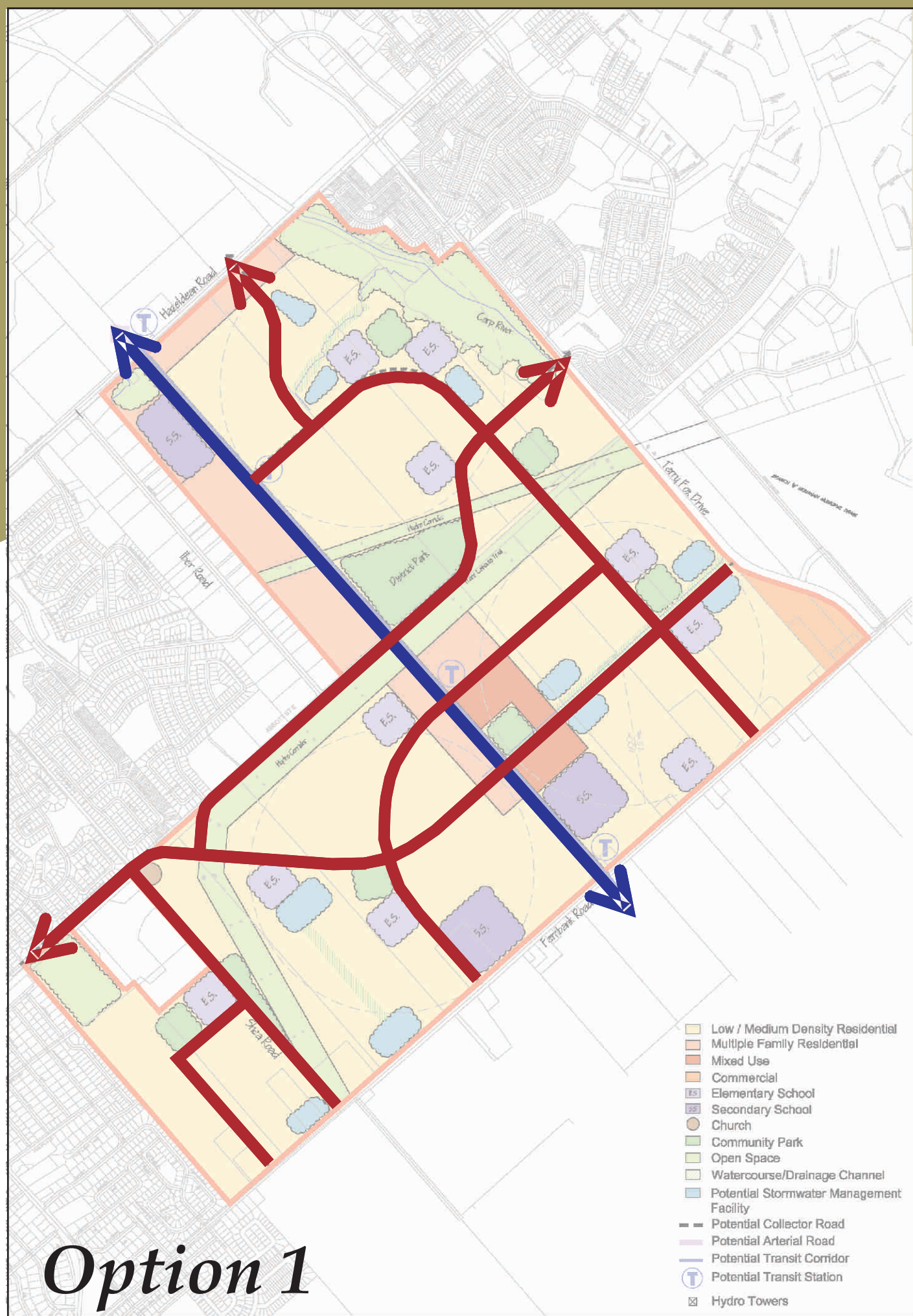
**Option 3**





# Preliminary Land Use Concepts

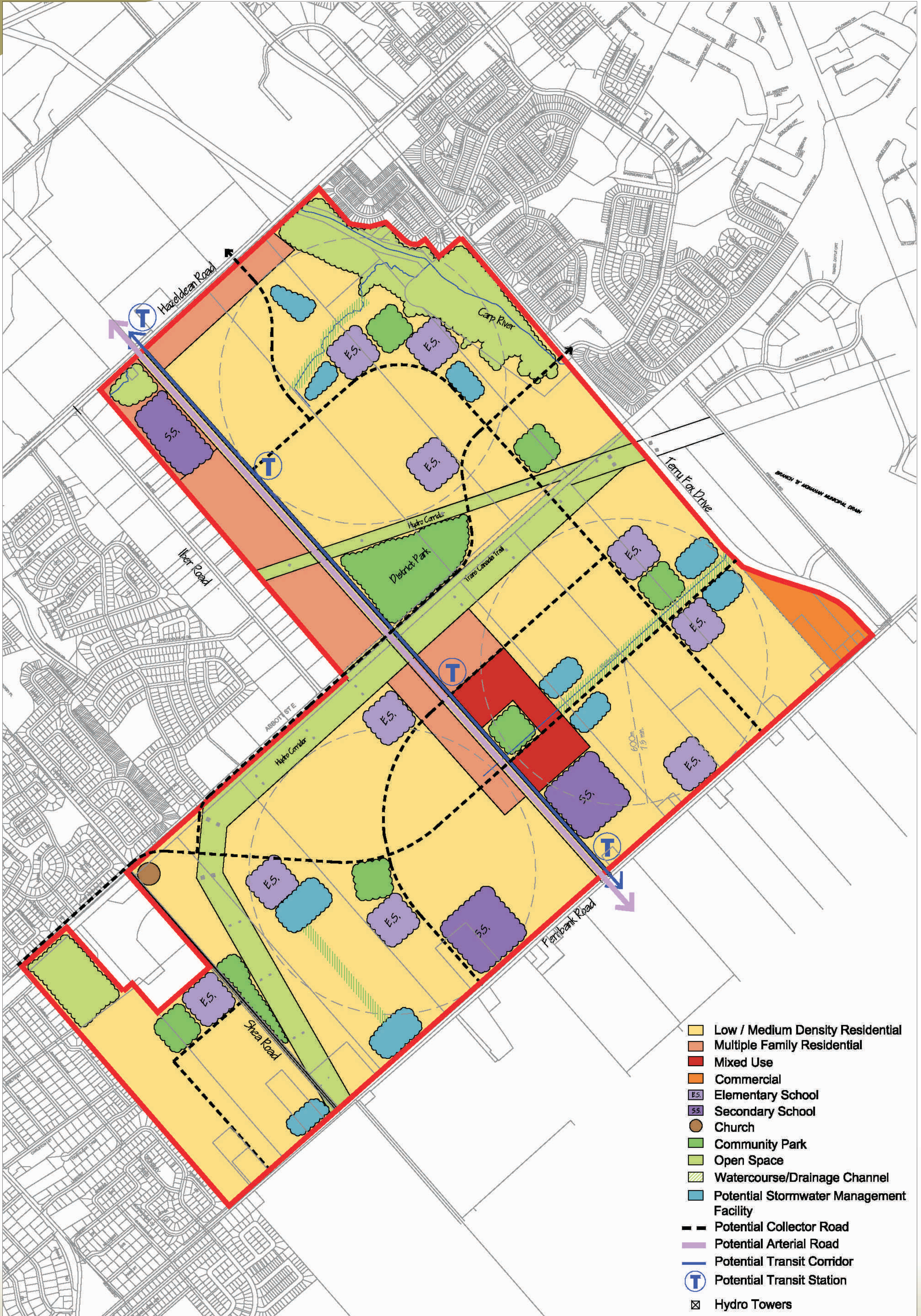
## Fernbank Community Design Plan





# Option 1

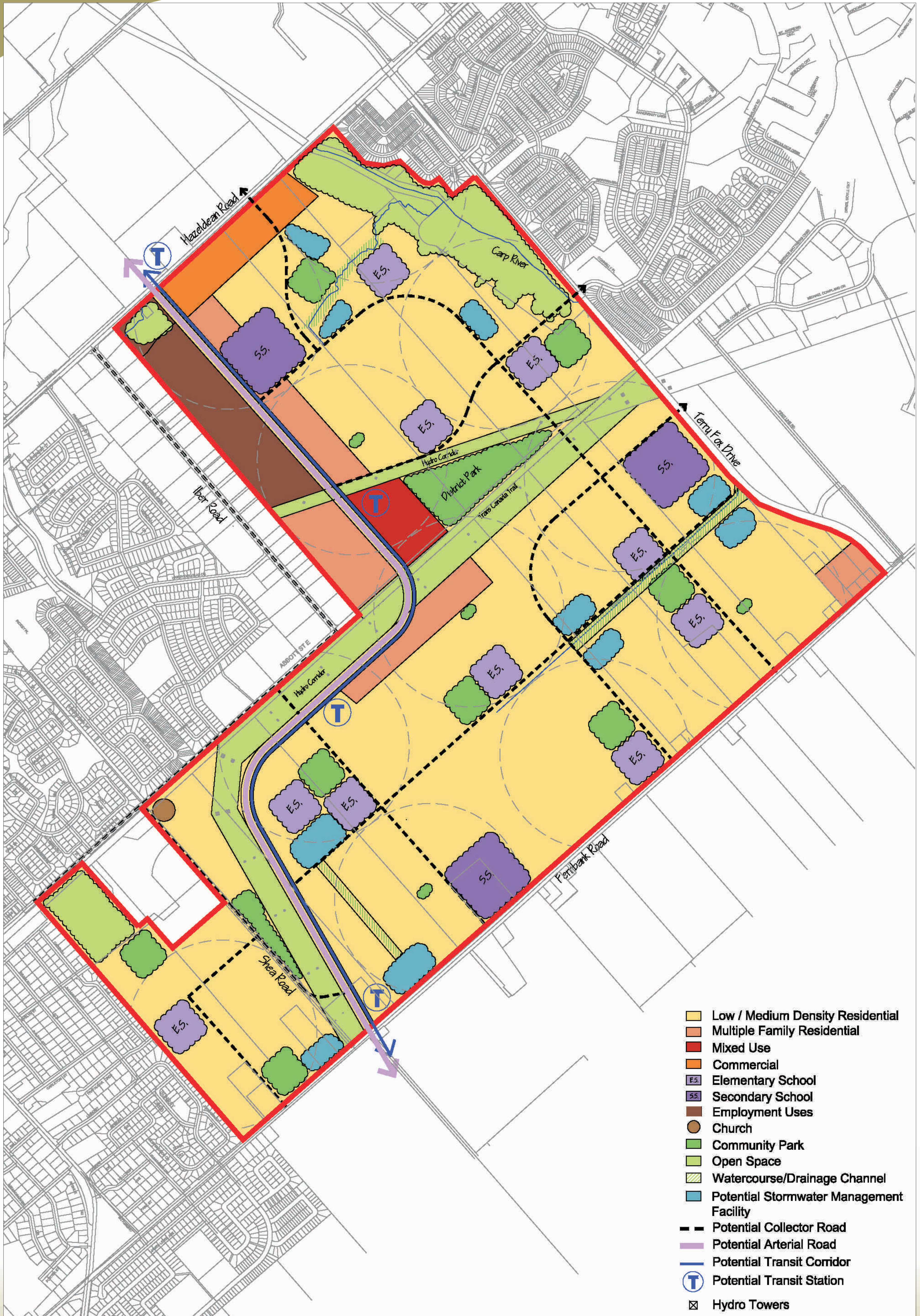
## Preliminary Land Use Concepts Fernbank Community Design Plan





# Option 2

## Preliminary Land Use Concepts Fernbank Community Design Plan





# Option 3

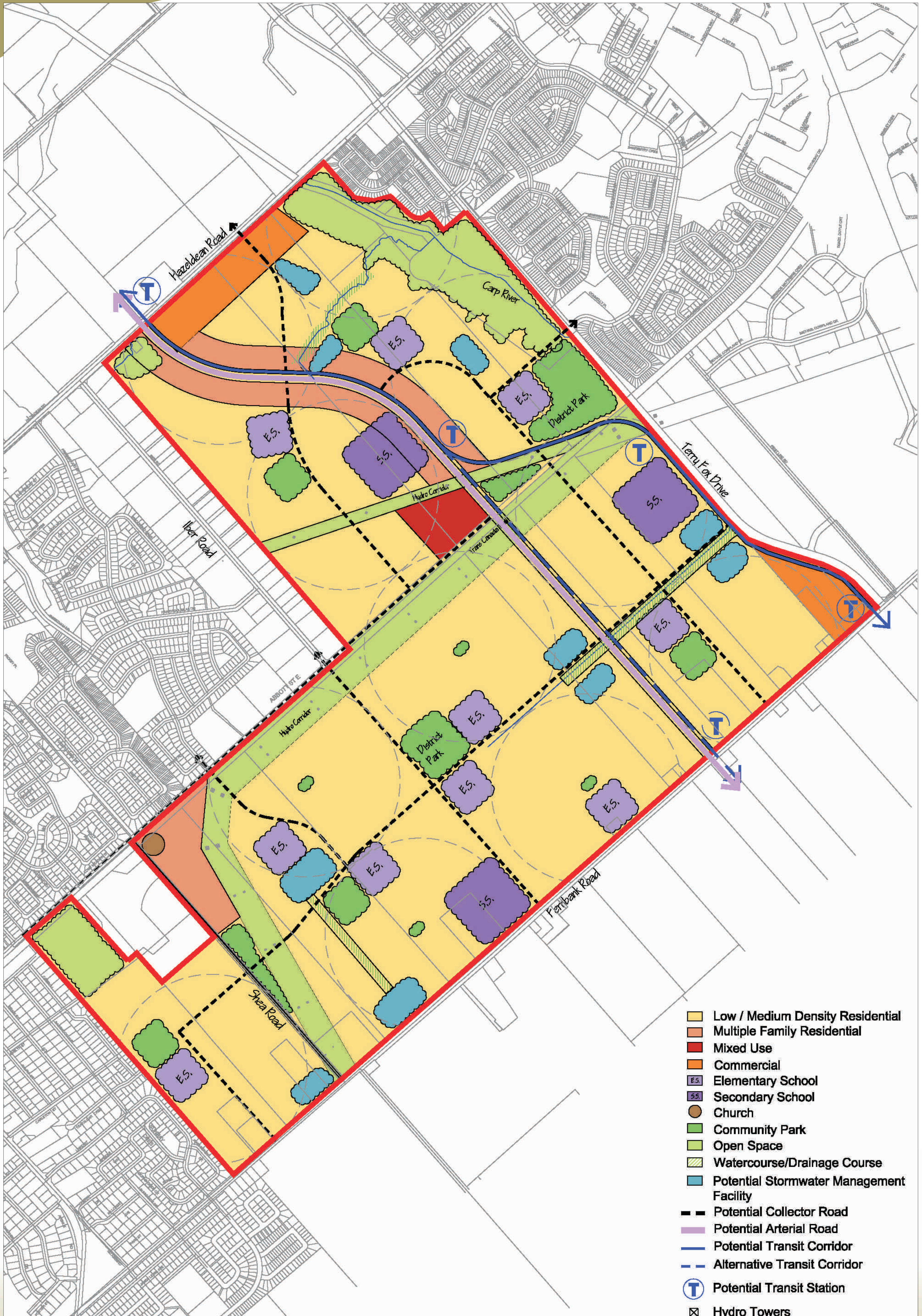
## Preliminary Land Use Concepts Fernbank Community Design Plan





# Option 4

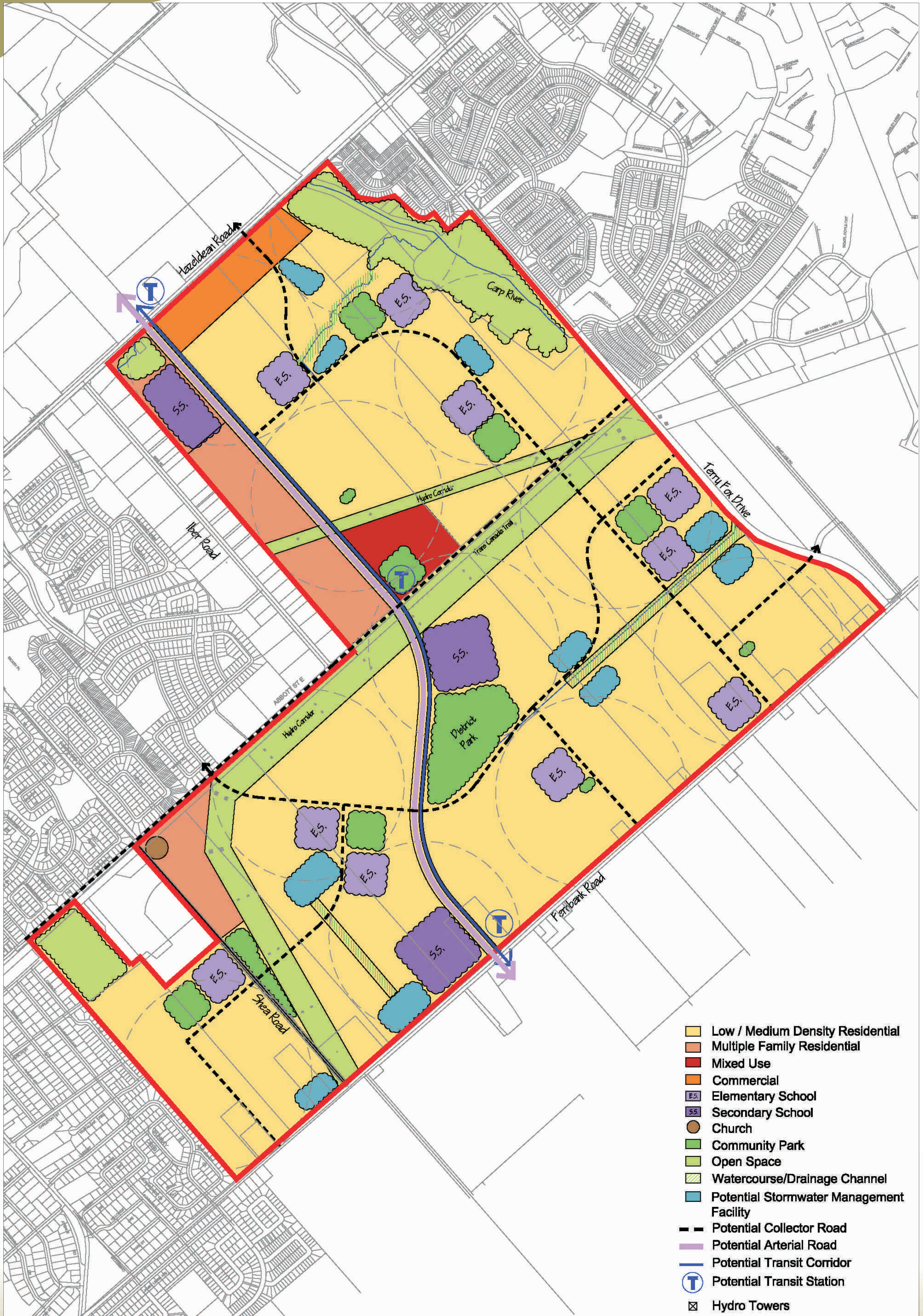
## Preliminary Land Use Concepts Fernbank Community Design Plan





# Option 5

## Preliminary Land Use Concepts Fernbank Community Design Plan





# FERNBANK COMMUNITY DESIGN PLAN & INTEGRATED ENVIRONMENTAL ASSESSMENT PROCESS



## Community Design Plan Workshop

*City of Ottawa  
June 2007*

# CONSULTATION PROCESS

## **Public Advisory Committee**

*Wednesday, January 24, 2007*

## **Core Project Team**

## **Technical Advisory Committee**

*Wednesday, January 31, 2007*

## **Public Workshop**

*Wednesday, January 31, 2007*

*Over 150 Stakeholders  
Participated*





# CONSULTATION PROCESS

## *What We Heard*

### Key Elements

1. North-South Arterial Road and Transit Corridor Extension
2. Possible Abbott Street and Iber Road Extensions
3. Location of Low, Medium, and High Density Residential
4. Interface with Existing Residential Uses
5. Location of Employment, Commercial, and Mixed Uses
6. Community Facilities (Schools, Parks, and Pathways) *10 Elementary Schools and 3 Secondary Schools are Requested*
7. Community Core
8. Stormwater Management Facilities and Watercourse/Drainage Channels *10 SWM Facilities and 3 Channels are Recommended*

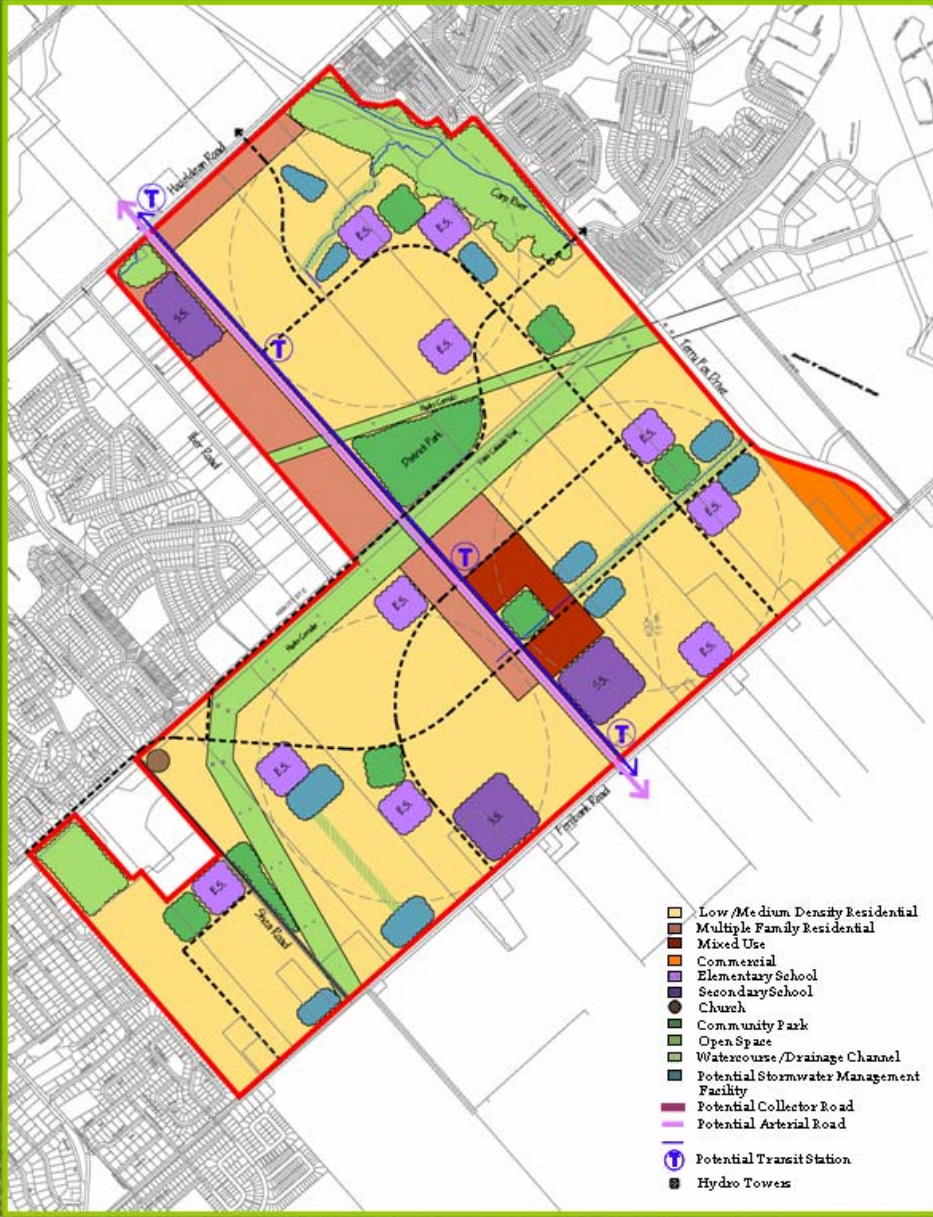




# PRELIMINARY CONCEPTS

## Option 1

### Key Elements

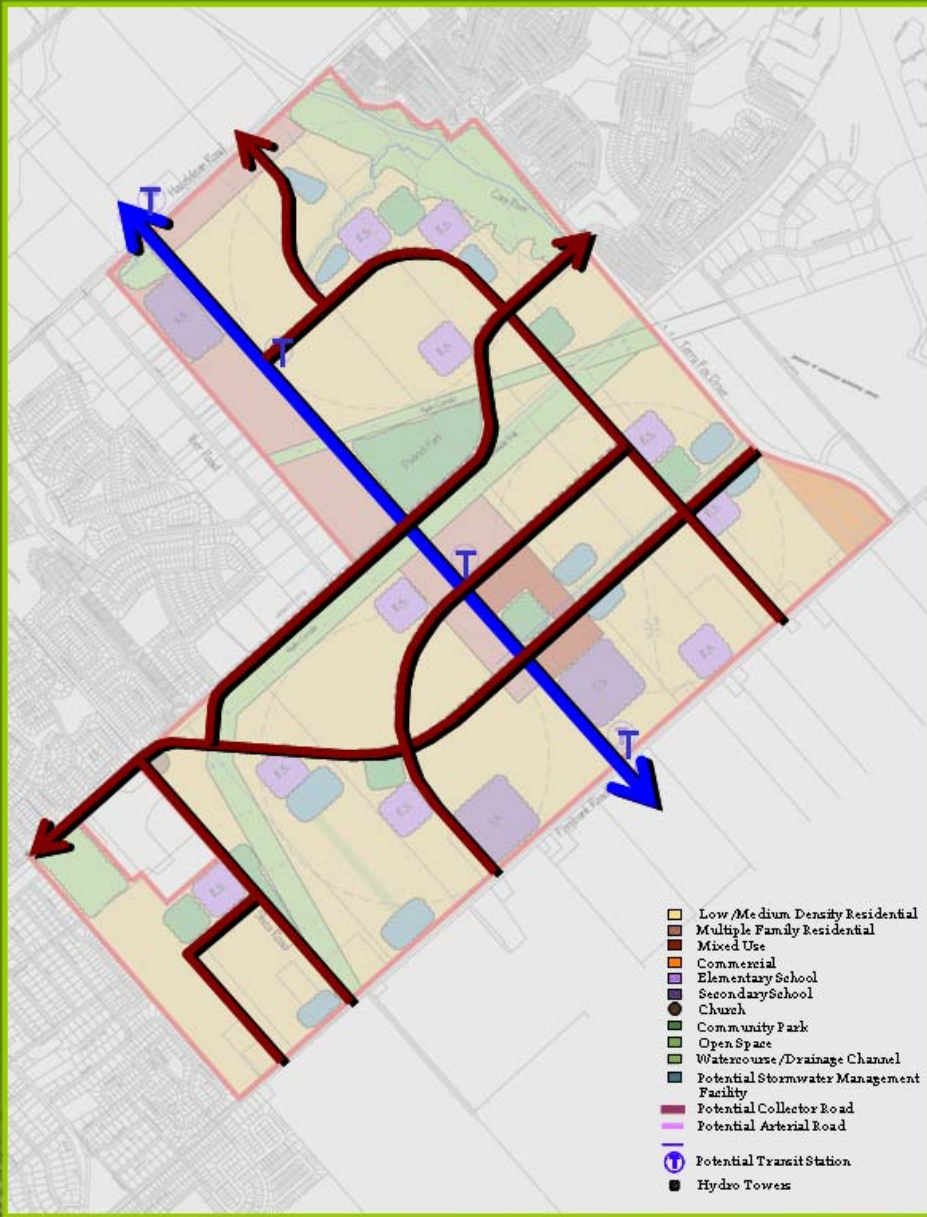


# PRELIMINARY CONCEPTS

## *Option 1*

### Key Elements

1. North-South Arterial Road and Transit Corridor Continues Straight To Fernbank Road
2. Abbott Street Connects to Castlefrank Road
3. Iber Road Stops at Abbott Street



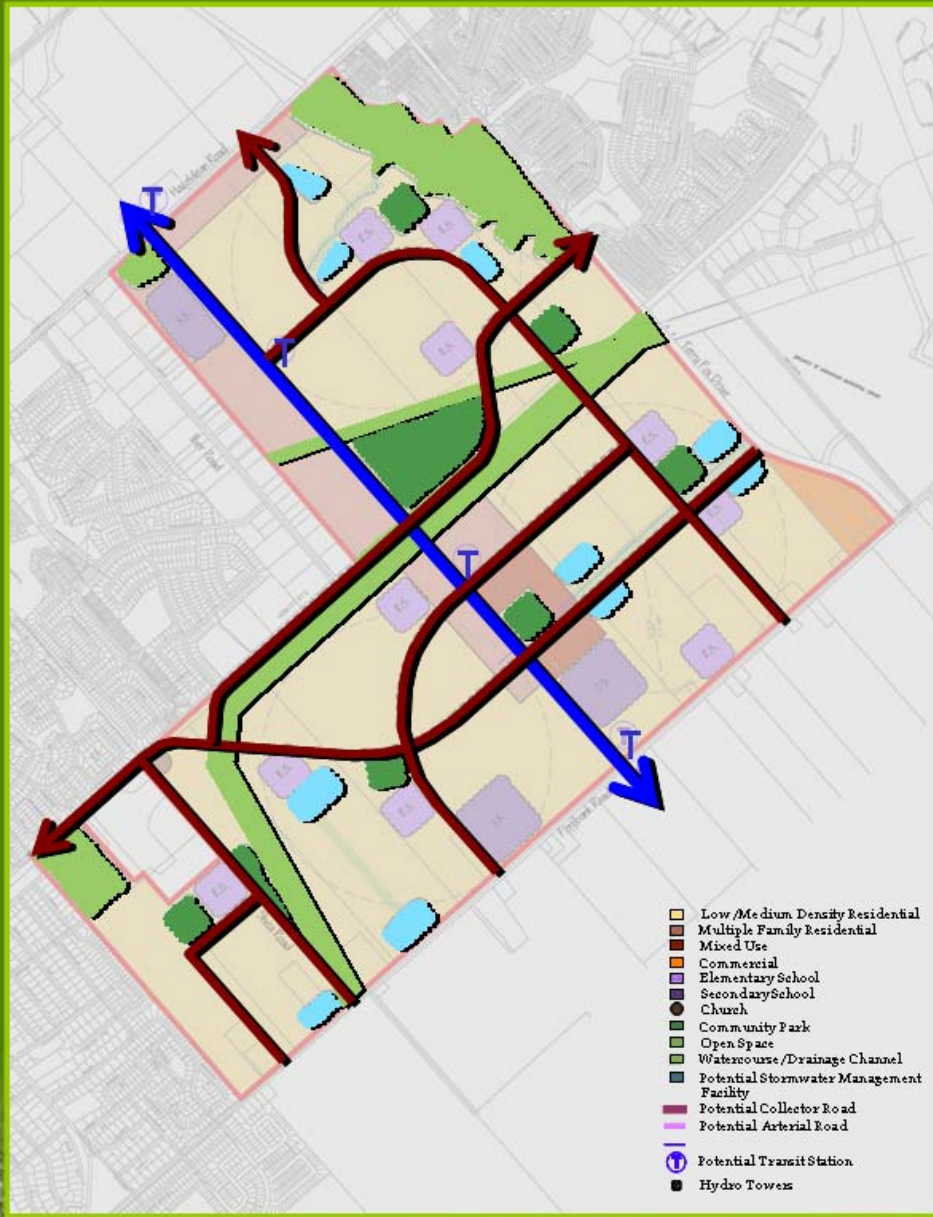


# PRELIMINARY CONCEPTS

## *Option 1*

### Key Elements

1. North-South Arterial Road and Transit Corridor Continues Straight To Fernbank Road
2. Abbott Street Connects to Castlefrank Road
3. Iber Road Stops at Abbott Street
4. One Large District Park



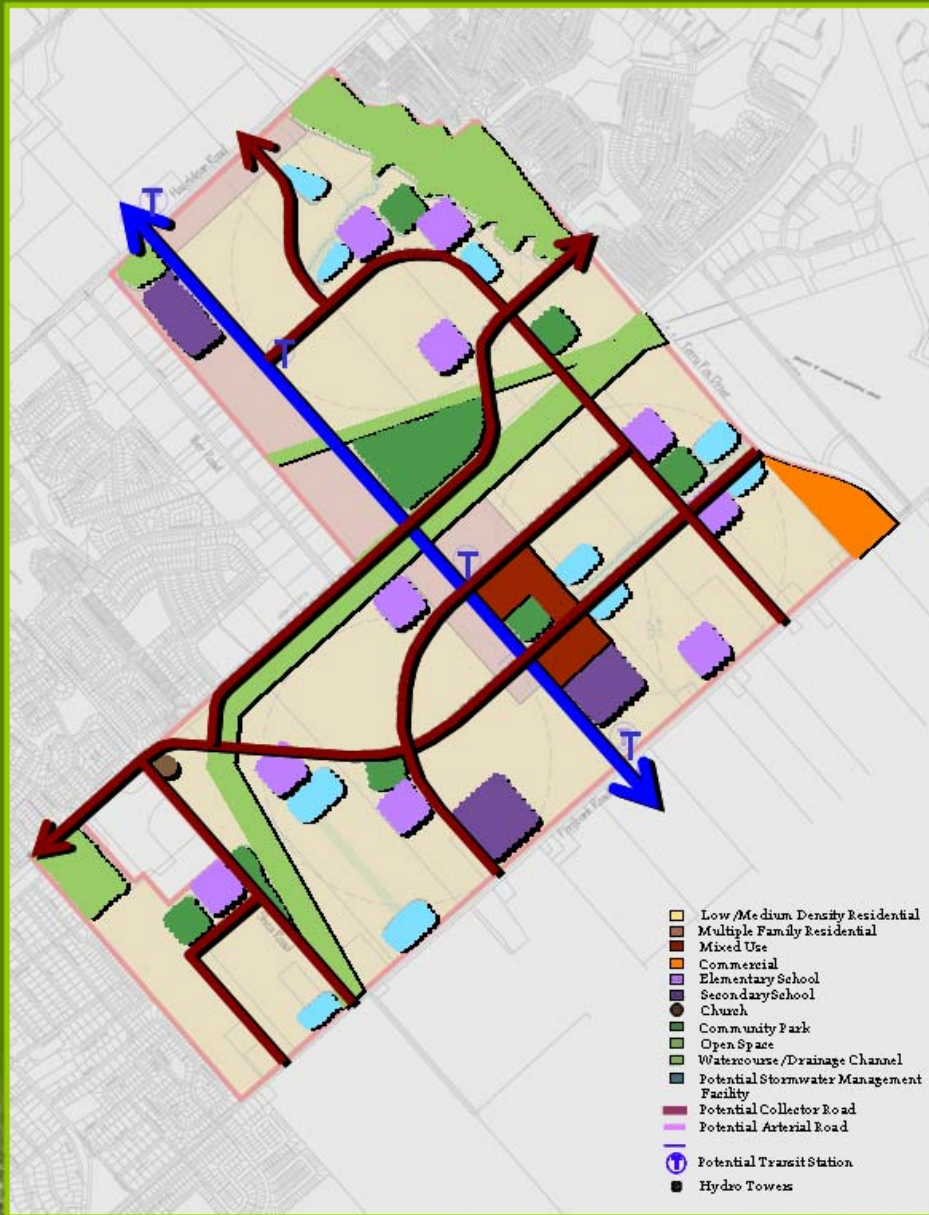


# PRELIMINARY CONCEPTS

## *Option 1*

### Key Elements

1. North-South Arterial Road and Transit Corridor Continues Straight To Fernbank Road
2. Abbott Street Connects to Castlefrank Road
3. Iber Road Stops at Abbott Street
4. One Large District Park
5. Community Core Located Between the Hydro Corridor and Fernbank Road
6. Mixed Use is Proposed along the North-South Arterial Road
7. Commercial Uses Located at the Intersection of Terry Fox Drive and Fernbank Road
8. No Employment Uses



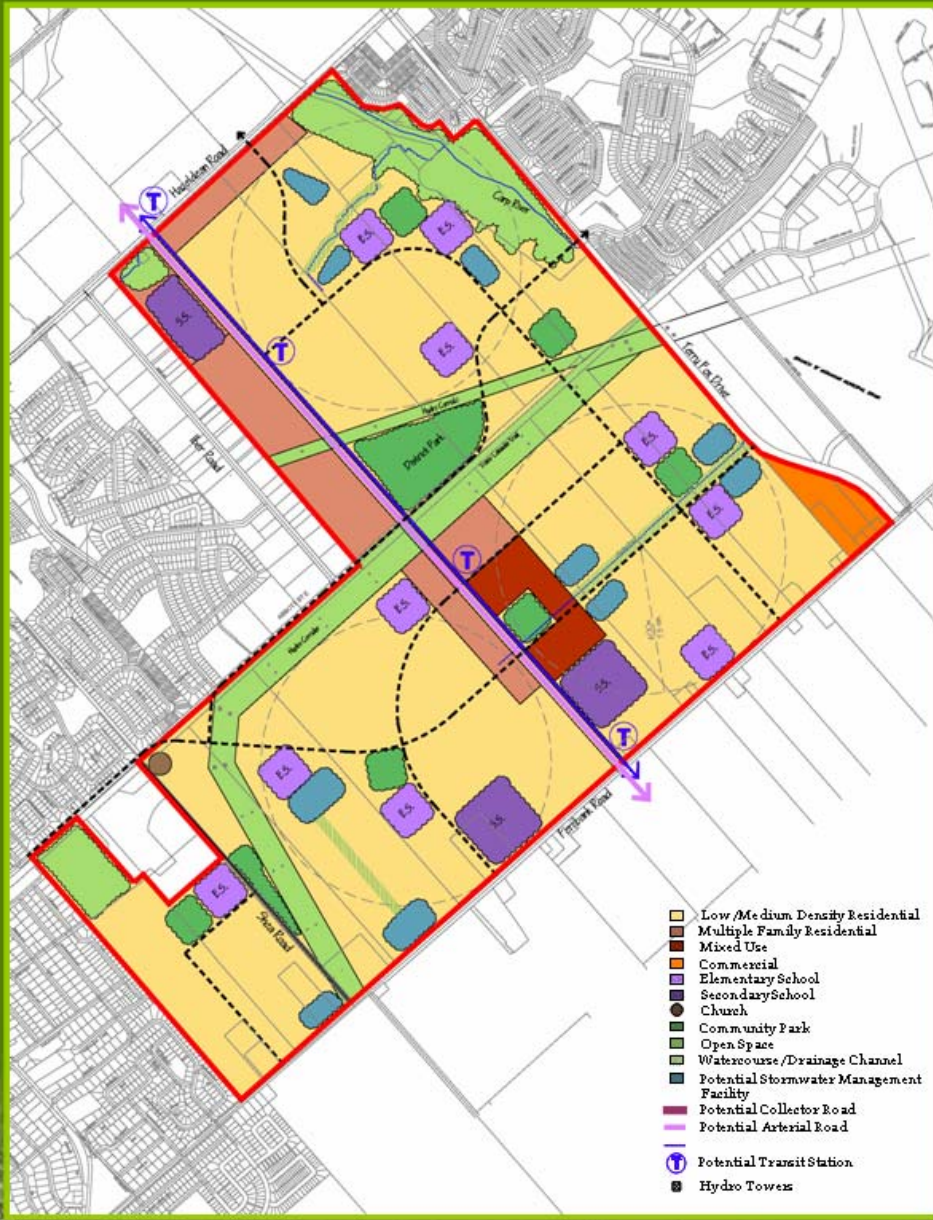


# PRELIMINARY CONCEPTS

## Option 1

### Key Elements

1. North-South Arterial Road and Transit Corridor Continues Straight To Fernbank Road
2. Abbott Street Connects to Castlefrank Road
3. Iber Road Stops at Abbott Street
4. One Large District Park
5. Community Core Located Between the Hydro Corridor and Fernbank Road
6. Mixed Use is Proposed along the North-South Arterial Road
7. Commercial Uses Located at the Intersection of Terry Fox Drive and Fernbank Road
8. No Employment Uses
9. 7-minute Walking Distance

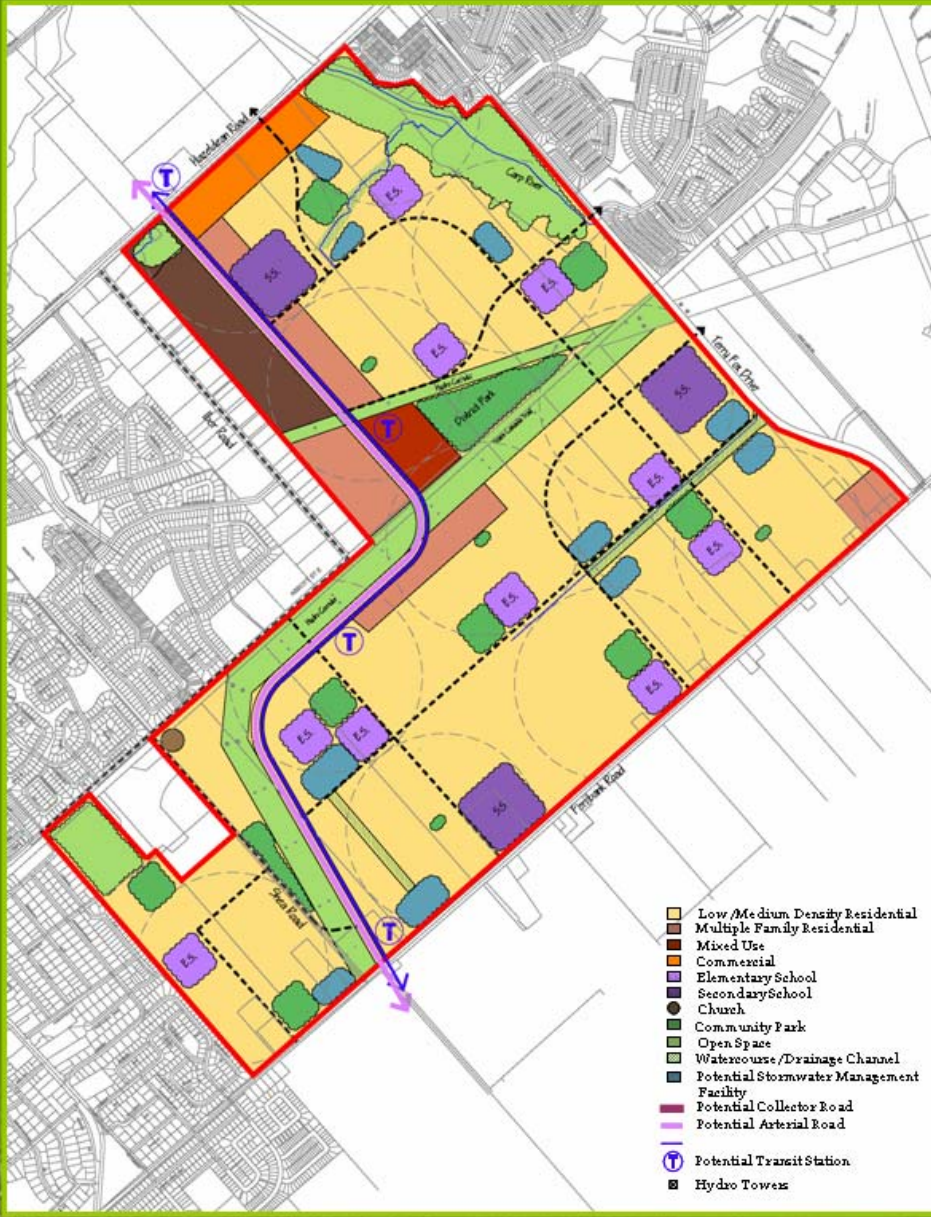




# PRELIMINARY CONCEPTS

## Option 2

### Key Elements



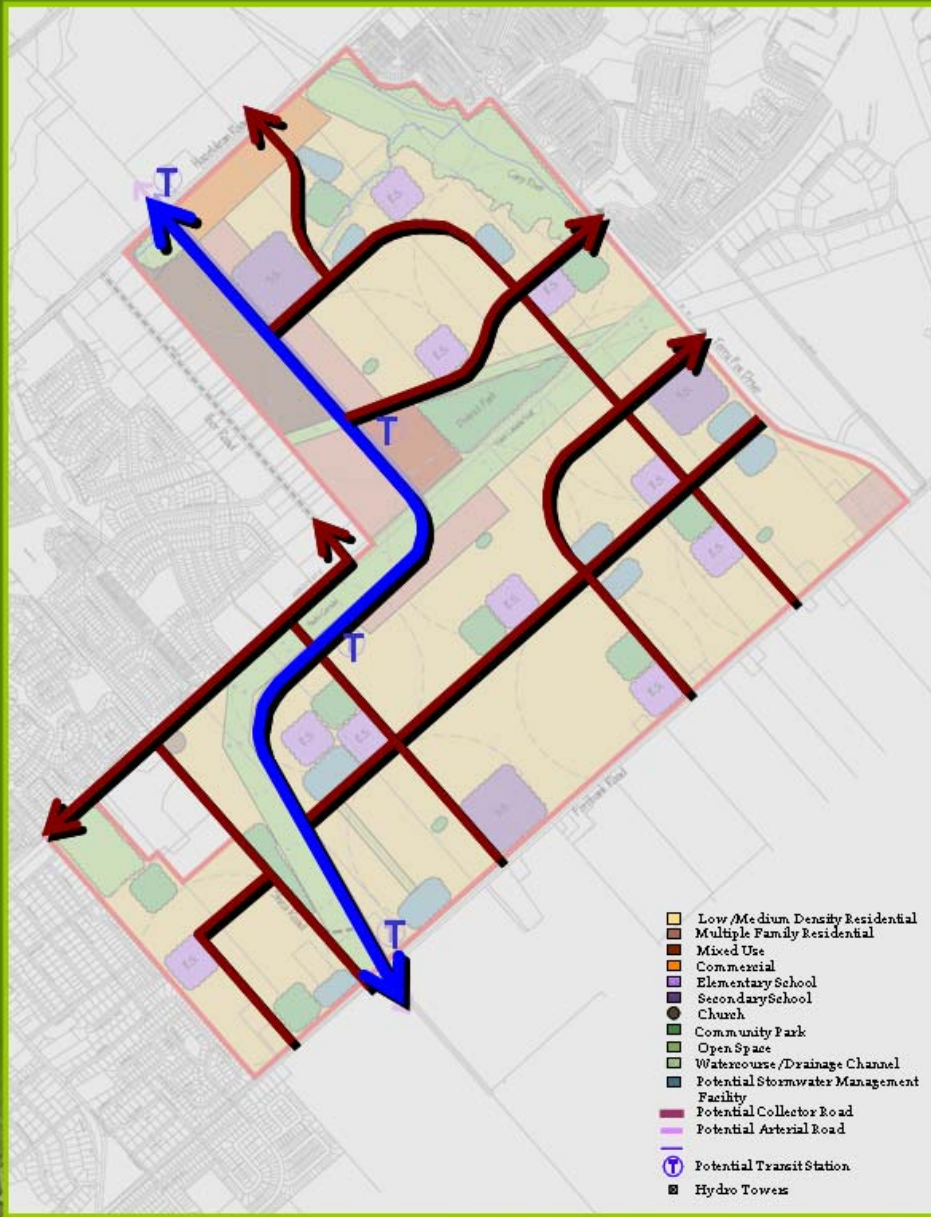


# PRELIMINARY CONCEPTS

## *Option 2*

### Key Elements

1. North-South Arterial Road and Transit Corridor Continues along the Hydro Corridor and Connects to Shea Road
2. Abbott Street Connects Stops at Iber Road
3. Offset Connection of Iber Road to Fernbank Road

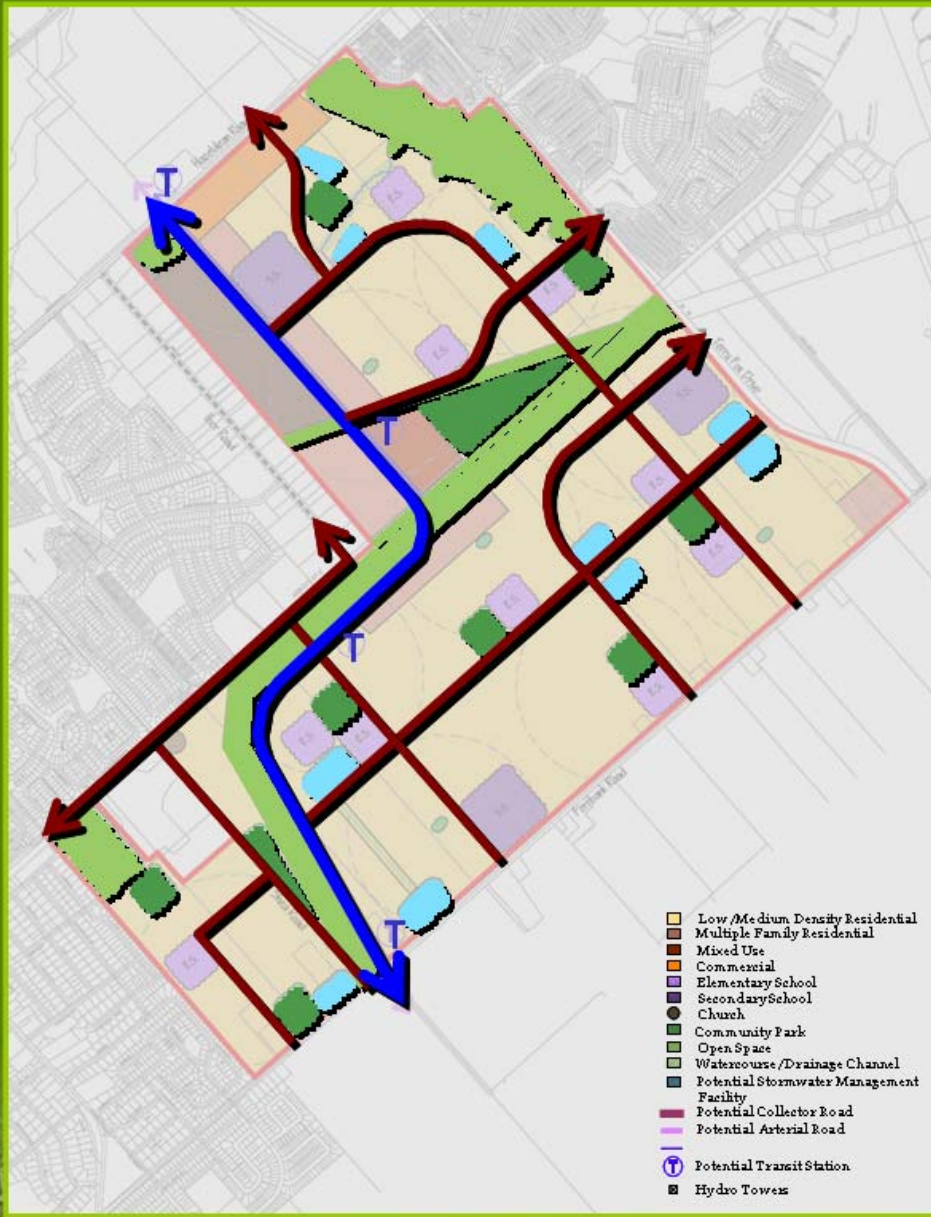


# PRELIMINARY CONCEPTS

## *Option 2*

### Key Elements

1. North-South Arterial Road and Transit Corridor Continues along the Hydro Corridor and Connects to Shea Road
2. Abbott Street Connects Stops at Iber Road
3. Offset Connection of Iber Road to Fernbank Road
4. One District Park





# PRELIMINARY CONCEPTS

## *Option 2*

### Key Elements

1. North-South Arterial Road and Transit Corridor Continues along the Hydro Corridor and Connects to Shea Road
2. Abbott Street Connects Stops at Iber Road
3. Offset Connection of Iber Road to Fernbank Road
4. One District Park
5. Community Core Located Between the Hydro Corridors
6. Mixed Use is Proposed along the North-South Arterial Road
7. Commercial Uses Located along Hazeldean Road
8. Employment Uses Located West of the North-South Arterial Road



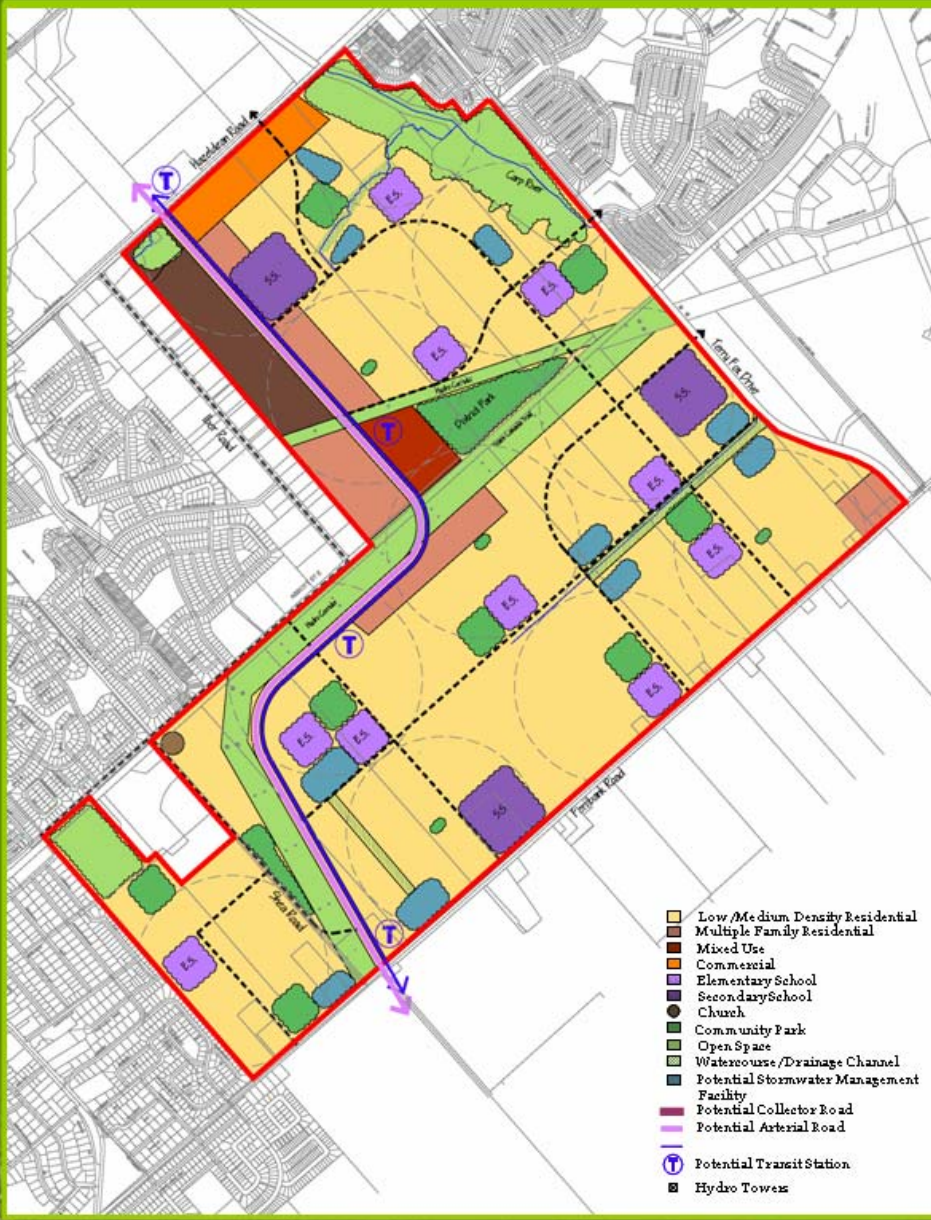


# PRELIMINARY CONCEPTS

## Option 2

### Key Elements

1. North-South Arterial Road and Transit Corridor Continues along the Hydro Corridor and Connects to Shea Road
2. Abbott Street Connects Stops at Iber Road
3. Offset Connection of Iber Road to Fernbank Road
4. One District Park
5. Community Core Located Between the Hydro Corridors
6. Mixed Use is Proposed along the North-South Arterial Road
7. Commercial Uses Located along Hazeldean Road
8. Employment Uses Located West of the North-South Arterial Road
9. 5-minute Walking Distance

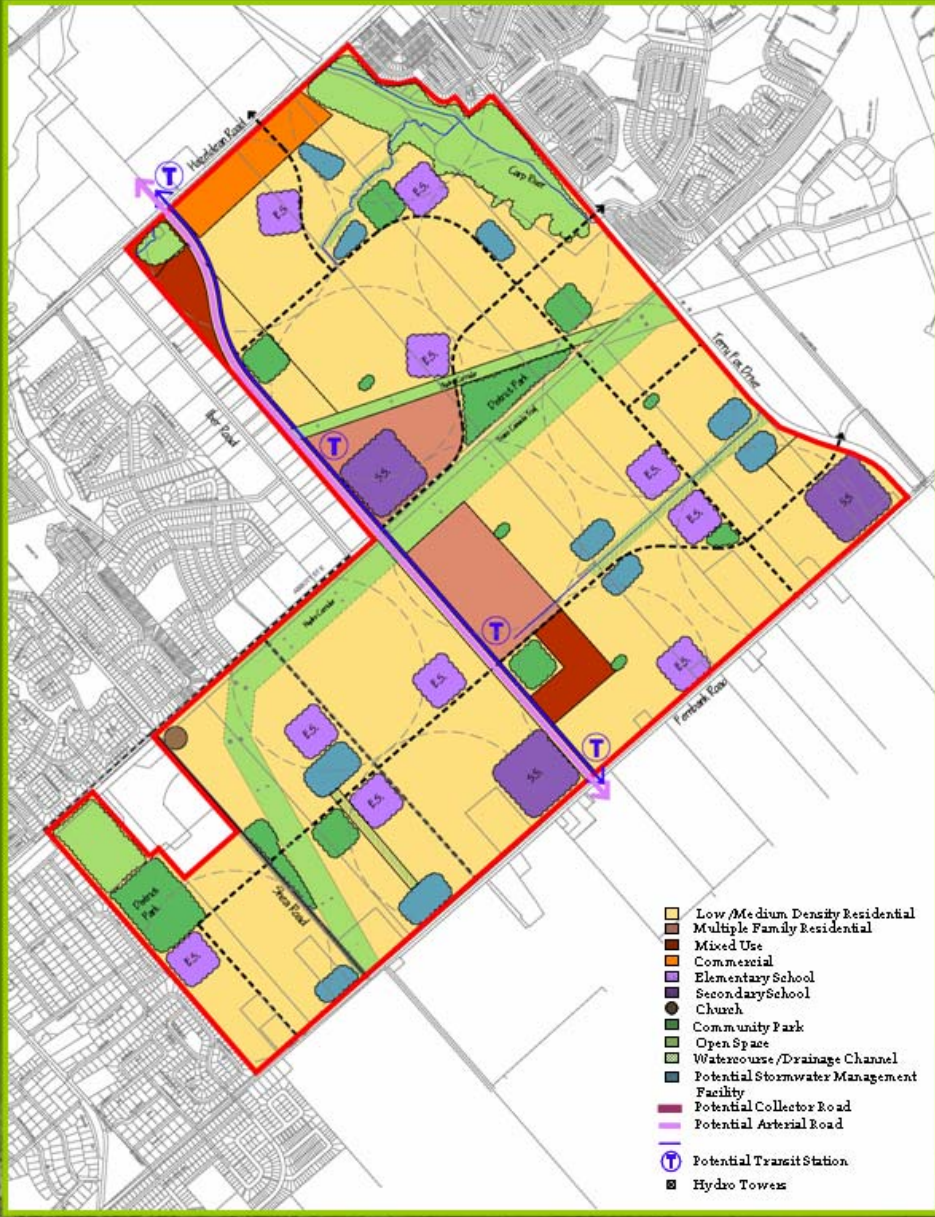




# PRELIMINARY CONCEPTS

## Option 3

### Key Elements

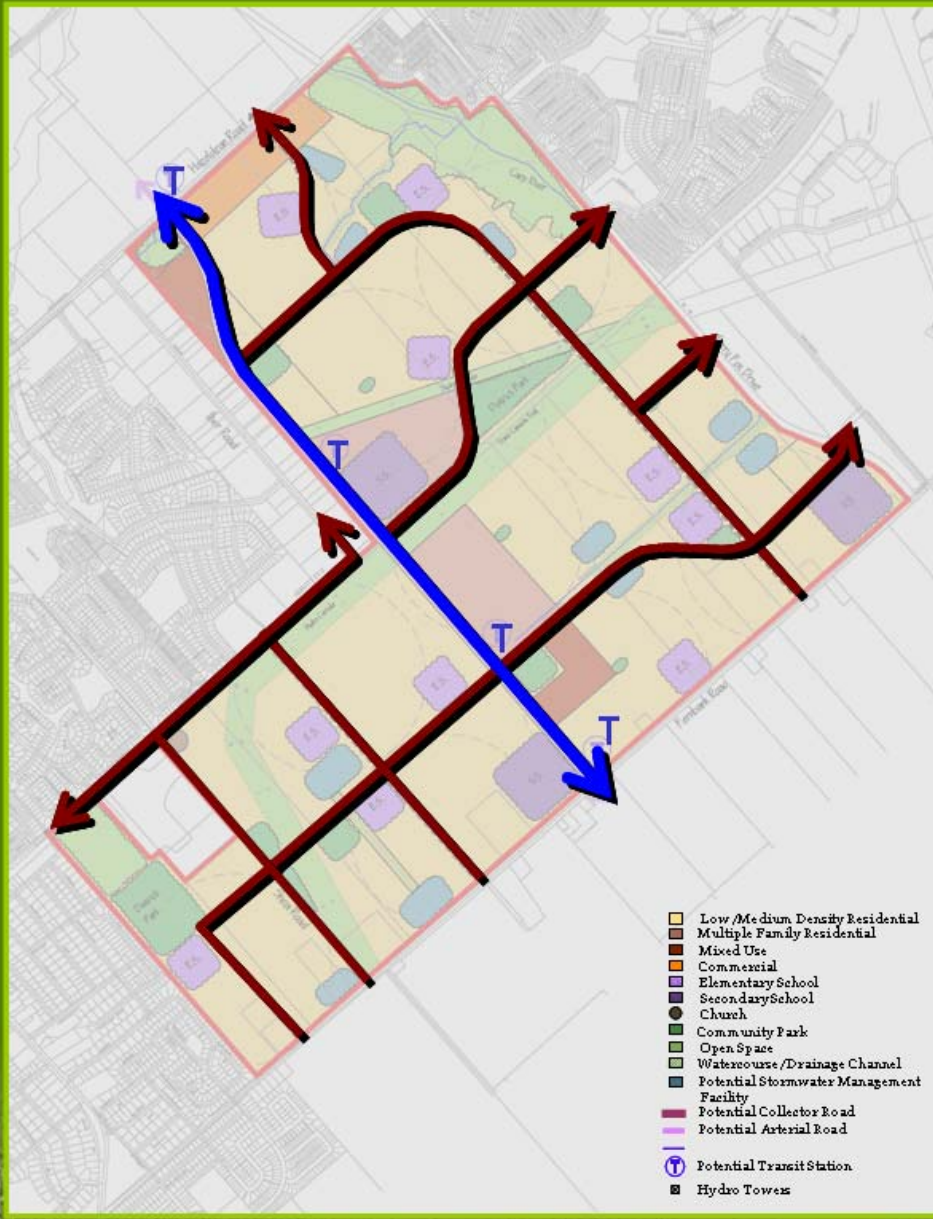


# PRELIMINARY CONCEPTS

## Option 3

### Key Elements

1. North-South Arterial Road and Transit Corridor Curves to the West to Fernbank Road
2. Abbott Street Connects to North-South Arterial Road
3. Offset Connection of Iber Road to Fernbank Road



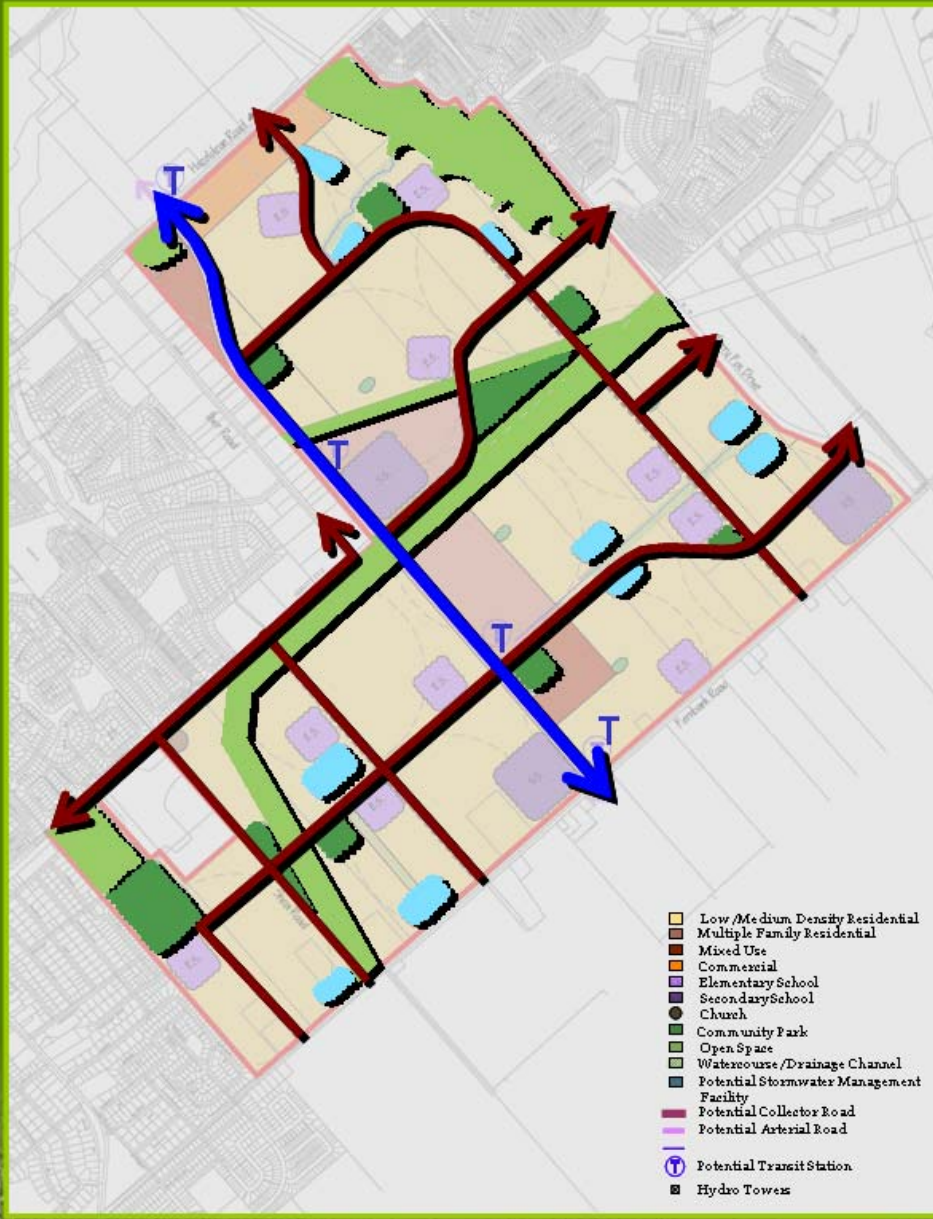


# PRELIMINARY CONCEPTS

## *Option 3*

### Key Elements

1. North-South Arterial Road and Transit Corridor Curves to the West to Fernbank Road
2. Abbott Street Connects to North-South Arterial Road
3. Offset Connection of Iber Road to Fernbank Road
4. Two District Parks



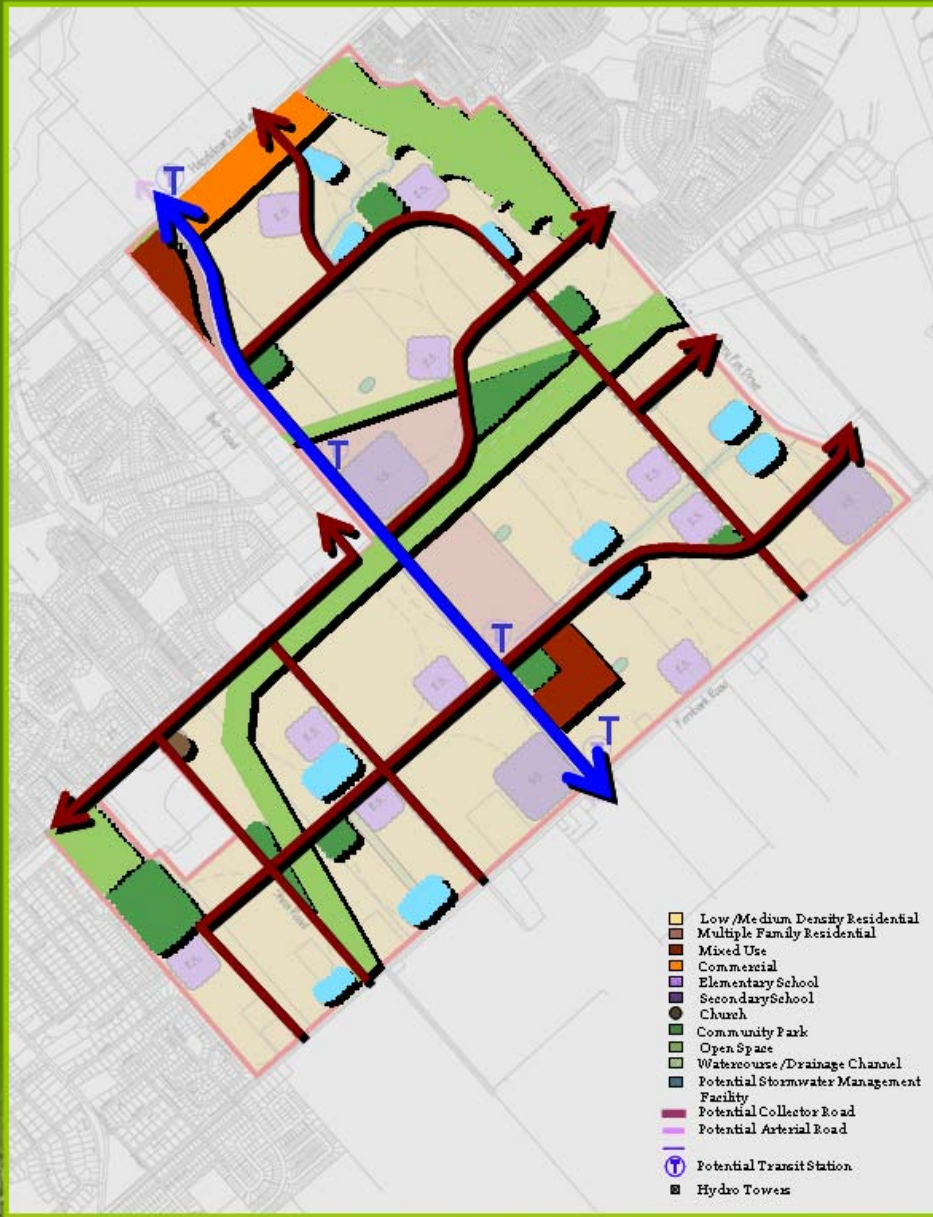


# PRELIMINARY CONCEPTS

## Option 3

### Key Elements

1. North-South Arterial Road and Transit Corridor Curves to the West to Fernbank Road
2. Abbott Street Connects to North-South Arterial Road
3. Offset Connection of Iber Road to Fernbank Road
4. Two District Parks
5. Mixed Use is Proposed along the North-South Arterial Road
6. Commercial Uses Located along Hazeldean Road
7. No Employment Uses
8. Community Core Located Between the Hydro Corridor and Fernbank Road



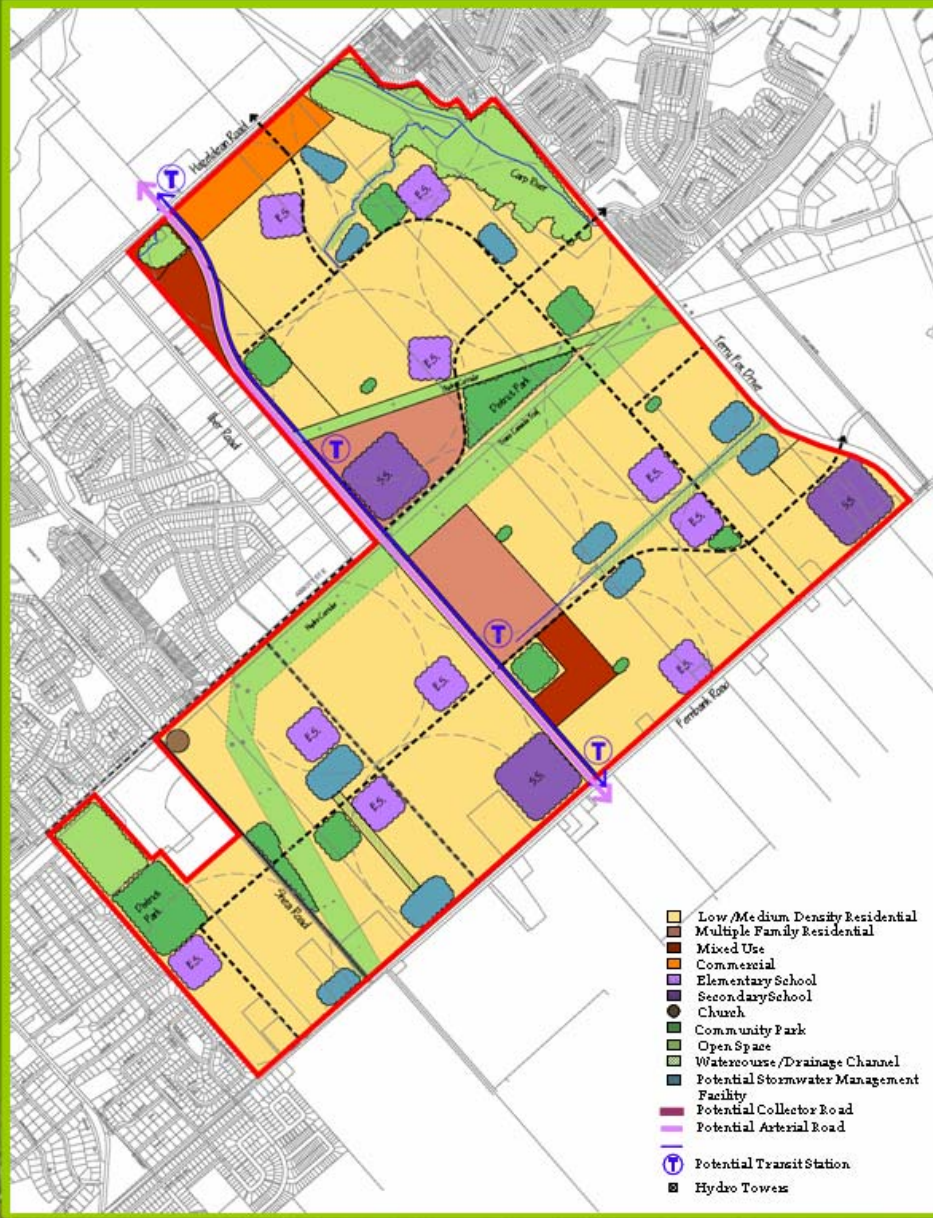


# PRELIMINARY CONCEPTS

## Option 3

### Key Elements

1. North-South Arterial Road and Transit Corridor Curves to the West to Fernbank Road
2. Abbott Street Connects to North-South Arterial Road
3. Offset Connection of Iber Road to Fernbank Road
4. Two District Parks
5. Mixed Use is Proposed along the North-South Arterial Road
6. Commercial Uses Located along Hazeldean Road
7. No Employment Uses
8. Community Core Located Between the Hydro Corridor and Fernbank Road
9. 5-minute Walking Distance

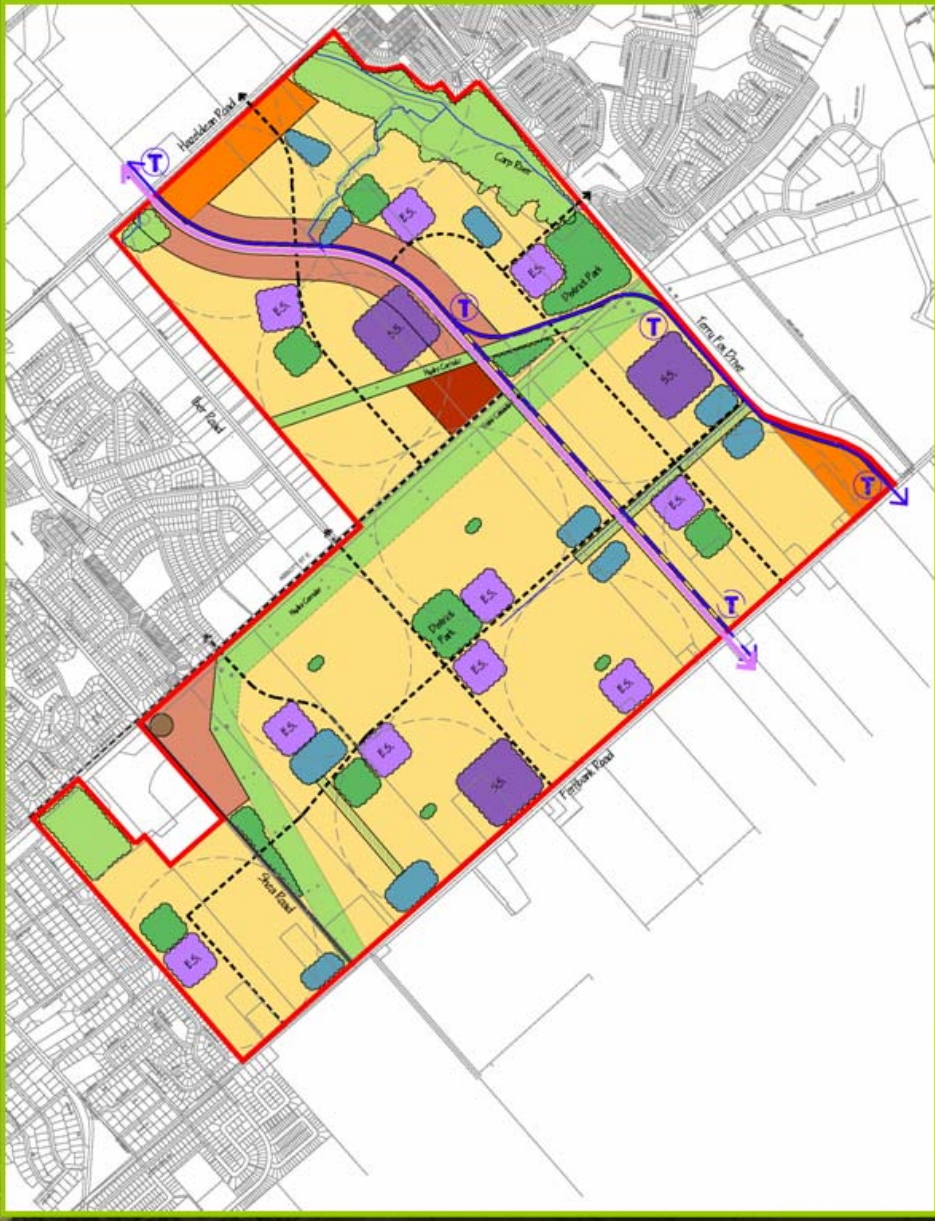




# PRELIMINARY CONCEPTS

## *Option 4*

Key Elements



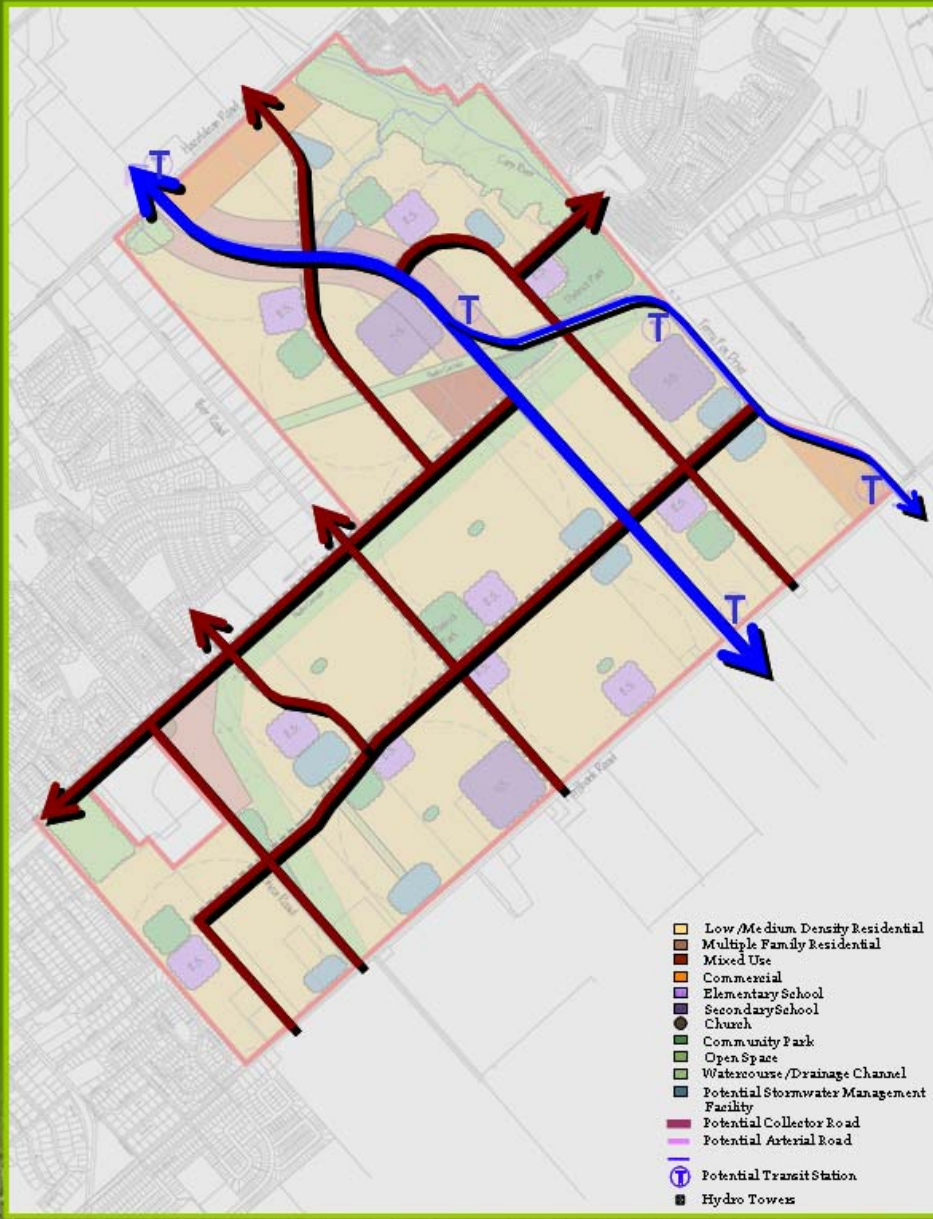


# PRELIMINARY CONCEPTS

## Option 4

### Key Elements

1. North-South Arterial Road Curves to the East to Fernbank Road, and the Transit Corridor Continues along Terry Fox Drive
2. Abbott Street Connects to Castlefrank Road
3. Iber Road Continues to Fernbank Road

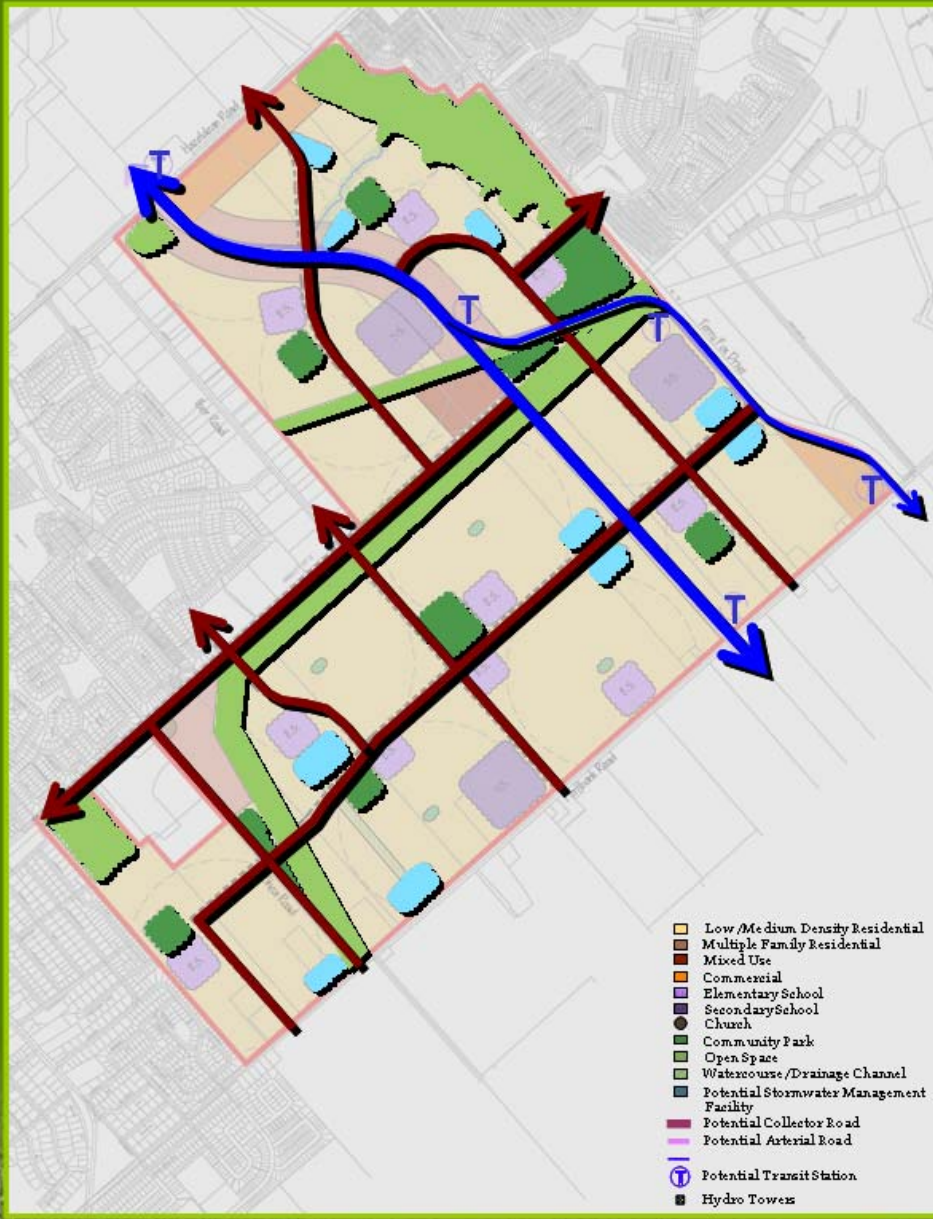


# PRELIMINARY CONCEPTS

## Option 4

### Key Elements

1. North-South Arterial Road Curves to the East to Fernbank Road, and the Transit Corridor Continues along Terry Fox Drive
2. Abbott Street Connects to Castlefrank Road
3. Iber Road Continues to Fernbank Road
4. Two District Parks



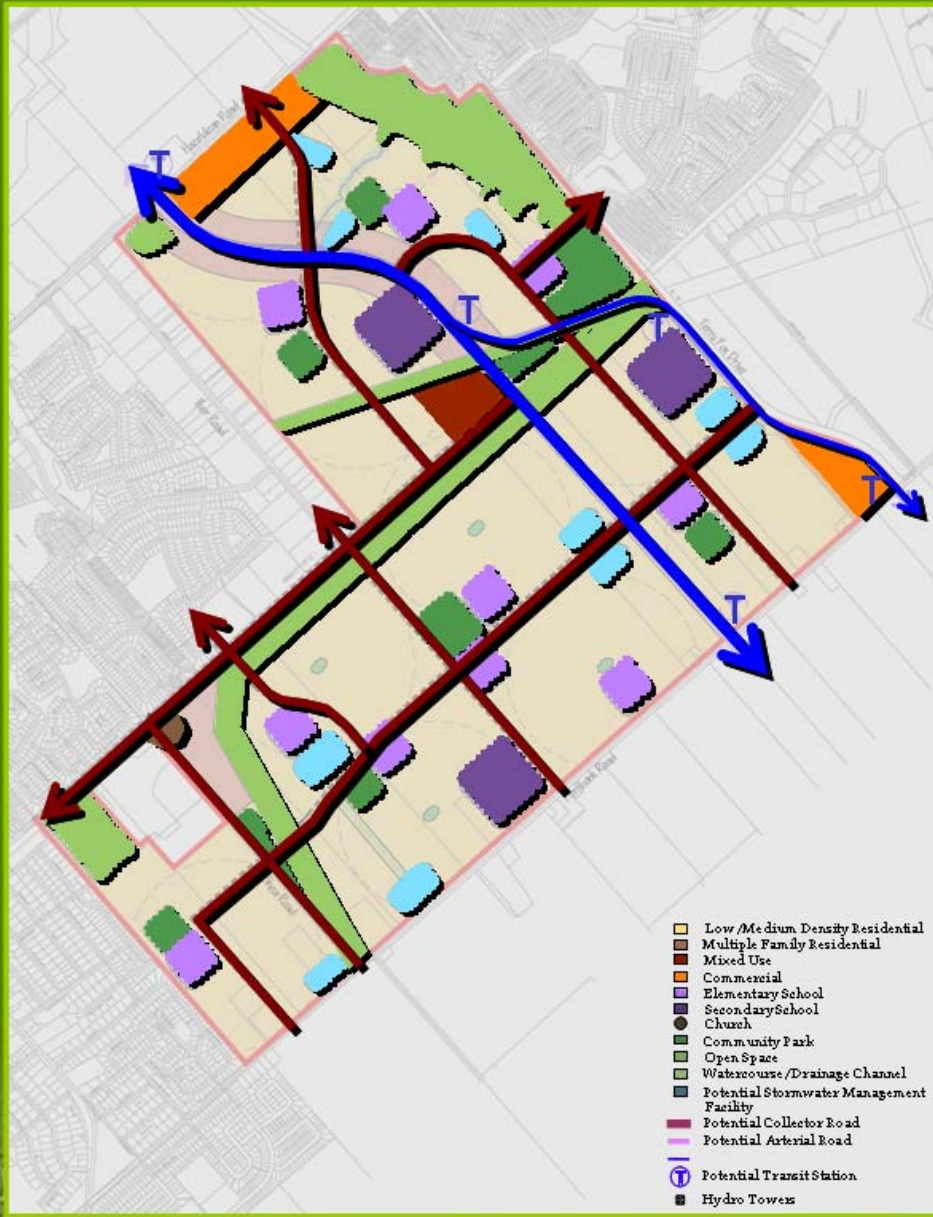


# PRELIMINARY CONCEPTS

## Option 4

### Key Elements

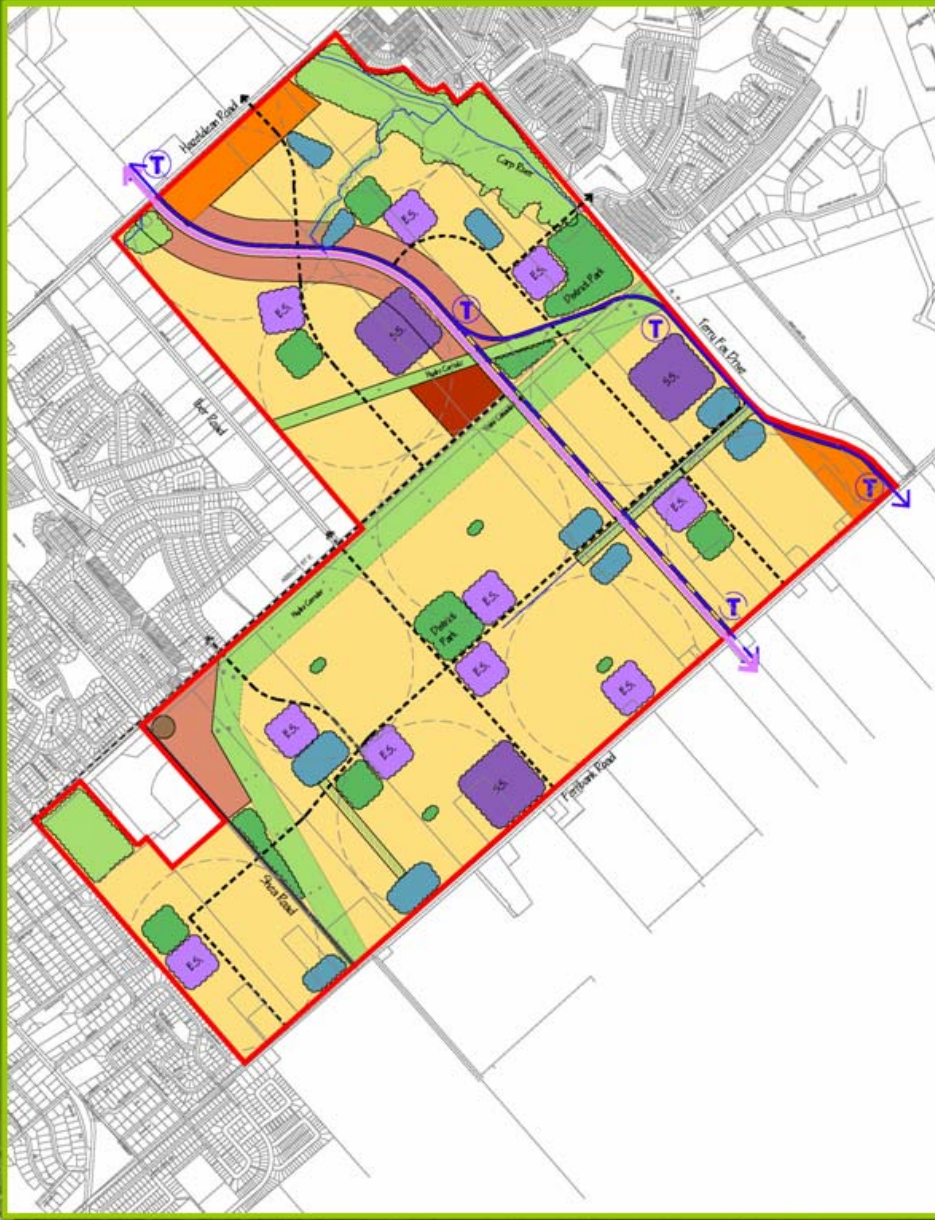
1. North-South Arterial Road Curves to the East to Fernbank Road, and the Transit Corridor Continues along Terry Fox Drive
2. Abbott Street Connects to Castlefrank Road
3. Iber Road Continues to Fernbank Road
4. Two District Parks
5. Community Core Located Between the Hydro Corridors
6. Mixed Use is Proposed along the North-South Arterial Road
7. Commercial Uses Located at the Intersection Of Terry Fox Drive and Fernbank Road, and Hazeldean Road
8. No Employment Uses





# PRELIMINARY CONCEPTS

## *Option 4*



### Key Elements

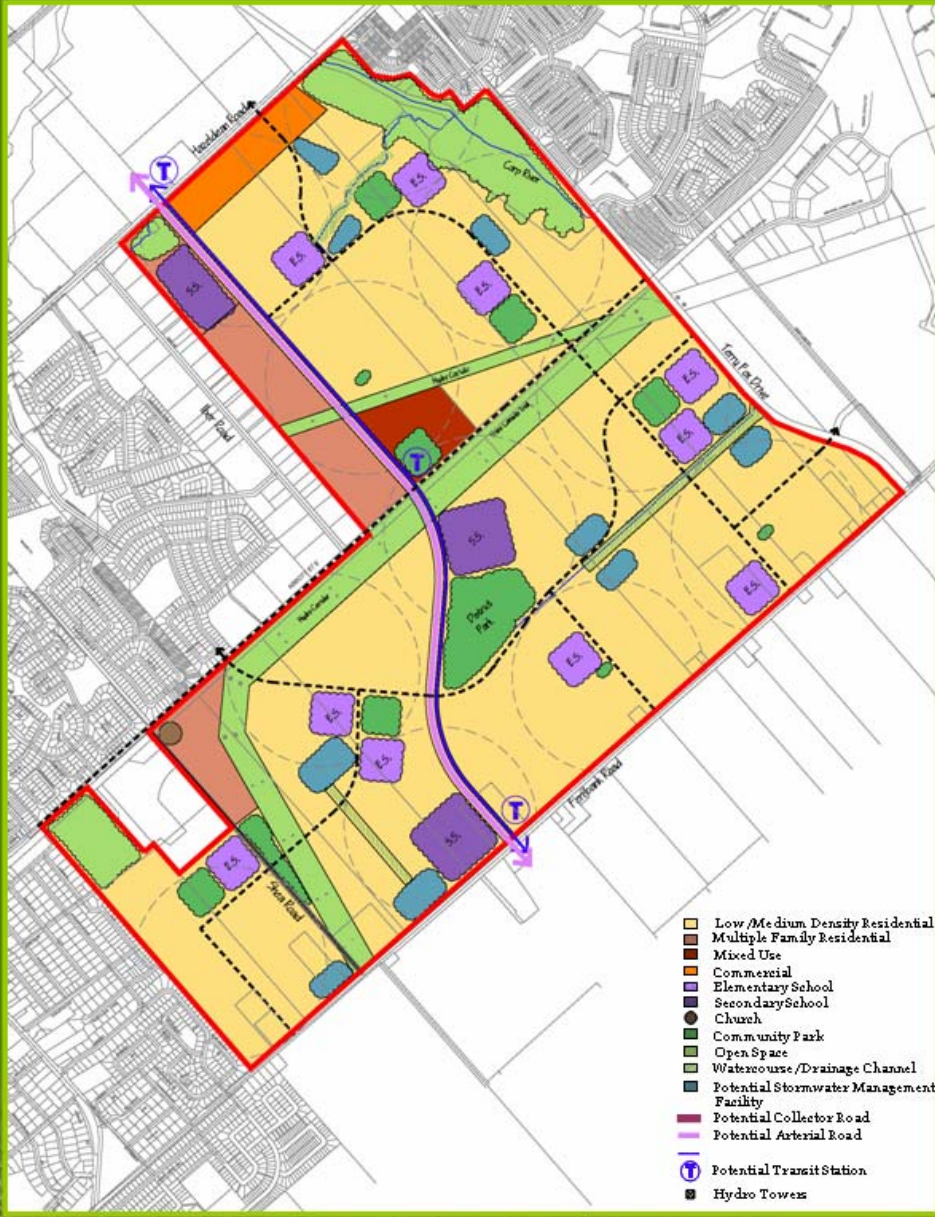
1. North-South Arterial Road Curves to the East to Fernbank Road, and the Transit Corridor Continues along Terry Fox Drive
2. Abbott Street Connects to Castlefrank Road
3. Iber Road Continues to Fernbank Road
4. Two District Parks
5. Community Core Located Between the Hydro Corridors
6. Mixed Use is Proposed along the North-South Arterial Road
7. Commercial Uses Located at the Intersection Of Terry Fox Drive and Fernbank Road, and Hazeldean Road
8. No Employment Uses
9. 5-minute Walking Distance



# PRELIMINARY CONCEPTS

## Option 5

### Key Elements

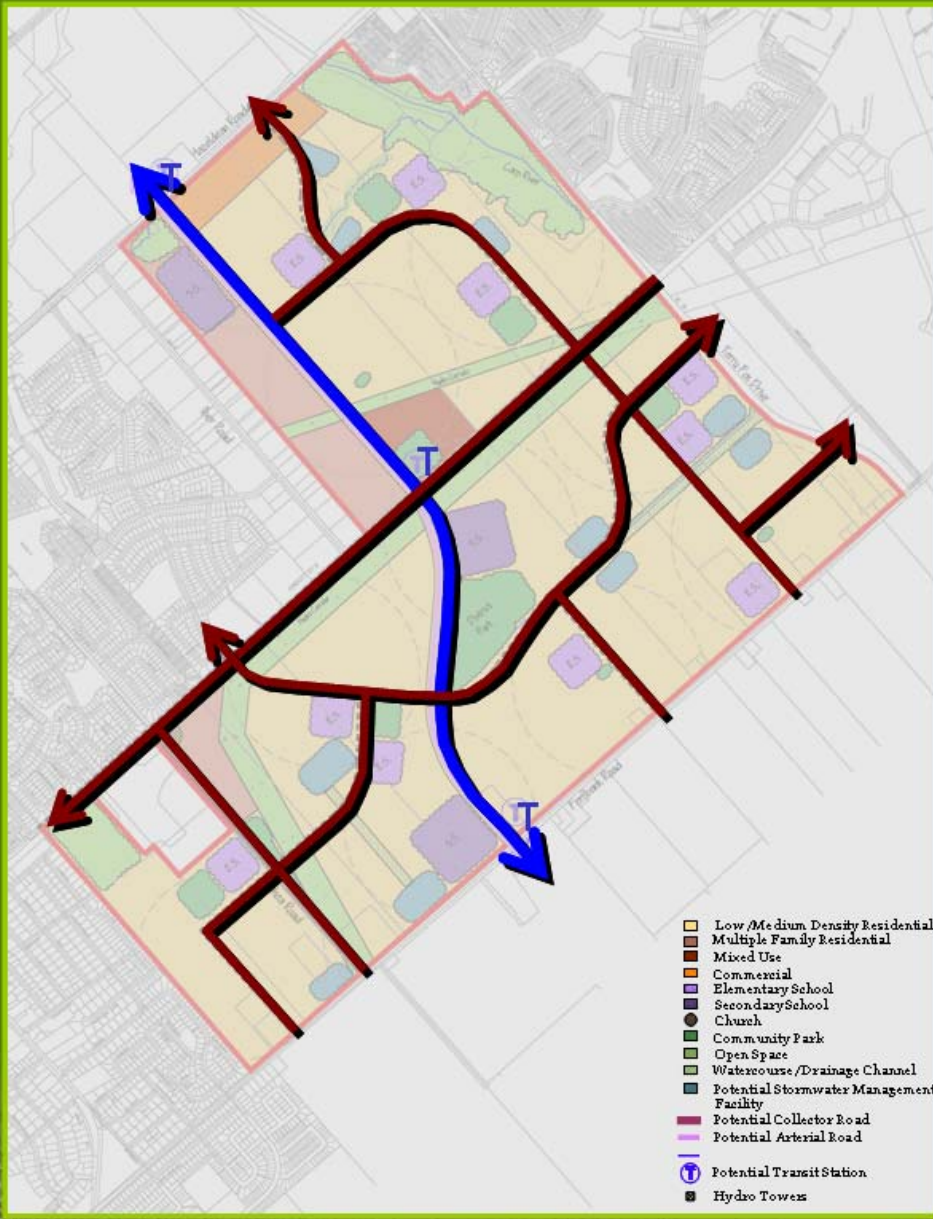


# PRELIMINARY CONCEPTS

## Option 5

### Key Elements

1. North-South Arterial Road and Transit Corridor Curves to the West to Fernbank Road
2. Abbott Street Connects to Terry Fox Drive
3. Offset Connection of Iber Road to Fernbank Road



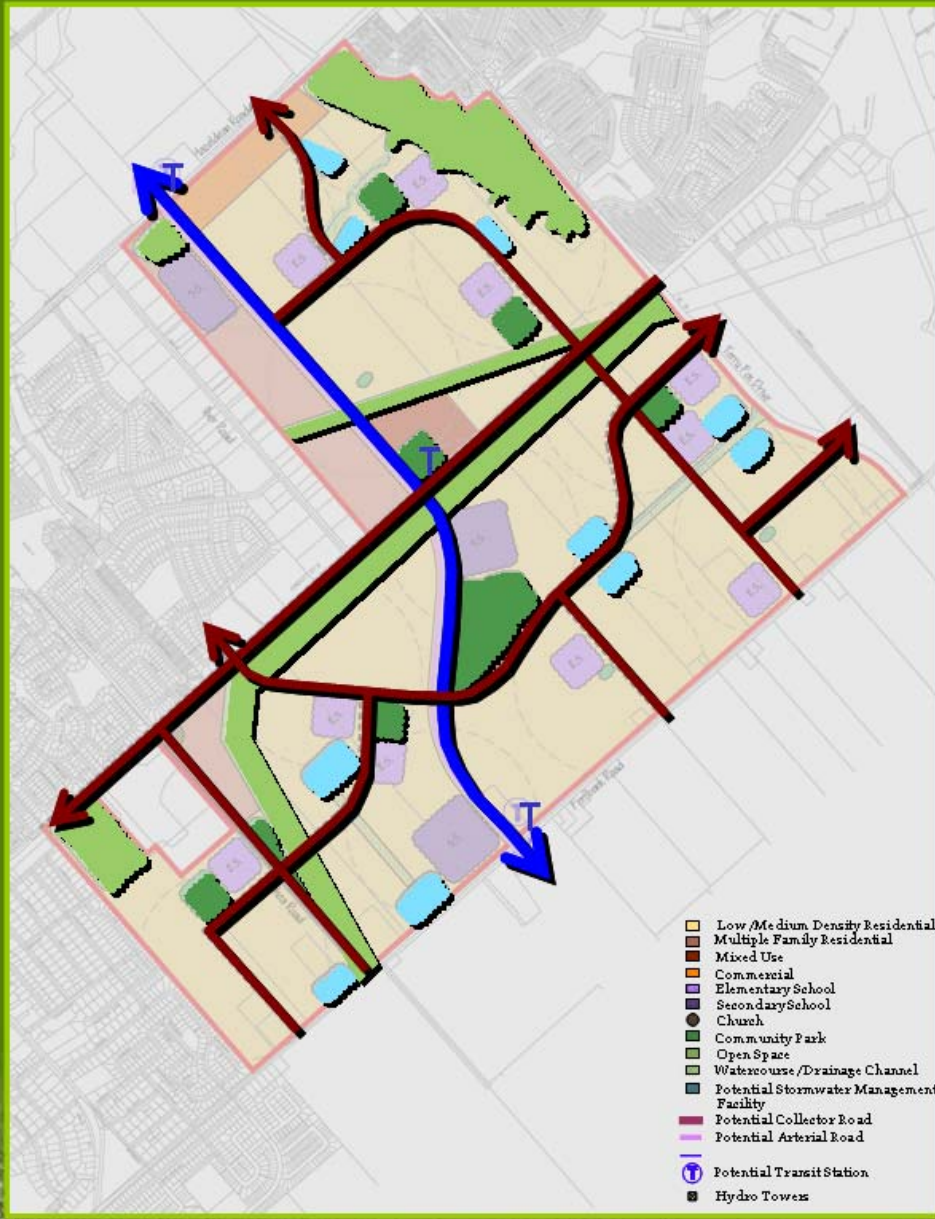


# PRELIMINARY CONCEPTS

## *Option 5*

### Key Elements

1. North-South Arterial Road and Transit Corridor Curves to the West to Fernbank Road
2. Abbott Street Connects to Terry Fox Drive
3. Offset Connection of Iber Road to Fernbank Road
4. One District Parks



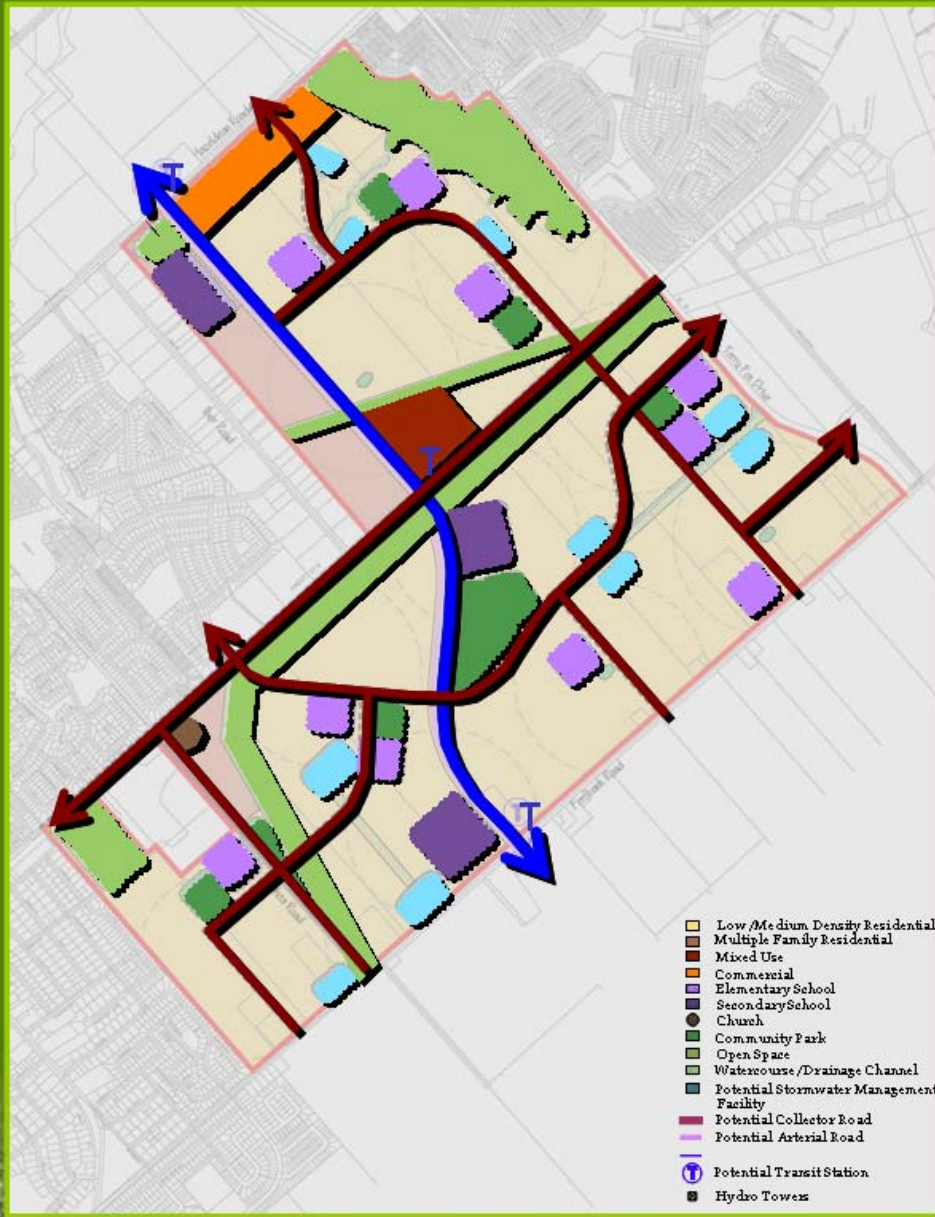


# PRELIMINARY CONCEPTS

## Option 5

### Key Elements

1. North-South Arterial Road and Transit Corridor Curves to the West to Fernbank Road
2. Abbott Street Connects to Terry Fox Drive
3. Offset Connection of Iber Road to Fernbank Road
4. One District Parks
5. Community Core Located Between the Hydro Corridors
6. Mixed Use is Proposed along the North-South Arterial Road
7. Commercial Uses Located along Hazeldean Road
8. No Employment Uses



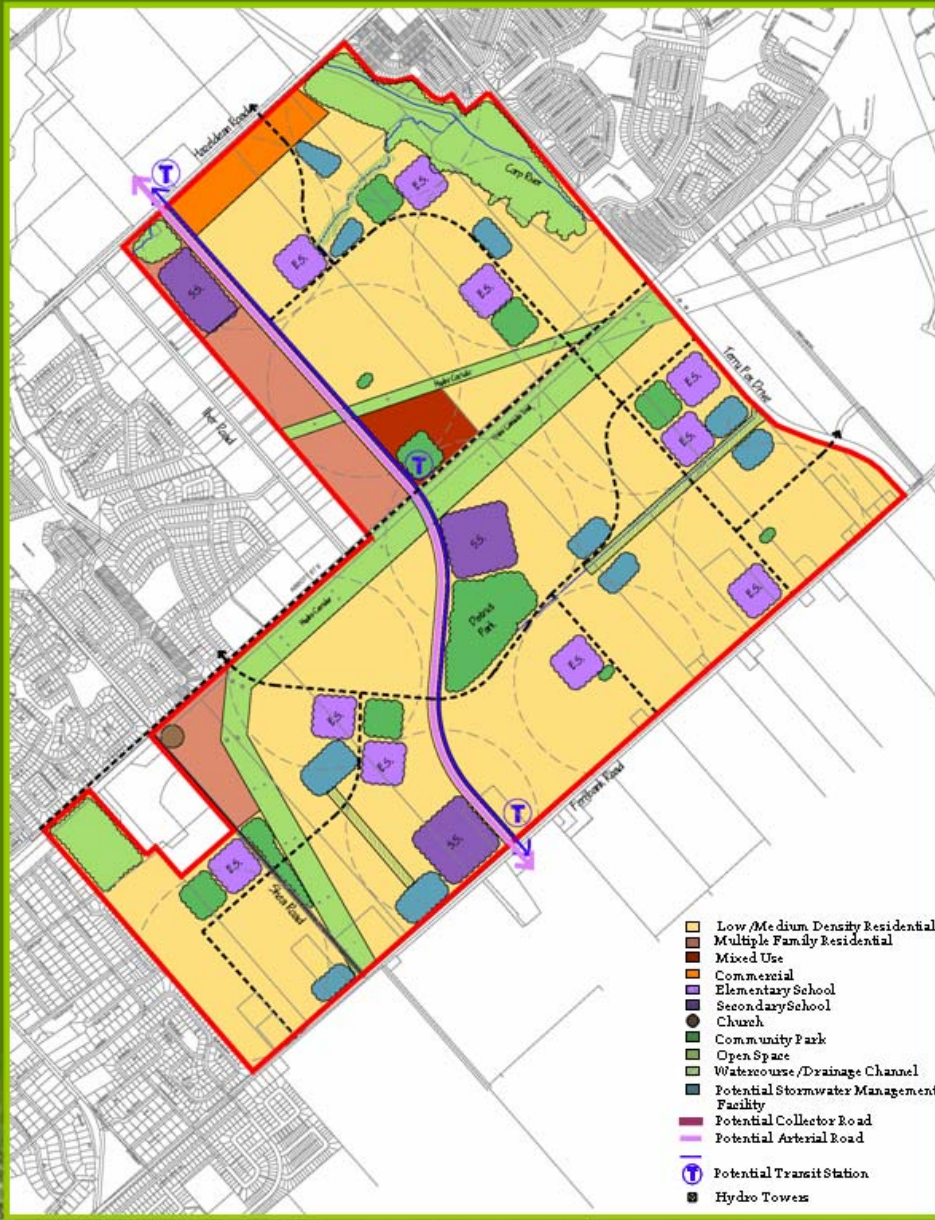


# PRELIMINARY CONCEPTS

## Option 5

### Key Elements

1. North-South Arterial Road and Transit Corridor Curves to the West to Fernbank Road
2. Abbott Street Connects to Terry Fox Drive
3. Offset Connection of Iber Road to Fernbank Road
4. One District Parks
5. Community Core Located Between the Hydro Corridors
6. Mixed Use is Proposed along the North-South Arterial Road
7. Commercial Uses Located along Hazeldean Road
8. No Employment Uses
9. 5-minute Walking Distance



# DRAFT EVALUATION CRITERIA

- **Main Topics**
- **Criteria/Indicators**
- **Application of Evaluation Criteria to Land Use Alternatives**



# ALTERNATIVE SOLUTIONS

- **Transportation Alternative Solutions**
  - Do Nothing
  - Limit Growth
  - Improve Cycling and Pedestrian Mobility and Transportation Demand Management
  - Widen/Improve Existing Road(s)
  - Construct New Road(s)
  - Provide Rapid Transit Service
  
- **Stormwater Alternative Solutions**
  - Do Nothing
  - Limit Growth
  - Open Ditches & Culverts
  - Piped Services (sewers)
  - No SWM Facilities
  - Expand Existing Facilities
  - New SWM Facilities for Development Areas

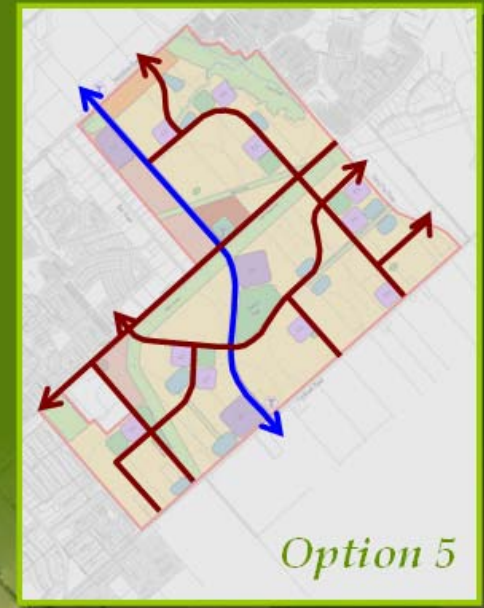
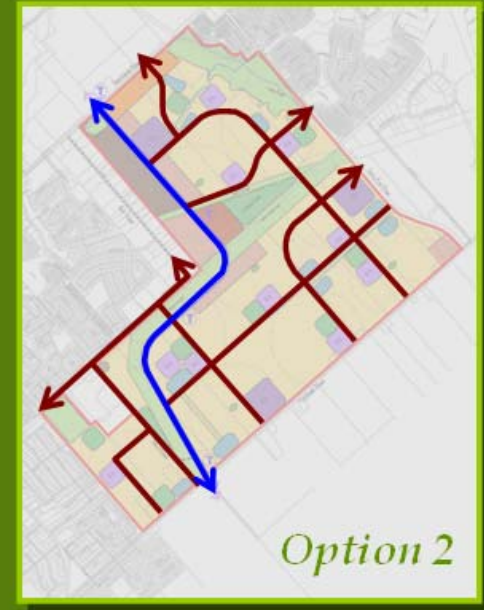
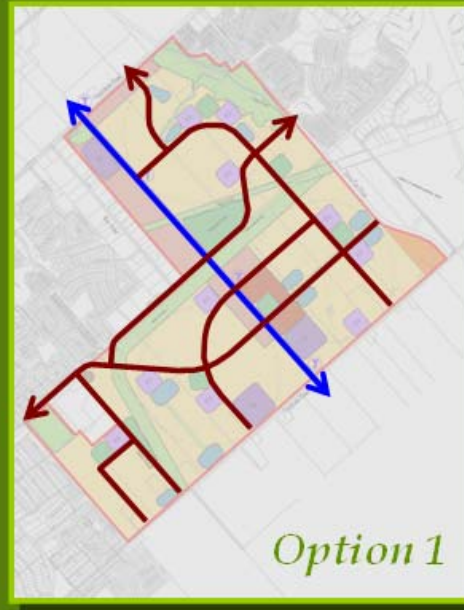
# ALTERNATIVE SOLUTIONS

- **Water Distribution System**
  - Do Nothing
  - Limit Growth
  - Private Wells
  - Communal Wells
  - Extend Municipal Services





# LET'S TALK.....





# LET'S TALK.....





**FERNBANK COMMUNITY DESIGN PLAN**

**PRELIMINARY LAND USE CONCEPTS**

<b>PRELIMINARY CONCEPT NO. __</b>		
<b>ISSUE</b>	<b>COMMENT</b>	<b>SUGGESTIONS</b>
<b>TRANSPORTATION AND TRANSIT (INCLUDING N-S ARTERIAL ROAD, ABBOTT STREET, IBER ROAD, CONNECTIONS TO SURROUNDING ROADS, TRANSITWAY ROUTE, ETC.)</b>		
<b>NATURAL HERITAGE</b>		
<b>RESIDENTIAL LAND USE DISTRIBUTION</b>		
<b>INTERFACE LAND USES</b>		
<b>COMMUNITY FACILITIES (PARKS, SCHOOLS AND GREENSPACES, ETC.)</b>		
<b>OTHER LAND USES (COMMERCIAL, MIXED USE, ETC.)</b>		
<b>COMMUNITY CORE LOCATION</b>		

FERNBANK COMMUNITY DESIGN PLAN

PRELIMINARY LAND USE CONCEPTS

PRELIMINARY CONCEPT NO. 1		
ISSUE	COMMENT	SUGGESTIONS
<p><b>TRANSPORTATION AND TRANSIT (INCLUDING N-S ARTERIAL ROAD, ABBOTT STREET, IBER ROAD, CONNECTIONS TO SURROUNDING ROADS, TRANSITWAY ROUTE, ETC.)</b></p>	<p><b>Group No. 2:</b></p> <ul style="list-style-type: none"> <li>• Good to continue Abbott, reduce stress on other e-w</li> <li>• Remove jog at Abbott by church</li> </ul> <p><b>Group No. 3:</b></p> <ul style="list-style-type: none"> <li>• Where's the transit for existing GO transit through centre second park and ride Hazeldean buffer, parkway, between existing community joining up cross Canada trail bike lanes on major arteries and to transitway</li> </ul> <p><b>Group No. 5:</b></p> <ul style="list-style-type: none"> <li>• Direct</li> <li>• Divides community into 3 parts</li> <li>• Don't like angled "Dead zone" on Abbott – safety</li> <li>• Extra traffic on Abbott</li> </ul> <p><b>Group No. 7:</b></p> <ul style="list-style-type: none"> <li>• N-S arterial is central to community</li> <li>• Straight is good – better traffic movement</li> <li>• Collectors seem fine</li> <li>• Accessibility</li> </ul> <p><b>Group No. 9:</b></p> <ul style="list-style-type: none"> <li>• Logical</li> <li>• Makes sense</li> </ul>	<p><b>Group No. 2:</b></p> <ul style="list-style-type: none"> <li>• T intersection better</li> </ul> <p><b>Group No. 5:</b></p> <ul style="list-style-type: none"> <li>• 90 intersection at Abbott</li> <li>• Walking trail extended in buffer</li> <li>• Like transit connection</li> </ul> <p><b>Group No. 7:</b></p> <ul style="list-style-type: none"> <li>• #1 is preferred</li> <li>• ensure Samuel Mann is closed at Caribou</li> </ul>
<p><b>NATURAL HERITAGE</b></p>	<p><b>Group No. 5:</b></p> <ul style="list-style-type: none"> <li>• Satisfied</li> <li>• Separate woodlands</li> </ul> <p><b>Group No. 8:</b></p> <p>Preserve Maple woodlot</p> <p><b>Group No. 9:</b></p> <ul style="list-style-type: none"> <li>• Buffer along Caribou board (such as passing rec. path)</li> </ul>	<p><b>Group No. 9:</b></p> <ul style="list-style-type: none"> <li>• i.e. 10 m pathway</li> </ul>
<p><b>RESIDENTIAL LAND USE DISTRIBUTION</b></p>	<p><b>Group No. 2:</b></p> <ul style="list-style-type: none"> <li>• Good high density around transit and around main road</li> </ul> <p><b>Group No. 5:</b></p> <ul style="list-style-type: none"> <li>• Some small angles – "dead space"</li> <li>• Not efficient</li> </ul> <p><b>Group No. 7:</b></p> <ul style="list-style-type: none"> <li>• Low density near/built current low density</li> </ul>	<p><b>Group No. 7:</b></p> <ul style="list-style-type: none"> <li>• Low density behind Caribou to mirror existing housing</li> <li>• Keep high density along transitway</li> </ul>



<b>INTERFACE LAND USES</b>	<p><b>Group No. 5:</b></p> <ul style="list-style-type: none"> <li>• What will happen to existing roads</li> </ul> <p><b>Group No. 9:</b></p> <ul style="list-style-type: none"> <li>• Along Iber Industrial should be employ use</li> </ul>	<p><b>Group No. 5:</b></p> <ul style="list-style-type: none"> <li>• Trail as buffer – bikes, walking, wildlife</li> <li>• From woodlot south</li> <li>• Possible connection with existing roads – Samuel Mann</li> </ul> <p><b>Group No. 7:</b></p> <ul style="list-style-type: none"> <li>• Need buffer zone walking path from behind Caribou Ave Fernbank to high school and recreation complex</li> </ul>
<b>COMMUNITY FACILITIES (PARKS, SCHOOLS AND GREENSPACES, ETC.)</b>	<p><b>Group No. 2:</b></p> <ul style="list-style-type: none"> <li>• Pathway between existing Caribou community</li> <li>• Good parks</li> </ul> <p><b>Group No. 5:</b></p> <ul style="list-style-type: none"> <li>• Like big district park</li> <li>• Will existing rec centre serve whole community?</li> </ul> <p><b>Group No. 7:</b></p> <ul style="list-style-type: none"> <li>• Need for community centre</li> <li>• Too many schools</li> <li>• Need more recreation facilities</li> </ul> <p><b>Group No. 8:</b></p> <ul style="list-style-type: none"> <li>• Passive recreational pathway to Trans Canada Trail</li> </ul> <ul style="list-style-type: none"> <li>• <b>Group No. 9:</b></li> <li>• No commercial next to high school</li> <li>• Stonehaven rd. Richmond to Eagleson</li> </ul>	<p><b>Group No. 5 :</b></p> <ul style="list-style-type: none"> <li>• Schools share land and fields</li> </ul> <p><b>Group No. 9:</b></p> <ul style="list-style-type: none"> <li>• School/res. Dual zoning</li> <li>• Green space</li> <li>• 40 acre – use community centre/fields 24/7. Ralph Park Avenue</li> </ul>
<b>OTHER LAND USES (COMMERCIAL, MIXED USE, ETC.)</b>	<p><b>Group No. 2:</b></p> <ul style="list-style-type: none"> <li>• Mixed use should be on Hazeldean</li> </ul> <p><b>Group No. 5:</b></p> <ul style="list-style-type: none"> <li>• Commercial on Hazeldean</li> </ul>	<p><b>Group No. 5:</b></p> <ul style="list-style-type: none"> <li>• Need local grocery store and other services</li> <li>• Gas stations at major intersections</li> <li>• Daycare in central core</li> </ul> <p><b>Group No. 9:</b></p> <ul style="list-style-type: none"> <li>• SWM not next to school</li> </ul>
<b>COMMUNITY CORE LOCATION</b>		<p><b>Group No. 5:</b></p> <ul style="list-style-type: none"> <li>• Could it be further north (centre)</li> <li>• Centred around transit-walk to town centre</li> </ul>
<b>PRELIMINARY CONCEPT NO. 2</b>		
<b>ISSUE</b>	<b>COMMENT</b>	<b>SUGGESTIONS</b>
<b>TRANSPORTATION AND TRANSIT (INCLUDING N-S ARTERIAL ROAD, ABBOTT STREET, IBER ROAD, CONNECTIONS TO SURROUNDING ROADS, TRANSITWAY ROUTE, ETC.)</b>	<p><b>Group No. 2:</b></p> <ul style="list-style-type: none"> <li>• Arterial beside Hydro only gives one access</li> <li>• Transit station must be centralized</li> </ul> <p><b>Group No. 3:</b></p> <ul style="list-style-type: none"> <li>• 3<sup>rd</sup> park and ride</li> <li>• No transit adjacent to hydro corridor</li> <li>• Cheaper straight through</li> <li>• Bike path connections</li> </ul> <p><b>Group No. 5:</b></p> <ul style="list-style-type: none"> <li>• Stittsville Bypass?</li> <li>• Not in middle (N-S)</li> </ul>	<p><b>Group No. 5:</b></p> <ul style="list-style-type: none"> <li>• Extend Abbott part way to Terry Fox</li> <li>• Road connection between community core and southern area</li> </ul>

	<ul style="list-style-type: none"> <li>N-S arterial beside hydro corridor (good)</li> <li>Could be barrier</li> <li>No road connection to west of Shea</li> </ul> <p><b>Group No. 7:</b></p> <ul style="list-style-type: none"> <li>N-S goes to far west</li> </ul> <p><b>Group No. 8:</b></p> <ul style="list-style-type: none"> <li>This alignment should apply to all concepts</li> </ul> <p><b>Group No. 9:</b></p> <ul style="list-style-type: none"> <li>Not as good</li> </ul>	
<b>NATURAL HERITAGE</b>	<p><b>Group No. 5:</b></p> <ul style="list-style-type: none"> <li>What is open space at Hazeldean?</li> <li>Could be heritage</li> </ul> <p><b>Group No. 8:</b></p> <ul style="list-style-type: none"> <li>Preserve Maple woodlots</li> </ul> <p><b>Group No. 9:</b></p> <ul style="list-style-type: none"> <li>Not as good</li> </ul>	•
<b>RESIDENTIAL LAND USE DISTRIBUTION</b>	<p><b>Group No. 3:</b></p> <ul style="list-style-type: none"> <li>Ponds areas protected for safety</li> </ul> <p><b>Group No. 5:</b></p> <ul style="list-style-type: none"> <li>Effective in relation to transit</li> </ul> <p><b>Group No. 9:</b></p> <ul style="list-style-type: none"> <li>Not as good</li> </ul>	•
<b>INTERFACE LAND USES</b>	<p><b>Group No. 3:</b></p> <ul style="list-style-type: none"> <li>Buffer path for walking or bikes to cross Canada trail and School and GRC</li> </ul> <p><b>Group No. 9:</b></p> <ul style="list-style-type: none"> <li>Yes – employer use</li> </ul>	<p><b>Group No. 5:</b></p> <ul style="list-style-type: none"> <li>Trail buffer</li> <li>Exchange school and park west of Shea – make use of existing Rec centre</li> </ul>
<b>COMMUNITY FACILITIES (PARKS, SCHOOLS AND GREENSPACES, ETC.)</b>	<p><b>Group No. 5:</b></p> <ul style="list-style-type: none"> <li>Schools in SW grouped together</li> <li>Not sure about large park location conflicts with Hydro</li> </ul> <p><b>Group No. 8:</b></p> <ul style="list-style-type: none"> <li>Passive recreational pathway to Trans Canada Trail</li> </ul>	•
<b>OTHER LAND USES (COMMERCIAL, MIXED USE, ETC.)</b>	<p><b>Group No. 5:</b></p> <ul style="list-style-type: none"> <li>If employment uses needed, put it there!</li> </ul> <p><b>Group No. 9:</b></p> <ul style="list-style-type: none"> <li>School west of Shea should not be interior</li> </ul>	•
<b>COMMUNITY CORE LOCATION</b>	<p><b>Group No. 5:</b></p> <ul style="list-style-type: none"> <li>Road connection to south space</li> </ul> <p><b>Group No. 9:</b></p> <ul style="list-style-type: none"> <li><b>Vote</b></li> <li>2 people like community centre location #2</li> <li>2 people like #1</li> <li>1 person undecided</li> </ul>	•
<b>PRELIMINARY CONCEPT NO. 3</b>		
<b>ISSUE</b>	<b>COMMENT</b>	<b>SUGGESTIONS</b>
<b>TRANSPORTATION AND TRANSIT</b>	<p><b>Group No. 2:</b></p> <ul style="list-style-type: none"> <li>Abbott must continue</li> <li>Arterial at industrial limits</li> </ul>	•



(INCLUDING N-S ARTERIAL ROAD, ABBOTT STREET, IBER ROAD, CONNECTIONS TO SURROUNDING ROADS, TRANSITWAY ROUTE, ETC.)	<p>access</p> <ul style="list-style-type: none"> <li>Connect to existing roads to Kanata</li> </ul> <p><b>Group No. 5:</b></p> <ul style="list-style-type: none"> <li>No connection at Abbott to N-S arterial</li> <li>Like N-S position</li> </ul> <p><b>Group No. 9:</b></p> <ul style="list-style-type: none"> <li>Better N-S alignment</li> </ul>	
NATURAL HERITAGE	<p><b>Group No. 8:</b></p> <ul style="list-style-type: none"> <li>Preserve Maple woodlots</li> </ul>	
RESIDENTIAL LAND USE DISTRIBUTION		
INTERFACE LAND USES	<p><b>Group No. 5:</b></p> <ul style="list-style-type: none"> <li>Must integrate communities</li> </ul> <p><b>Group No. 9:</b></p> <ul style="list-style-type: none"> <li>Better interface along employment use</li> </ul>	<p><b>Group No. 7:</b></p> <ul style="list-style-type: none"> <li>Do not like existing school reaching only Caribou</li> </ul>
COMMUNITY FACILITIES (PARKS, SCHOOLS AND GREENSPACES, ETC.)	<p><b>Group No. 5:</b></p> <ul style="list-style-type: none"> <li>Schools integrated</li> <li>Like giant park at western edge</li> <li>Integrate</li> <li>What about churches</li> <li>Park in between hydro is good</li> </ul> <p><b>Group No. 8:</b></p> <ul style="list-style-type: none"> <li>Passive recreational pathway to Trans Canada Trail</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>
OTHER LAND USES (COMMERCIAL, MIXED USE, ETC.)	<p><b>Group No. 8:</b></p> <ul style="list-style-type: none"> <li>Commercial/Industrial in centre along Hydro corridor</li> </ul> <p><b>Group No. 9:</b></p> <ul style="list-style-type: none"> <li>Ho high school next to Hydro</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>
COMMUNITY CORE LOCATION	<p><b>Group No. 5:</b></p> <ul style="list-style-type: none"> <li>Too close to vacant fields should be near centre of intersecting roads</li> </ul>	
<b>PRELIMINARY CONCEPT NO. 4</b>		
<b>ISSUE</b>	<b>COMMENT</b>	<b>SUGGESTIONS</b>
TRANSPORTATION AND TRANSIT (INCLUDING N-S ARTERIAL ROAD, ABBOTT STREET, IBER ROAD, CONNECTIONS TO SURROUNDING ROADS, TRANSITWAY ROUTE, ETC.)	<ul style="list-style-type: none"> <li><b>Group No. 2:</b></li> <li>Continue Abbott to Terry Fox</li> <li>Good Iber extension</li> <li>Collector grid system allows for greater road use and phasing developments</li> <li>Good connections to existing roads</li> <li><b>Group No. 3:</b></li> <li>Takes Transitway away from half of community, better down the middle</li> <li><b>Group No. 5:</b></li> <li>Too close to Terry Fox for N-S arterial</li> </ul>	<ul style="list-style-type: none"> <li><b>Group No. 2:</b></li> <li>Transit stations need to be further west</li> <li><b>Group No. 10:</b></li> <li>Already Terry Fox</li> </ul>

	<ul style="list-style-type: none"> <li>• Long distance from Shea to transitway</li> <li>• <b>Group No. 7:</b></li> <li>• Too extreme, excludes quadrant of area</li> <li>• Not good</li> <li>• Do not like</li> <li>• <b>Group No. 9:</b></li> <li>• Prefer #3</li> <li>• <b>Group No. 10:</b></li> <li>• Continuing Iber would continue commercial through res.</li> <li>• Relies too much on Abbott and Shea</li> <li>• N-S too far east</li> </ul>	
<b>NATURAL HERITAGE</b>	<b>Group No. 3:</b> <ul style="list-style-type: none"> <li>• Parks not integrated well</li> </ul> <b>Group No. 8:</b> <ul style="list-style-type: none"> <li>• Preserve Maple woodlots</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>
<b>RESIDENTIAL LAND USE DISTRIBUTION</b>	<b>Group No. 8:</b> <ul style="list-style-type: none"> <li>• Put residential north of Hydro corridor at eastern boundary</li> </ul>	<b>Group No. 7:</b> <ul style="list-style-type: none"> <li>• High density by complex</li> </ul>
<b>INTERFACE LAND USES</b>	<b>Group No. 5:</b> <ul style="list-style-type: none"> <li>• Single family backing on Iber business</li> </ul>	<b>Group No. 7:</b> <ul style="list-style-type: none"> <li>• Do not like elementary school reaching onto Caribou</li> </ul>
<b>COMMUNITY FACILITIES (PARKS, SCHOOLS AND GREENSPACES, ETC.)</b>	<b>Group No. 8:</b> <ul style="list-style-type: none"> <li>• Passive recreational pathway to Trans Canada Trail</li> <li>• Locate parkland north of Hydro corridor at western edge (by Iber)</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>
<b>OTHER LAND USES (COMMERCIAL, MIXED USE, ETC.)</b>	<b>Group No. 9:</b> <ul style="list-style-type: none"> <li>• High school option 3</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>
<b>COMMUNITY CORE LOCATION</b>		
<b>PRELIMINARY CONCEPT NO. 5</b>		
<b>ISSUE</b>	<b>COMMENT</b>	<b>SUGGESTIONS</b>
<b>TRANSPORTATION AND TRANSIT (INCLUDING N-S ARTERIAL ROAD, ABBOTT STREET, IBER ROAD, CONNECTIONS TO SURROUNDING ROADS, TRANSITWAY ROUTE, ETC.)</b>	<b>Group No. 2:</b> <ul style="list-style-type: none"> <li>• Good Abbott connection but curve to Castlefrank (Abbott cannot dead end)</li> <li>• Good arterial and Transitway</li> <li>• Like weave collector road</li> </ul> <b>Group No. 3:</b> <ul style="list-style-type: none"> <li>• Transit</li> </ul> <b>Group No. 4:</b> <ul style="list-style-type: none"> <li>• Subdivisions along N.S arterial should be designed to minimize noise walls</li> </ul> <b>Group No. 5:</b> <ul style="list-style-type: none"> <li>• Collector aligns with granite Ridge – possible cut through traffic</li> <li>• Like N-S arterial location</li> </ul> <b>Group No. 7:</b> <ul style="list-style-type: none"> <li>• Like Abbott going straight through to Terry Fox</li> </ul>	<b>Group No. 4:</b> <ul style="list-style-type: none"> <li>• N.S. Arterial</li> </ul> <b>Group No. 10:</b> <ul style="list-style-type: none"> <li>• Could be problem with trail</li> </ul>



	<p><b>Group No. 10:</b></p> <ul style="list-style-type: none"> <li>• Not grid like pattern – curves</li> <li>• Bends – slows traffic</li> <li>• Abbott continuing to Castlefrank</li> <li>• Many choices to travel from SW through</li> </ul>	
<b>NATURAL HERITAGE</b>	<p><b>Group No. 3:</b></p> <ul style="list-style-type: none"> <li>• Large park closer to centre and mixed use</li> </ul> <p><b>Group No. 8:</b></p> <ul style="list-style-type: none"> <li>• Preserve Maple woodlots</li> </ul> <p><b>Group No. 10:</b></p> <ul style="list-style-type: none"> <li>• Ok with parks</li> </ul>	<p><b>Group No. 4:</b></p> <ul style="list-style-type: none"> <li>• Preserve Stone House East of Shea Rd. (owned by Mrs. Jones)</li> </ul> <p><b>Group No. 10:</b></p> <ul style="list-style-type: none"> <li>• Hydro core for a N-S bike trail</li> </ul>
<b>RESIDENTIAL LAND USE DISTRIBUTION</b>	<ul style="list-style-type: none"> <li>• <b>Group No. 2:</b></li> <li>• Good schools along arterial</li> </ul> <p><b>Group No. 4:</b></p> <ul style="list-style-type: none"> <li>• Multiple family residential should be closer to Transitway and elementary school</li> </ul> <ul style="list-style-type: none"> <li>• <b>Group No. 10:</b></li> <li>• Good placing for multi family</li> <li>• Good transition form low density to high</li> </ul>	<p><b>Group No. 4:</b></p> <ul style="list-style-type: none"> <li>• See concept #5 addition</li> </ul> <p><b>Group No. 10:</b></p> <ul style="list-style-type: none"> <li>• Excessive schools</li> </ul>
<b>INTERFACE LAND USES</b>	<p><b>Group No. 2:</b></p> <ul style="list-style-type: none"> <li>• Need health care</li> </ul> <p><b>Group No. 3:</b></p> <ul style="list-style-type: none"> <li>• Keeping hydro corridor green space</li> </ul> <p><b>Group No. 4:</b></p> <ul style="list-style-type: none"> <li>• See concept #5</li> <li>• Buffer zone to existing community along Caribou Park community and block off Orville/Evelyn and Samuel Mann to traffic</li> </ul> <p><b>Group No. 5:</b></p> <ul style="list-style-type: none"> <li>• Multi family backing onto lber industrial</li> <li>• Could be an issue</li> <li>• School works as buffer</li> </ul> <p><b>Group No. 8:</b></p> <ul style="list-style-type: none"> <li>• Move northern hydro line parallel to other and run a Town Centre with commercial/industrial uses along the northern edge</li> </ul> <p><b>Group No. 10:</b></p> <ul style="list-style-type: none"> <li>• Good - central</li> </ul>	<p><b>Group No. 4:</b></p> <ul style="list-style-type: none"> <li>• Multiuse pathway</li> </ul> <p><b>Group No. 5:</b></p> <ul style="list-style-type: none"> <li>• Buffer – walking trail</li> </ul>
<b>COMMUNITY FACILITIES (PARKS, SCHOOLS AND GREENSPACES, ETC.)</b>	<p><b>Group No. 4:</b></p> <ul style="list-style-type: none"> <li>• See concept #5</li> <li>• District Park – Central location is good</li> <li>• Need to show Pedestrian Plan</li> </ul> <p><b>Group No. 5:</b></p> <ul style="list-style-type: none"> <li>• Like school/rec centre connection in SW corner</li> </ul> <p><b>Group No. 8:</b></p> <ul style="list-style-type: none"> <li>• Passive recreational pathway to Trans Canada Trail</li> </ul>	
<b>OTHER LAND USES</b>	<p><b>Group No. 2:</b></p>	

<b>(COMMERCIAL, MIXED USE, ETC.)</b>	<ul style="list-style-type: none"> <li>• Town centre</li> <li>• Mixed use</li> <li>• If needed employment by Iber rd.</li> </ul> <p><b>Group No. 10:</b></p> <ul style="list-style-type: none"> <li>• Good on Hazeldean</li> <li>• Possibly in SE corner</li> </ul>	
<b>COMMUNITY CORE LOCATION</b>	<p><b>Group No. 2:</b></p> <ul style="list-style-type: none"> <li>• Good core, good to separate park and core</li> </ul>	

#### GENERAL COMMENTS

ISSUE	COMMENT
<b>TRANSPORTATION AND TRANSIT (INCLUDING N-S ARTERIAL ROAD, ABBOTT STREET, IBER ROAD, CONNECTIONS TO SURROUNDING ROADS, TRANSITWAY ECT.)</b>	<ul style="list-style-type: none"> <li>• Like Abbott going right through to arterial</li> <li>• Subdivisions next to N.S. arterial designed to minimize noise walls – like east side Abbott</li> <li>• Like major roadway because accessible from Stittsville</li> <li>• Best one to get traffic off Main St.</li> <li>• Not going out of way to get to Stittsville</li> <li>• Transitway/arterials should be N/S - straight</li> </ul>
<b>NATURAL HERITAGE</b>	<ul style="list-style-type: none"> <li>• Connect naturalized drain to district park</li> <li>• Show pedestrian plan</li> <li>• Link to Carp River</li> <li>• Would like to see stone House near Shea kept and barn near Hazeldean</li> <li>• Too many schools – could become parks (housing centres of pool)</li> <li>• Don't want one large park with "built-form" centres on it – distinct difference between green space and community facilities</li> <li>• Keep one central park – multiuse/multi-age</li> <li>• Examine issue of hydro corridor should not have sports fields</li> <li>• Decent crossing between transit way and bike path (Trans Canada Trail)</li> <li>• Respect pre-established Parks and rec ratios for rec. facilities</li> </ul>
<b>RESIDENTIAL LAND USE DISTRIBUTION</b>	<ul style="list-style-type: none"> <li>• Higher density should be near Transitway</li> <li>• Don't like multiple res. Near church like close to park</li> <li>• High density should be along/close to Transitway – bad example #4 &amp; 5, housing too far from transit (in pockets)</li> </ul>
<b>INTERFACE LAND USES</b>	<ul style="list-style-type: none"> <li>• Multiuse pathway between Stittsville and dev. Area – buffer zone</li> <li>• Plan 3 – best placement of secondary schools (all on transit)</li> <li>• Prefer not having secondary schools on commercial area</li> <li>• Prefer not to have elementary school placed directly behind existing housing (neighbourhoods)</li> <li>• Bike paths that access/reach throughout development</li> <li>• Central park backing/adjacent to Trans Canada Trail is positive</li> </ul>
<b>OTHER LAND USES (COMMERCIAL, MIXED USE, ETC.)</b>	<ul style="list-style-type: none"> <li>• Don't put SWM pond next to elementary School</li> <li>• Commercial should be able to be walked to</li> <li>• Closer to residential</li> <li>• Ride bike and go home</li> <li>• Have a café on corner of parks</li> </ul>
<b>COMMUNITY CORE LOCATION</b>	<ul style="list-style-type: none"> <li>• Like in # 5</li> <li>• #1 has the best plan</li> </ul>
<b>COMMUNITY FACILITIES (PARKS, SCHOOLS AND GREENSPACES, ETC.)</b>	<ul style="list-style-type: none"> <li>• Like large district park</li> <li>• Like away from hydro corridor</li> <li>• Place for dogs? – corridor/hydro</li> <li>• Passive recreational pathway to Trans Canada Trail</li> </ul>

#### COMMENTS DRAWN ON MAPS

##### Group No. 4:

- Buffer zone and multi use path next to Stittsville west and Caribou between Fernbank and Abbott similar to Amberwood and Forest Creek



- Creates a network of path in Stittsville that bisects the community north and south to notch the east west Trans Canada Trail
  - Adds access to Sacred Heart High School and the Goulbourn Rec Centre
  - Block off Samuel Mann to road traffic but allow pedestrian and bicycle traffic
- Liked large district park as in #5
- Arterial road as in #5 and Abbott as a through street helps to remove traffic off Main Street Stittsville and Abbott as a through street to allow traffic light control for the Trans Canada trail
- Higher density closer to transit and park
  - Move from intersection of Abbott and Shea to closer to the district park and the elementary schools
- Want to see a Pedestrian Plan for the development as a design consideration not merely an after thought

**Group No. 5:**

- Next to Iber should be school, business, commercial uses, office
- Buffer and trail along west edge
- Position of N-S arterial and Transitway on option 2 next to Hydro lines
- Putting large park in triangle
- Centring the transportation corridor – Not #4

**Group No. 9:**

- Widening road to calm traffic
- Like Concept #5
- Concept 5:
  - buffer along west
  - buffer zone
  - no car traffic
  - HDR close
  - Bike/Rd. system
- Triangle as park land
- Buffer with employments – HDR/Commercial/Employment
- Transit should be centre
- Both buffer on water edge
- Straight arterial
- Park within green (net arena)
- School on Transitway
- No comm. to school
- Comm. Accessible by bike
- Bike/trail path access to core
- TCT – gem for the area should not be
- Buffer on West end
- Majority of CPR good
- Dual zone on school site
- Straight/Ctr. N-S Rd.
- Park facility
- School away from comm..
- Opt. 5 (scenic routes)
  - Comm.. at SE
  - Abbott connect to Castlefrank
- Opt 4 and 5
  - No res. Along major Hydro corridor
  - Group of schools in 4
  - Preserve woodlots

**COMMENTS ON PRELIMINARY CONCEPT NO. 5 MAP**

**Group No. 2:**

- Green buffer zone identified
- Low/med. Density area identified
- Extensions and additions to pathways
- Multi Family area identified
- Health care location identified
- “Empty if necessary” area
- Mixed use area identified

**Group No. 4:**

- IMPORTANT – Buffer zone between existing Caribou Community and development with multiuse pathway and block off Orville/Evelyn and Samuel Mann to traffic!
- No stormwater pond beside Elem. School
- Lower density area identified
- Higher density area identified

**Group No. 10:**

- Not grid like, bending streets calm traffic, scenic drive
- Abbott to join with Castlefrank rather than dead end at Terry Fox
- Many routes from southwest to northeast
- Parks are well placed, central – hydro core N-S connection to bike trail
- Bike paths should join
- Commercial on southeast to suit other side of Terry Fox



**FERNBANK COMMUNITY DESIGN ROUNDTABLE  
EVALUATION – JUNE 5, 2007**

SUMMARY

TOTAL OF **10** EVALUATION FORMS RETURNED

1. How was the organization of the session?

Excellent	Good	Fair	Poor
<b>3</b>	<b>6</b>	<b>1</b>	

2. The process used was (identify on the point scale) in generating discussion and ideas.

Very Effective	1	2	3	4	5	Not Very Effective
	<b>4</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>2</b>	

3. Were you able to express your ideas and opinions during the session?

Yes	No
<b>9</b>	<b>1</b>

4. I feel (identify on the point scale) about the way our groups working throughout the session

Highly Satisfied	1	2	3	4	5	Highly Dissatisfied
	<b>4</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>2</b>	

5. I am (identify on the point scale) to the decisions we made as a group

Strongly Committed	1	2	3	4	5	Not Committed
	<b>3</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>2</b>	

6. How much influence did you feel you had on the decision-making process of the group?

Very Much	Much	Little	Very Little
<b>2</b>	<b>7</b>	<b>1</b>	<b>1</b>

1 person choose Much and Little

7. Was this process a useful way for you to contribute ideas to the development of guiding principles for the Fernbank area?

Yes	Somewhat	No
<b>9</b>		<b>1</b>

***Additional comments (about the process):***

- Thank you for the opportunity.
- Do we have any way to tell whether the developers will take any account of these planning meetings, or do they just think these are PR and then they do just what they wanted to do on the first place? The local record is not encouraging.
- The group had 4 members; two lived behind (west) the Rec Centre and had the Agenda of cutting off their current Stittsville from having any roads extending into the new community. Having larger groups would stop this controlling of the Agenda.
- Good meeting.
- Disorganized. People with no knowledge of Stittsville (not from area) present without good ideas and many “assumptions” eg: green space a priority. I think builders are not committed to green space or quality of life – we have to push for it can't “assume”.
- Very useful session

## **Appendix H – Public Meeting #4**

- Notice of Meeting
  - City of Ottawa Website Posting ([ottawa.ca](http://ottawa.ca))
  - Fernbank Community Design Plan Website Posting ([ferbankcdp.com](http://ferbankcdp.com))
  - Ottawa Citizen Advertisement – September 1, 2007
  - Le Droit Advertisement – September 1, 2007
  - Kanata Kourier Advertisement – September 14, 2007
  - Stittsville Weekender Advertisement - September 14, 2007
  - Email Reminder – September 23, 2007
- PowerPoint Presentation
- Roundtable Handouts
- Roundtable Results



[Home](#) > [Residents](#) > [Public Consultations](#) > [Fernbank Community Design Plan & Integrated Environmental Assessment Process](#) > [Community Design Roundtable \(September 2007\)](#)

## Fernbank Community Design Plan & Integrated Environmental Assessment Process

---

### Community Design Roundtable (September 2007)

The City of Ottawa and a consulting team led by Walker, Nott, Dragicevic Associates Limited, invite you to attend a Presentation and Open House on the Fernbank Community Design Plan (CDP).

The objective of the Fernbank CDP is to create a vision of the development that provides new opportunities to live, work and play in the growing western edge of the City. The Fernbank CDP is not intended to be prescriptive, but is to guide development process in consultation and coordination with the community, area landowners, Provincial agencies and ministries, and other interested parties. It is crucial that the affected communities be actively involved in the development of the Fernbank CDP in order to ensure the cultivation of guiding principles and a common understanding of the planning process.

The preparation of the Fernbank CDP will be harmonized with the Environmental Assessment (EA) processes for required infrastructure within the Study Area. In accordance with the Municipal Engineers Association (MEA) Class Environmental Assessment (Section A.2.9) process, the Planning Act requirements for the implementing Official Plan Amendment and MEA Class EA processes will be integrated.

At this Meeting, you will have the opportunity to review:

- Preferred Land Use Concept
- Preferred Alternative Transportation Designs and Infrastructure Alternatives
- Draft Demonstration Plan

You will have the opportunity to provide input into the Community Development Plan and design and implementation guidelines to continue shaping a vision for this development's future appearance, function and interface with existing communities of Stittsville and Kanata South.

Your participation is important to the preparation of a successful Community Design Plan. To RSVP or for more information on this project or to be added to our mailing list, please contact:

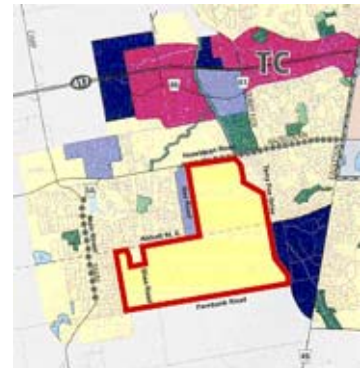
For more information on this project or to be added to our mailing list, please contact:

Myles Mahon, Community Planner  
Community Planning & Design Division  
City of Ottawa  
110 Laurier Avenue West

### Community Design Roundtable

Monday, September 24, 2007  
Scotiabank Place  
1000 Palladium Drive, Kanata  
Coliseum Rooms C & D  
7 to 9:30 p.m.

### Study Area Map



[Click here to enlarge](#)

Ottawa, ON K1P 1J1  
Mail code 1-15  
Phone: 613-580-2424 ext. 27817  
Fax: 613-580-2459  
E-mail: [Myles Mahon](mailto:Myles Mahon)

Wendy Nott, FCIP, RPP, Senior Principal  
Walker, Nott, Dragicevic Associates Limited  
172 St. George Street  
Toronto, ON M5R 2M7  
Phone: 1-866 968-3511  
Fax: 416-960-0172  
E-mail: [wnott@wndplan.com](mailto:wnott@wndplan.com)  
Web: [www.wndplan.com](http://www.wndplan.com)

**Visit** <http://www.ferbankcdp.com/>

CON024308

[Accueil](#) > [Résidents](#) > [Consultations publiques](#) > [Plan de conception et processus d'évaluation environnementale intégré de Fernbank](#) > [Table ronde sur la conception communautaire \(septembre 2007\)](#)

## Plan de conception et processus d'évaluation environnementale intégré de Fernbank

---

### Table ronde sur la conception communautaire (septembre 2007)

La Ville d'Ottawa et une équipe d'experts-conseils dirigée par Walker, Nott, Dragicevic Associates Limited vous invitent à une réunion portes ouvertes et à une table ronde sur la conception communautaire relatives au Plan de conception communautaire (PCC) de Fernbank.

Le but du PCC est d'établir un plan directeur permettant d'aménager l'extrémité ouest de la Ville en un secteur où il fait bon vivre, travailler et se divertir. Le PCC de Fernbank n'est pas prescriptif, mais vise plutôt à orienter le processus d'aménagement compte tenu des besoins de la collectivité, des propriétaires fonciers, des organismes et des ministères provinciaux et d'autres parties intéressées. Il est essentiel que les collectivités concernées prennent une part active à l'élaboration du PCC de Fernbank pour assurer l'établissement des principes directeurs et une interprétation commune du processus de planification.

La préparation du PCC de Fernbank sera harmonisée avec les processus d'évaluation environnementale relatifs aux infrastructures nécessaires dans l'aire à l'étude. Conformément au processus d'évaluation environnementale de portée générale (article A.2.9.) de la Municipal Engineers Association (MEA), les exigences de la Loi sur l'aménagement du territoire relatives à la mise en œuvre des processus de modification du Plan officiel et de l'évaluation environnementale seront intégrées.

Au cours de la réunion, vous aurez la possibilité d'examiner les éléments suivants :

- Concept préféré d'utilisation des terres
- Concepts préférés de mode de transport de remplacement et solutions de rechange en matière d'infrastructure
- Ébauche du plan de présentation

Vous aurez la possibilité de donner votre avis sur le plan d'aménagement communautaire et sur le concept, ainsi que sur les lignes directrices de la mise en œuvre afin de continuer l'élaboration d'une vision en matière d'apparence, de fonctions et d'interface à venir de cette élaboration auprès des communautés déjà existantes de Stittsville et de Kanata-Sud.

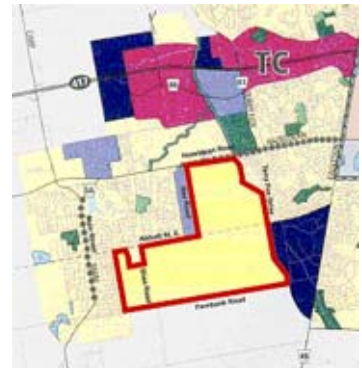
Votre participation est une condition importante à l'élaboration d'un plan de conception communautaire efficace. Pour rsvp ou de obtenir un complément d'information sur ce projet ou pour faire ajouter votre adresse à la liste d'envoi, veuillez communiquer avec :

Myles Mahon

### Table ronde sur la conception communautaire

le lundi 24 septembre 2007  
Place Banque Scotia  
1000, promenade Palladium,  
Kanata  
Salles Colisée C et D  
19 h à 21 h 30

### Limite de la zone d'étude



[Cliquez ici pour agrandir l'image](#)



Agent de planification communautaire  
Division de l'aménagement et de la conception communautaires  
Ville d'Ottawa  
110, avenue Laurier ouest  
Ottawa (ON) K1P 1J1  
Courrier interne : 1-15  
Tél. : 613-580-2424, poste 27817  
Télé. : 613-580-2459  
Courriel : [Myles Mahon](mailto:Myles.Mahon)

Wendy Nott, F.C.I.P., R.P.P.  
Directrice principale  
Walker, Nott, Dragicevic Associates Limited  
172, rue St. George  
Toronto (ON) M5R 2M7  
Tél. : 1-866-968-3511  
Télé. : 416-960-0172  
Courriel : [wnott@wndplan.com](mailto:wnott@wndplan.com)  
Site Web : [www.wndplan.com](http://www.wndplan.com)

Rendez-vous à [www.fernbankcdp.com](http://www.fernbankcdp.com)

CON024315

# Fernbank Community Design Plan & Integrated Environmental Assessment Process

## Community Design Roundtable

Monday, September 24, 2007

Scotiabank Place

1000 Palladium Drive, Kanata

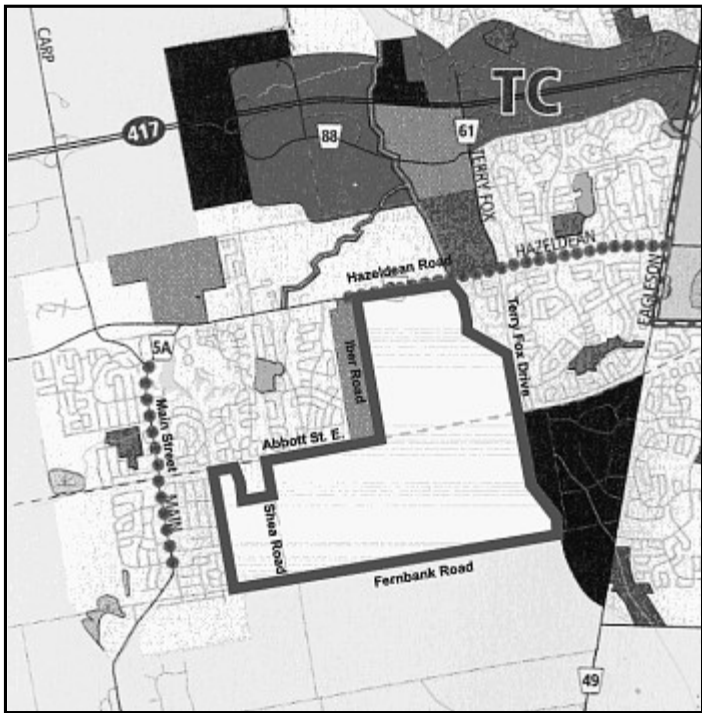
Coliseum Rooms C & D

7 to 9:30 p.m.

The City of Ottawa and a consulting team led by Walker, Nott, Dragicevic Associates Limited, invite you to attend a Presentation and Open House on the Fernbank Community Design Plan (CDP).

The objective of the Fernbank CDP is to create a vision of the development that provides new opportunities to live, work and play in the growing western edge of the City. The Fernbank CDP is not intended to be prescriptive, but is to guide development process in consultation and coordination with the community, area landowners, Provincial agencies and ministries, and other interested parties. It is crucial that the affected communities be actively involved in the development of the Fernbank CDP in order to ensure the cultivation of guiding principles and a common understanding of the planning process.

The preparation of the Fernbank CDP will be harmonized with the Environmental Assessment (EA) processes for required infrastructure within the Study Area. In accordance with the Municipal Engineers Association (MEA) Class Environmental Assessment (Section A.2.9) process, the Planning Act requirements for the implementing Official Plan Amendment and MEA Class EA processes will be integrated.



At this Meeting, you will have the opportunity to review:

- Preferred Land Use Concept
- Preferred Alternative Transportation Designs and Infrastructure Alternatives
- Draft Demonstration Plan

You will have the opportunity to provide input into the Community Development Plan and design and implementation guidelines to continue shaping a vision for this development's future appearance, function and interface with existing communities of Stittsville and Kanata South.

Your participation is important to the preparation of a successful Community Design Plan. To RSVP or for more information on this project or to be added to our mailing list, please contact:

Myles Mahon,  
Community Planner  
Community Planning  
& Design Division  
City of Ottawa  
110 Laurier Avenue West  
Ottawa, ON K1P 1J1  
Mail code 1-15  
Phone: 613-580-2424 ext. 27817  
Fax: 613-580-2459  
E-mail: [Myles.Mahon@ottawa.ca](mailto:Myles.Mahon@ottawa.ca)  
Web: [ottawa.ca](http://ottawa.ca)

Wendy Nott,  
FCIP, RPP, Senior Principal  
Walker, Nott,  
Dragicevic Associates Limited  
172 St. George Street  
Toronto, ON M5R 2M7  
Phone: 1-866 968-3511  
Fax: 416-960-0172  
E-mail: [wnot@wndplan.com](mailto:wnot@wndplan.com)  
Web: [www.wndplan.com](http://www.wndplan.com)  
[www.fernbankcdp.com](http://www.fernbankcdp.com)



**Information**  
ottawa.ca  
City  
services **3-1-1**  
TTY 613-580-2401

## Fernbank Community Design Plan & Integrated Environmental Assessment Process

### Community Design Roundtable

Monday, September 24, 2007  
Scotiabank Place  
1000 Palladium Drive, Kanata  
Coliseum Rooms C & D  
7 to 9:30 p.m.

The City of Ottawa and a consulting team led by Walker, Nott, Dragicevic Associates Limited, invite you to attend a Presentation and Open House on the Fernbank Community Design Plan (CDP).

The objective of the Fernbank CDP is to create a vision of the development that provides new opportunities to live, work and play in the growing western edge of the City. The Fernbank CDP is not intended to be prescriptive, but is to guide development process in consultation and coordination with the community, area landowners, Provincial agencies and ministries, and other interested parties. It is crucial that the affected communities be actively involved in the development of the Fernbank CDP in order to ensure the cultivation of guiding principles and a common understanding of the planning process.



The preparation of the Fernbank CDP will be harmonized with the Environmental Assessment (EA) processes for required infrastructure within the Study Area. In accordance with the Municipal Engineers Association (MEA) Class Environmental Assessment (Section A.2.9) process, the Planning Act requirements for the implementing Official Plan Amendment and MEA Class EA processes will be integrated.

At this Meeting, you will have the opportunity to review:

- Preferred Land Use Concept
- Preferred Alternative Transportation Designs and Infrastructure Alternatives
- Draft Demonstration Plan

You will have the opportunity to provide input into the Community Development Plan and design and implementation guidelines to continue shaping a vision for this development's future appearance, function and interface with existing communities of Stittsville and Kanata South.

Your participation is important to the preparation of a successful Community Design Plan. To RSVP or for more information on this project or to be added to our mailing list, please contact:

Myles Mahon, Community Planner  
Community Planning & Design Division  
City of Ottawa  
110 Laurier Avenue West  
Ottawa, ON K1P 1J1  
Mail code 1-15  
Phone: 613-580-2424 ext. 27817  
Fax: 613-580-2459  
E-mail: [Myles.Mahon@ottawa.ca](mailto:Myles.Mahon@ottawa.ca)  
Web: ottawa.ca

Wendy Nott, FCIP, RPP, Senior Principal  
Walker, Nott, Dragicevic Associates  
Limited  
172 St. George Street  
Toronto, ON M5R 2M7  
Phone: 1-866 968-3511  
Fax: 416-960-0172  
E-mail: [wnottd@wndplan.com](mailto:wnottd@wndplan.com)  
Web: [www.wndplan.com](http://www.wndplan.com)  
Visit [www.fernbankcdp.com](http://www.fernbankcdp.com)



Four-year-old Tana Marie Gall gets a helping hand during her second taste of ringette during the West Ottawa Wild's tryouts on Monday, Sept. 10, in Stittsville. The Wild draws players from across Kanata, Goulbourn and West Carleton. For information, visit [www.westottawaringette.com](http://www.westottawaringette.com).



**Information**  
ottawa.ca  
City  
services **3-1-1**  
TTY 613-580-2401

## Charting Our Future: Managing Institutional, Commercial and Industrial (IC&I) Waste in Ottawa

Public Forum  
1 to 4 p.m.

Friday September 21, 2007  
Nepean Sportsplex, Room B  
1701 Woodroffe Avenue

### How should IC&I waste be managed in Ottawa?

Have your say. The City will provide participants with a detailed breakdown of important waste management statistics on what is in IC&I waste and who generates it. This will be followed by a series of discussions where participants can explore potential options for diverting waste from landfill.

The City is responsible for the collection, diversion, and disposal of waste generated from households and some small businesses in Ottawa. All other businesses and institutions – such as schools, offices, and restaurants – are responsible for the management of their own waste, which is classified as industrial, commercial and institutional (IC&I) waste.

Collectively the IC&I sector produces approximately 70 percent of the waste in the City while diverting only an estimated 17 percent. The City wants to reduce IC&I waste and increase recycling and the use of other diversion options.

The City has completed a comprehensive review of options for increasing the amount of IC&I waste that is diverted from landfill. Throughout this process, the City has worked closely with waste generators, waste service providers and the public to consider how successful approaches from other parts of North America could be used to increase our diversion rate or reduce the overall volume of waste. However, the City would like additional feedback on the options that seem to be well suited to for adoption in Ottawa.

**YOU ARE INVITED** to participate in a half day forum on how IC&I waste in Ottawa should be managed. The City will provide participants with a detailed breakdown of important waste management statistics on what is in IC&I waste and who generates it. This will be followed by a series of discussions where participants can explore potential options for diverting waste from landfill.

**YOUR INPUT** will be reflected in the final IC&I 3Rs Strategy that will be submitted to City Council for review and approval later this year.

### EVENT DETAILS

On Friday, September 21 2007, registered participants are invited to come to  
Nepean Sportsplex  
Room B  
1701 Woodroffe Avenue

### REGISTRATION

To register please go to [www.solutions.ca/waste/forum](http://www.solutions.ca/waste/forum) or call Shikha McGowan, Jacques Whitford at 613-738-0708 extension 461.



# Zoom, zoom: Soap box derby on September 29

A soap box derby sanctioned by the Canadian Soapbox Derby Racing Association will be held in Stittsville on Saturday, September 29.

This will be Villagefest Saturday in Stittsville when there will be a gala parade and other special activities, sponsored by the Stittsville

Village Association.

In the soap box derby, racers ranging from 8 to 17 years of age will be coming from all across Ontario to compete in the races.

Stittsville has a history of soap box derbys, with a local soap box derby being held from 1971 through to the early 1990's. This Bill

Gullock Memorial Soap Box Derby, held in August, gave local youngsters an opportunity to race their home-built soap boxes. The races were held on the hill on Carleton Cathcart Street in Stittsville. This year's soap box derby will be held on the hill on Abbott Street just east of Stittsville Main Street.



Information  
ottawa.ca  
City services 3-1-1  
TTY 613-580-2401

## Fernbank Community Design Plan & Integrated Environmental Assessment Process

**Community Design Roundtable**  
Monday, September 24, 2007  
Scotiabank Place  
1000 Palladium Drive, Kanata  
Coliseum Rooms C & D  
7 to 9:30 p.m.

The City of Ottawa and a consulting team led by Walker, Nott, Dragicevic Associates Limited, invite you to attend a Presentation and Open House on the Fernbank Community Design Plan (CDP).

The objective of the Fernbank CDP is to create a vision of the development that provides new opportunities to live, work and play in the growing western edge of the City. The Fernbank CDP is not intended to be prescriptive, but is to guide development process in consultation and coordination with the community, area landowners, Provincial agencies and ministries, and other interested parties. It is crucial that the affected communities be actively involved in the development of the Fernbank CDP in order to ensure the cultivation of guiding principles and a common understanding of the planning process.



The preparation of the Fernbank CDP will be harmonized with the Environmental Assessment (EA) processes for required infrastructure within the Study Area. In accordance with the Municipal Engineers Association (MEA) Class Environmental Assessment (Section A.2.9) process, the Planning Act requirements for the implementing Official Plan Amendment and MEA Class EA processes will be integrated.

At this Meeting, you will have the opportunity to review:

- Preferred Land Use Concept
- Preferred Alternative Transportation Designs and Infrastructure Alternatives
- Draft Demonstration Plan

You will have the opportunity to provide input into the Community Development Plan and design and implementation guidelines to continue shaping a vision for this development's future appearance, function and interface with existing communities of Stittsville and Kanata South.

Your participation is important to the preparation of a successful Community Design Plan. To RSVP or for more information on this project or to be added to our mailing list, please contact:

Myles Mahon, Community Planner City of Ottawa 110 Laurier Avenue West Ottawa, ON K1P 1J1 Mail code 1-15 Phone: 613-580-2424 ext. 27817 Fax: 613-580-2459 E-mail: <a href="mailto:Myles.Mahon@ottawa.ca">Myles.Mahon@ottawa.ca</a> Web: <a href="http://ottawa.ca">ottawa.ca</a>	Wendy Nott, FCIP, RPP, Senior Principal Walker, Nott, Dragicevic Associates Limited 172 St. George Street Toronto, ON M5R 2M7 Phone: 1-866 968-3511 Fax: 416-960-0172 E-mail: <a href="mailto:wnott@wndplan.com">wnott@wndplan.com</a> Web: <a href="http://www.wndplan.com">www.wndplan.com</a> Visit <a href="http://www.fernbankcdp.com">www.fernbankcdp.com</a>
---	--

# Coffee, anyone?

The Munster United Church is now selling several types of Fair Trade coffee and tea both to members of its congregation as well as to others in the community.

The church has secured a bulk rate from its supplier of these products which the church is passing on to its customers. As a result, the coffee and tea are being offered for sale at rates more than comparable to those in specialty stores.

The Munster United Church has been selling and indeed using Fair Trade coffee and tea since last spring.

In these days of a fragile environment, the fact that Fair Trade crops are produced without harmful pesticides is beneficial to the worker, the consumer and the earth itself. Purchasing and using Fair Trade coffee and tea is one small way in which to be able to make a difference in today's world. For more information about the Fair Trade coffee and tea being sold by the Munster United Church, please contact Jennifer Turk at 613-838-5956 or Pat Lindsey at 613-838-2868. Orders may be placed through [muccoffee@gmail.com](mailto:muccoffee@gmail.com).

**JOHNSTON BROTHERS' TREE FARM**  
Quality Growing Since 1952

CHRISTMAS TREES      LANDSCAPE TREES

• Cedar Fencing • Nursery • Landscaping • Cedar Hedging • Cedar Decks & Docks

KEMPTVILLE - ONTARIO      Tel: 613-802-2314

## DRINKING WATER SOURCE PROTECTION

ACT FOR CLEAN WATER

### Be a member of the Mississippi-Rideau Source Protection Committee

Do you want to represent **agriculture, industry, the environment** or another interest on the Mississippi-Rideau Source Protection Committee? Apply by **October 8, 2007**.

**Committee Function**

- Work with Chair Janet Stavinga to oversee the development of science-based source protection plans to protect municipal drinking water sources in the Mississippi Valley and Rideau Valley watersheds.

**Finalized Committee Composition:**

- Municipal Interests ► municipalities (five seats)
- Sectoral Interests ► agriculture (two seats), industry and commercial (three seats)
- Other Interests ► (five seats)

For details on committee composition (including reasons why), how to apply (including application form) and committee member qualifications visit [www.mrsourcewater.ca](http://www.mrsourcewater.ca) or your local conservation authority office.

For more information contact: **Sommer Casgrain-Robertson**, Communications Specialist  
Mississippi-Rideau Source Protection Region  
1128 Mill Street, PO Box 599  
Manotick ON K4M 1A5  
613-692-3571 or 1-800-267-3504 ext. 1147  
[sommer.robertson@mrsourcewater.ca](mailto:sommer.robertson@mrsourcewater.ca)

Ontario      Mississippi Valley Conservation      RIDEAU VALLEY CONSERVATION AUTHORITY

131492

# FERNBANK COMMUNITY DESIGN PLAN & INTEGRATED ENVIRONMENTAL ASSESSMENT PROCESS



## Community Design Plan

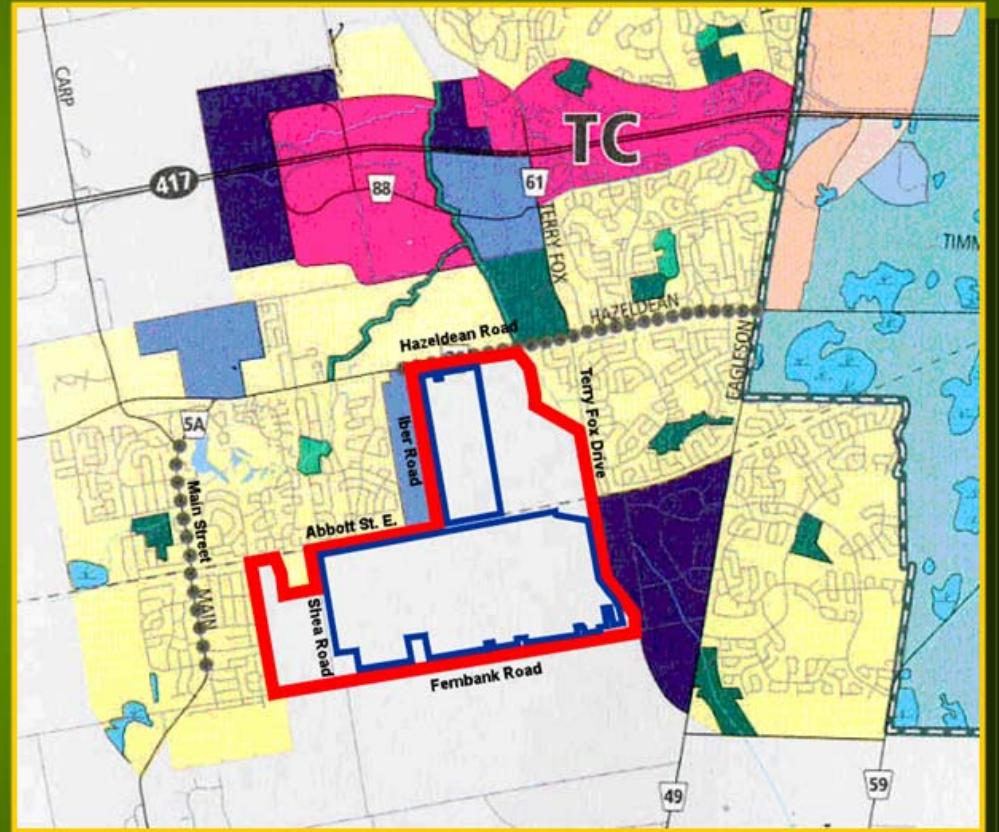
*City of Ottawa  
September 24, 2007*

# ONTARIO MUNICIPAL BOARD DECISION

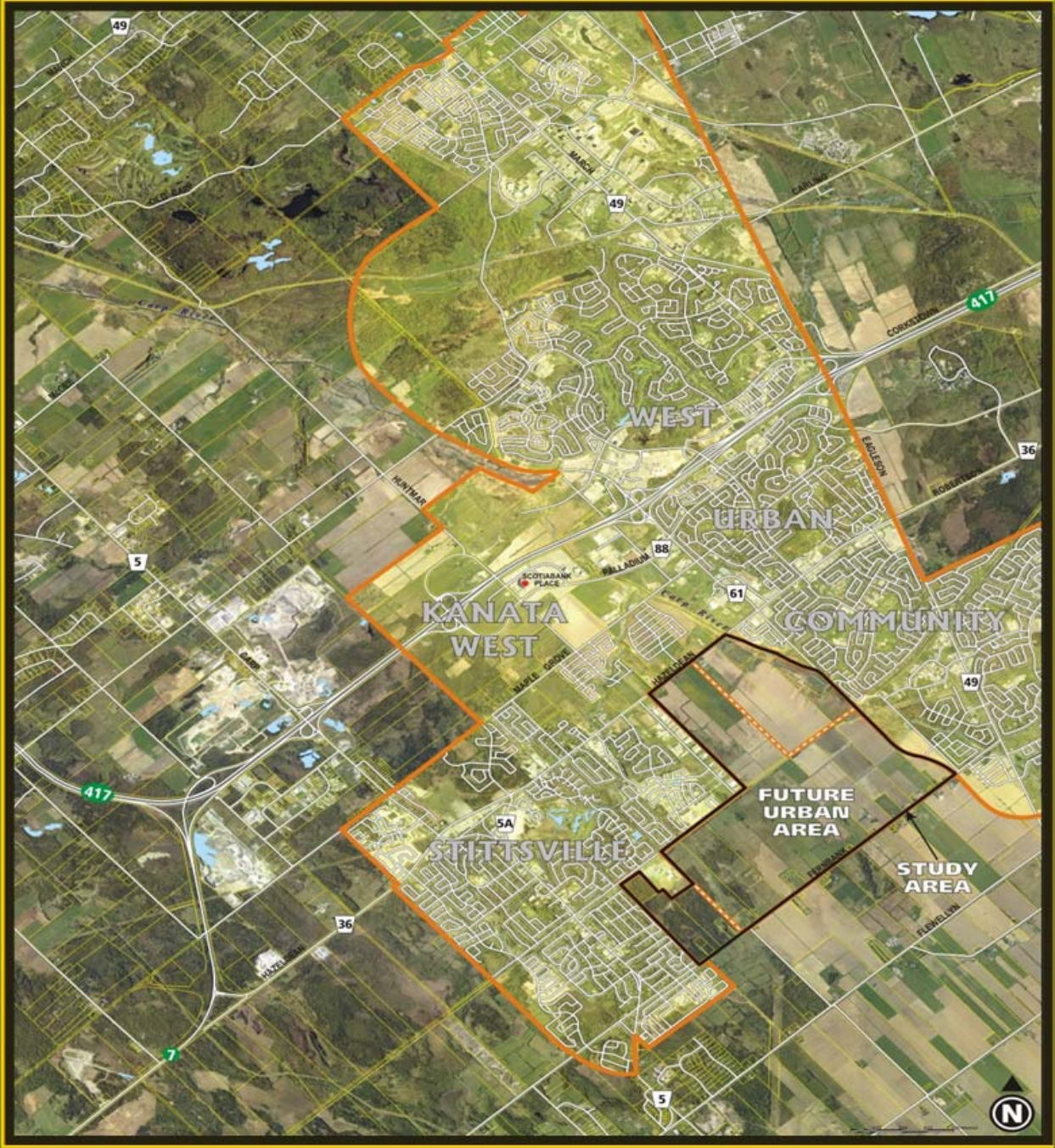
*August 2005*

OMB allowed appeals by Del, Brookfield and West Park to designate their lands as "urban".

Future development should be guided by a Community Design Plan (CDP).







# COLLABORATIVE PROCESS

## Consult all stakeholders:

- Residents, community associations/groups, surrounding communities of Kanata South, Sittsville & Kanata West,
- Landowners,
- City staff, and
- Government agencies.



# COUNCIL DECISION

*November 2005*

Follow with the “Developing Community Policies” of the Ottawa Official Plan:

- Quality transit, pedestrian, cycling facilities,
- Mix of land uses – live, work, play,
- Max. 60 % single-detached & semi-detached,
- 29 units per net hectare,
- Modified grid system of roads, and
- High quality design.



# COUNCIL DECISION

*November 2005*

- Ensure local recreational and community infrastructure is not overburdened by the development of these lands.
- Examine the need for the timely advancement other infrastructure requirements as currently defined in the Transportation (e.g. east west link) & Infrastructure Master Plans (servicing).
- Reflect the alignment/design/phasing of the north-south arterial road in the Kanata West Concept Plan.
- Acknowledge that the construction of the north-south arterial is an integral part of the overall development of the Fernbank lands.
- Include a final phasing plan that acknowledges the relationship between development timing, amount and front-end financing.
- Be subject to Environmental Assessment process.

# TERMS OF REFERENCE

## *Fernbank Community Design Plan*

- Approved by Planning and Environment Committee – July, 2006
- Integrated Environmental Assessment/Planning Process

# CONSULTATION PROCESS

## **Public Advisory Committee**

*Monday, May 14, 2007*

## **Technical Advisory Committee**

*Tuesday, May 15, 2007*

## **Public Workshop**

*Tuesday, June 5, 2007*





# FERNBANK COMMUNITY DESIGN PROCESS

*Preliminary Land Use Options June 5, 2007*







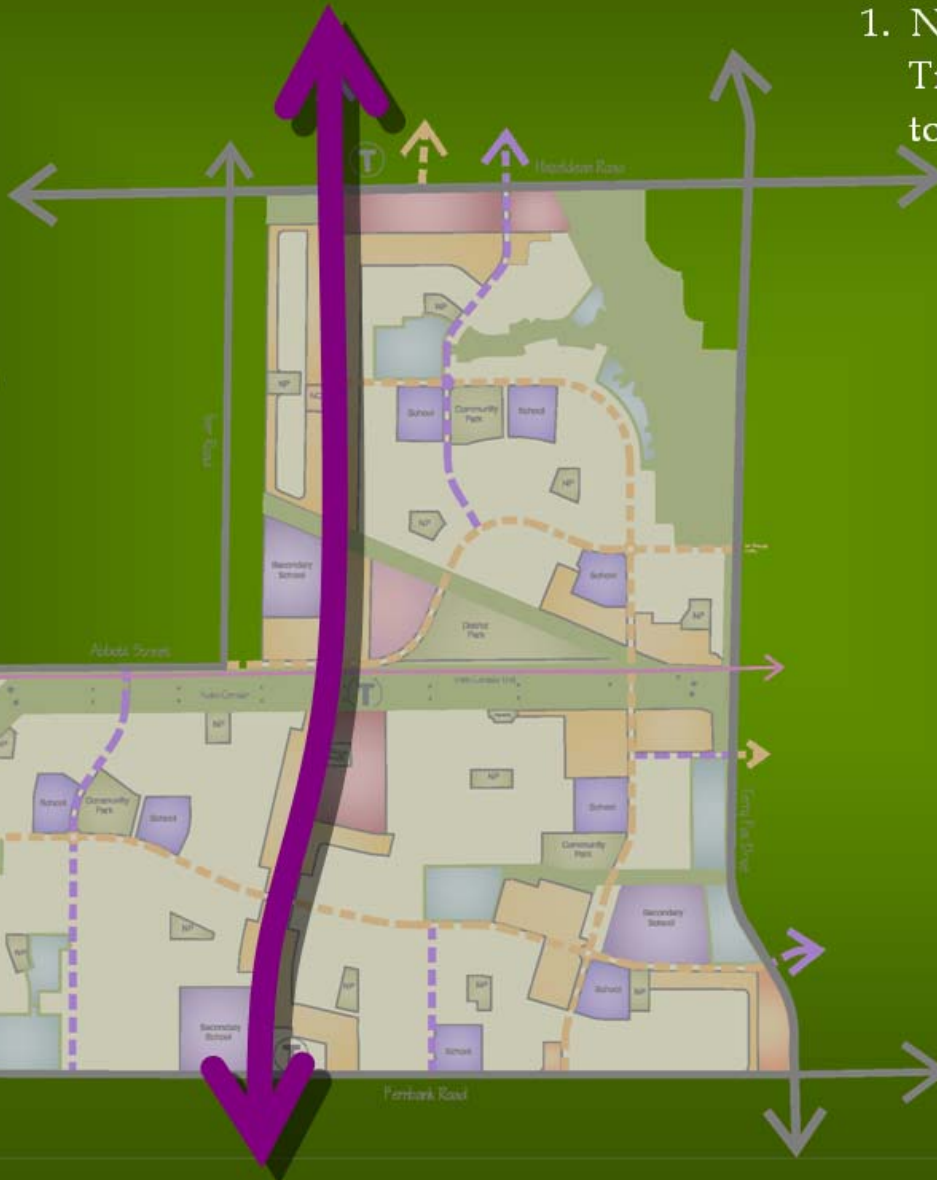
# DRAFT PREFERRED LAND USE CONCEPT

## Key Elements

1. North-South Arterial Road and Transit Corridor Curves to the West to Fernbank Road

### Legend

-  Potential Arterial Road
-  Potential Major Collector
-  Potential Minor Collector
-  Trans-Canada Trail
-  Potential Transit Corridor
-  Potential Transit Station
-  High Density Multi-Family Residential
-  Multi-Family Residential
-  Mixed-use
-  Parks
-  Schools
-  Storm Water Facilities
-  Open Space
-  Neighbourhood Commercial
-  Church





# DRAFT PREFERRED LAND USE CONCEPT

## Key Elements

1. North-South Arterial Road and Transit Corridor Curves to the West to Fernbank Road
2. Abbott Street Connects to Terry Fox Drive
3. Iber Road Stops at Abbott Street

### Legend

-  Potential Arterial Road
-  Potential Major Collector
-  Potential Minor Collector
-  Trans-Canada Trail
-  Potential Transit Corridor
-  Potential Transit Station
-  High Density Multi-Family Residential
-  Multi-Family Residential
-  Mixed-use
-  Parks
-  Schools
-  Storm Water Facilities
-  Open Space
-  Neighbourhood Commercial
-  Church



# DRAFT PREFERRED LAND USE CONCEPT

## Key Elements

1. North-South Arterial Road and Transit Corridor Curves to the West to Fernbank Road
2. Abbott Street Connects to Terry Fox Drive
3. Iber Road Stops at Abbott Street
4. One Large District Park, 3 Community Parks, and 17 Neighbourhoods and Parkettes

### Legend

	Potential Arterial Road
	Potential Major Collector
	Potential Minor Collector
	Trans-Canada Trail
	Potential Transit Corridor
	Potential Transit Station
	High Density Multi-Family Residential
	Multi-Family Residential
	Mixed-use
	Parks
	Schools
	Storm Water Facilities
	Open Space
	Neighbourhood Commercial
	Church





# DRAFT PREFERRED LAND USE CONCEPT

## Key Elements

1. North-South Arterial Road and Transit Corridor Curves to the West to Fernbank Road
2. Abbott Street Connects to Terry Fox Drive
3. Iber Road Stops at Abbott Street
4. One Large District Park, 3 Community Parks, and 17 Neighbourhoods and Parkettes
5. 9 Stormwater Ponds

### Legend

	Potential Arterial Road
	Potential Major Collector
	Potential Minor Collector
	Trans-Canada Trail
	Potential Transit Corridor
	Potential Transit Station
	High Density Multi-Family Residential
	Multi-Family Residential
	Mixed-use
	Parks
	Schools
	Storm Water Facilities
	Open Space
	Neighbourhood Commercial
	Church





# DRAFT PREFERRED LAND USE CONCEPT

## Key Elements

1. North-South Arterial Road and Transit Corridor Curves to the West to Fernbank Road
2. Abbott Street Connects to Terry Fox Drive
3. Iber Road Stops at Abbott Street
4. One Large District Park, 3 Community Parks, and 17 Neighbourhoods and Parkettes
5. 9 Stormwater Ponds
6. 12 Requested Schools (9 *Elementary Schools* and 3 *Secondary Schools*)

### Legend

	Potential Arterial Road
	Potential Major Collector
	Potential Minor Collector
	Trans-Canada Trail
	Potential Transit Corridor
	Potential Transit Station
	High Density Multi-Family Residential
	Multi-Family Residential
	Mixed-use
	Parks
	Schools
	Storm Water Facilities
	Open Space
	Neighbourhood Commercial
	Church



# DRAFT PREFERRED LAND USE CONCEPT

## Key Elements

1. North-South Arterial Road and Transit Corridor Curves to the West to Fernbank Road
2. Abbott Street Connects to Terry Fox Drive
3. Iber Road Stops at Abbott Street
4. One Large District Park, 3 Community Parks, and 17 Neighbourhoods and Parkettes
5. 9 Stormwater Ponds
6. 12 Requested Schools (9 *Elementary Schools* and 3 *Secondary Schools*)
7. Community Core Located Between the Hydro Corridor and Fernbank Road
8. Blocks of Mixed Use and Neighbourhood Commercial are proposed

### Legend

	Potential Arterial Road
	Potential Major Collector
	Potential Minor Collector
	Trans-Canada Trail
	Potential Transit Corridor
	Potential Transit Station
	High Density Multi-Family Residential
	Multi-Family Residential
	Mixed-use
	Parks
	Schools
	Storm Water Facilities
	Open Space
	Neighbourhood Commercial
	Church





# DRAFT PREFERRED LAND USE CONCEPT

## Key Elements

1. North-South Arterial Road and Transit Corridor Curves to the West to Fernbank Road
2. Abbott Street Connects to Terry Fox Drive
3. Iber Road Stops at Abbott Street
4. One Large District Park, 3 Community Parks, and 17 Neighbourhoods and Parkettes
5. 9 Stormwater Ponds
6. 12 Requested Schools (9 Elementary Schools and 3 Secondary Schools)
7. Community Core Located Between the Hydro Corridor and Fernbank Road
8. Blocks of Mixed Use and Neighbourhood Commercial are proposed

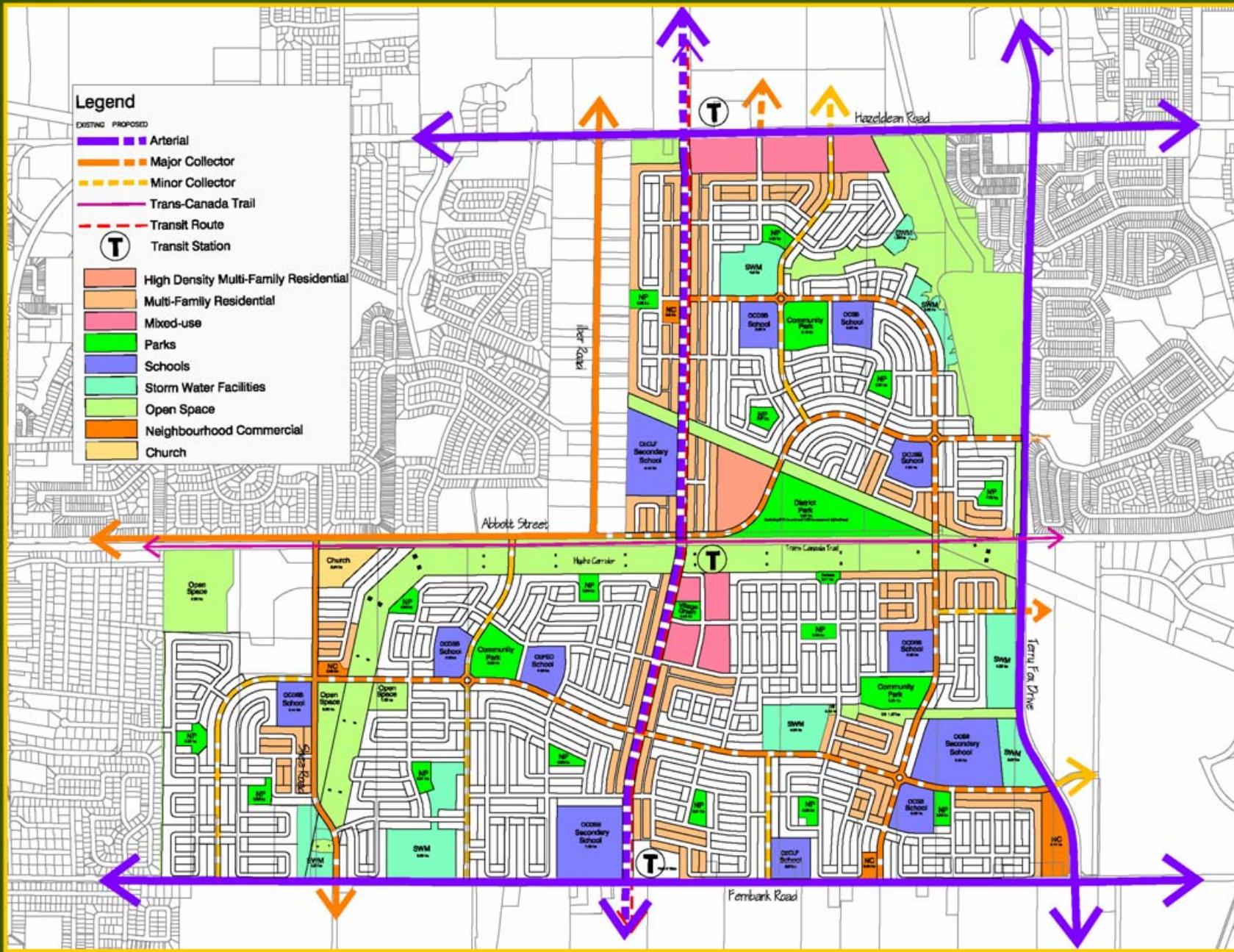
### Legend

-  Potential Arterial Road
-  Potential Major Collector
-  Potential Minor Collector
-  Trans-Canada Trail
-  Potential Transit Corridor
-  Potential Transit Station
-  High Density Multi-Family Residential
-  Multi-Family Residential
-  Mixed-use
-  Parks
-  Schools
-  Storm Water Facilities
-  Open Space
-  Neighbourhood Commercial
-  Church





# PRELIMINARY DEMONSTRATION PLAN



# PRELIMINARY HOUSING UNITS

**Total Number of Units** 8,690

**Low Density Residential** 4,777 units (55%)

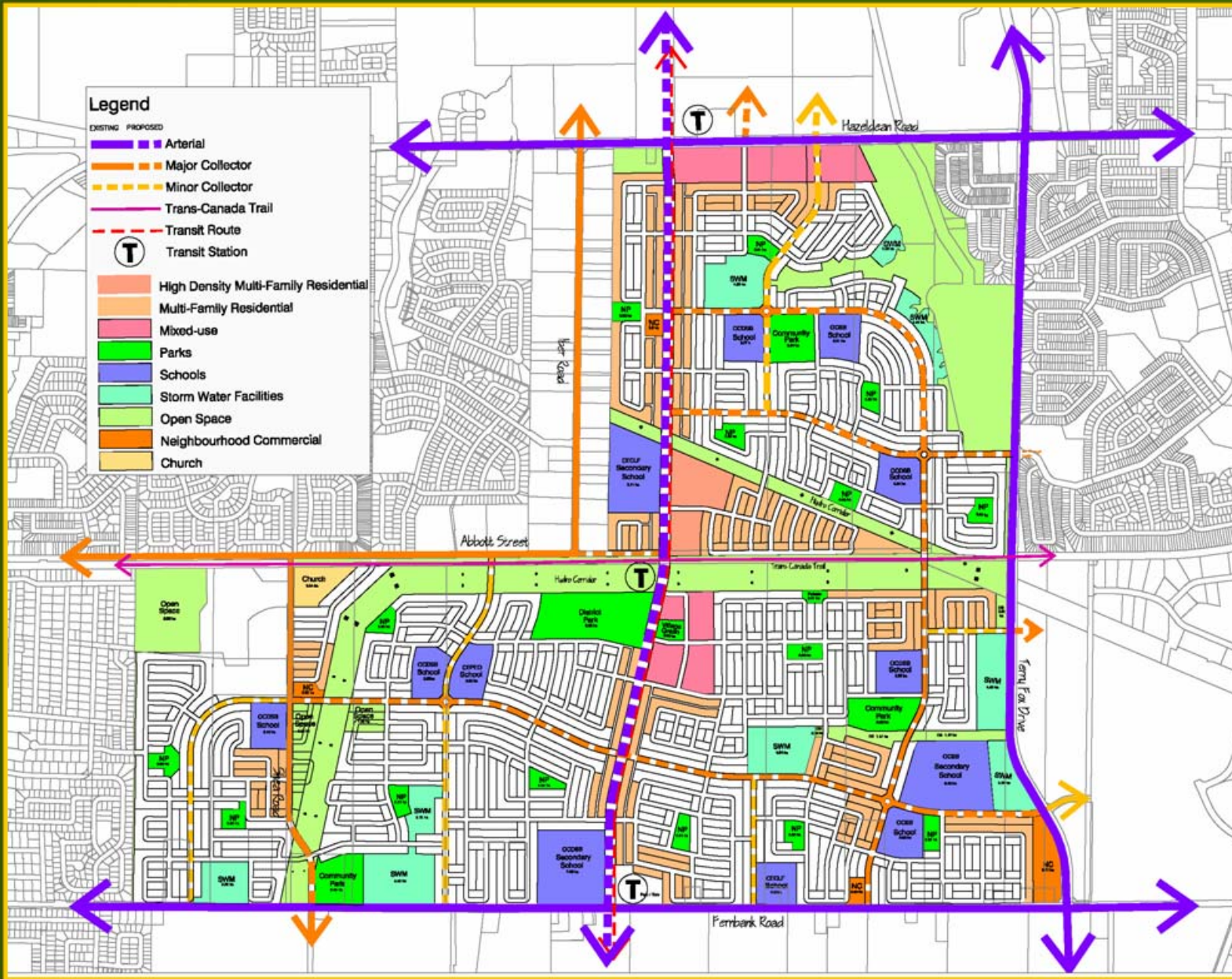
**Medium Density Residential** 2,987 units (34%)

**High Density Residential** 307 units (4%)

**Mixed Use** 619 units (7%)



# ALTERNATIVE DEMONSTRATION PLAN





# DISCUSSION POINTS

1. Stormwater Management Ponds
2. Abbott Street Alignment
3. District Park

# SWM FACILITY ALTERNATIVES

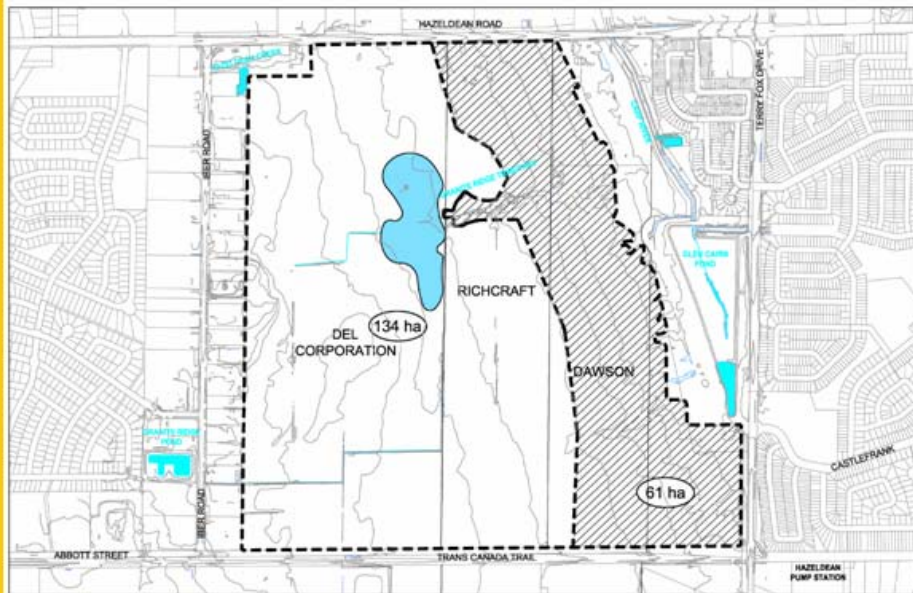
## CARP RIVER WATERSHED



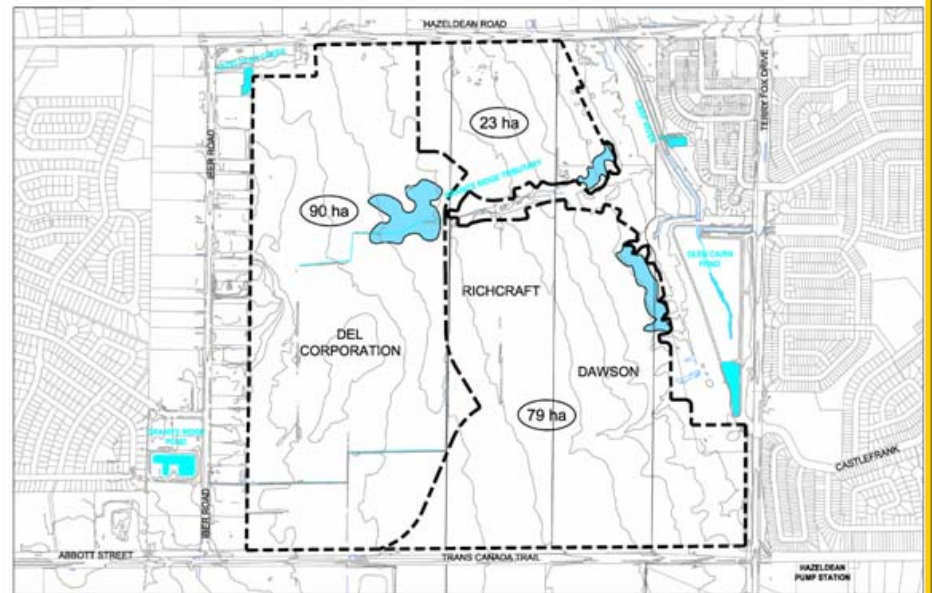
OPTION 1: ONE POND ADJACENT TO CARP RIVER



OPTION 3: TWO PONDS LOCATED ON EITHER SIDE OF THE GRANITE RIDGE TRIBUTARY



OPTION 2: ONE POND AT UPSTREAM LIMIT OF NATURAL CHANNEL ALONG GRANITE RIDGE TRIBUTARY



OPTION 4: ONE POND AT EASTERN LIMIT OF DEL PROPERTY; AND TWO PONDS ON EITHER SIDE OF GRANITE RIDGE TRIBUTARY (PREFERRED)

# SWM FACILITY ALTERNATIVES

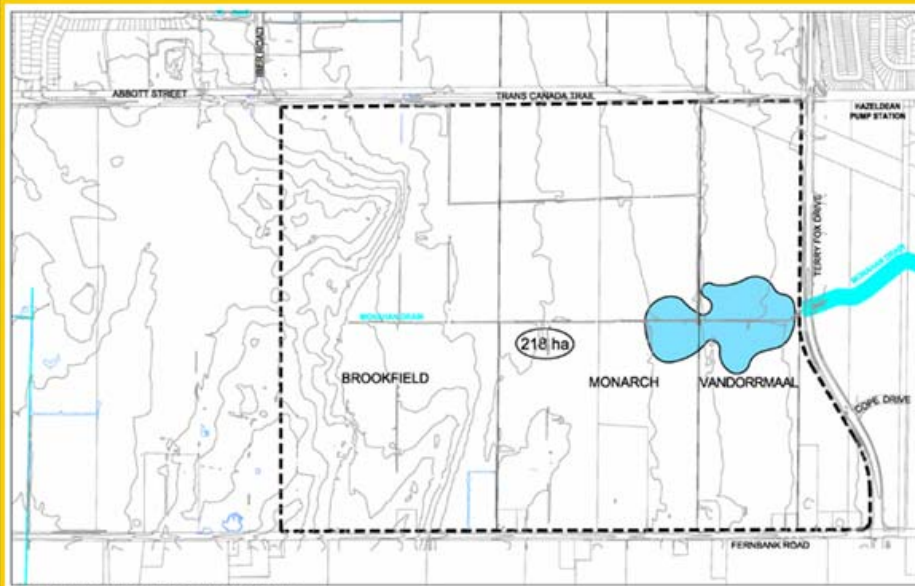
## CARP RIVER WATERSHED

CRITERIA	DO NOTHING	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3	ALTERNATIVE 4
		One Pond Adjacent to Carp River	One Pond at Eastern Limit of Del Property	Two Ponds Adjacent to Carp River on Either Side of Granite Ridge Tributary	One Pond upstream of Naturalized Reach of Granite Ridge Tributary  Two Ponds Adjacent to Carp River
<b>Social Environment</b>					
Existing Infrastructure					
<b>Natural Environment</b>					
Preservation of Aquatic / Terrestrial Features					
Baseflow					
<b>Design</b>					
Servicing & Grading / Major Drainage					
Regulatory Approval / Stormwater Targets					
<b>Economic</b>					
Capital Cost / Operation & Maintenance					
<b>Overall</b>					<b>PREFERRED OPTION</b>
Least Preferred       Most Preferred					

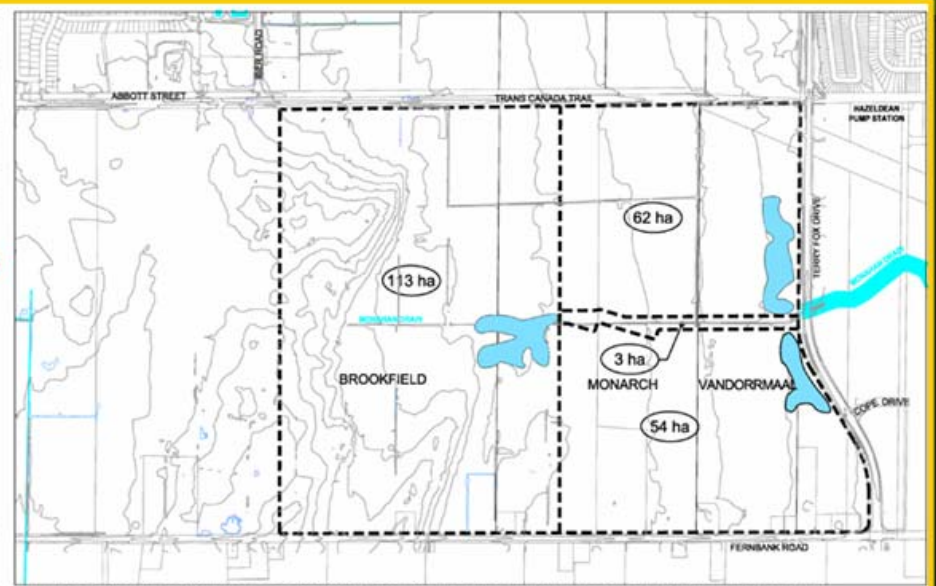


# SWM FACILITY ALTERNATIVES

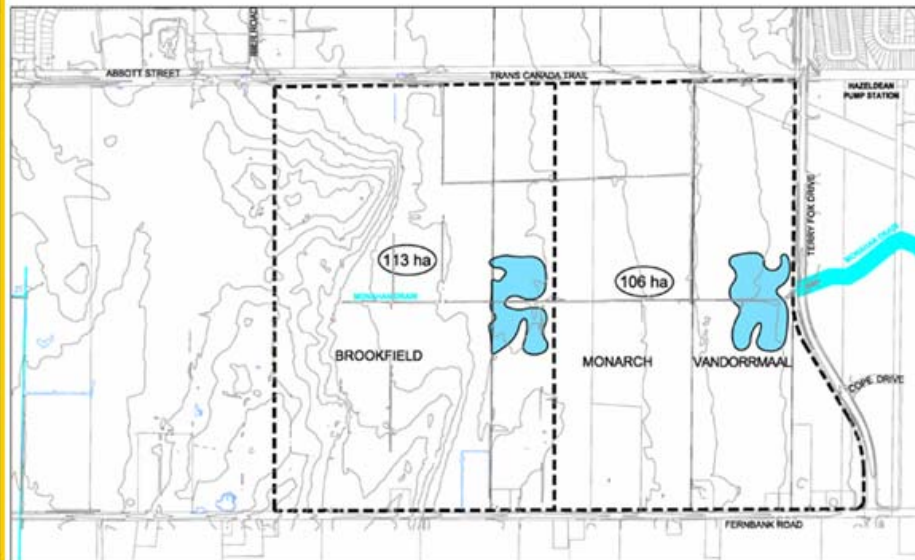
## MONAHAN DRAIN WATERSHED



OPTION 1: ONE POND FOR MONAHAN DRAIN



























OPTION 3: ONE POND AT HEADWATERS OF MONAHAN DRAIN, TWO OFF-LINE PONDS UPSTREAM OF TERRY FOX DRIVE (PREFERRED)



OPTION 2: ONE POND AT HEADWATERS OF MONAHAN DRAIN, ONE POND UPSTREAM OF TERRY FOX DRIVE

# SWM FACILITY ALTERNATIVES

## MONAHAN DRAIN WATERSHED

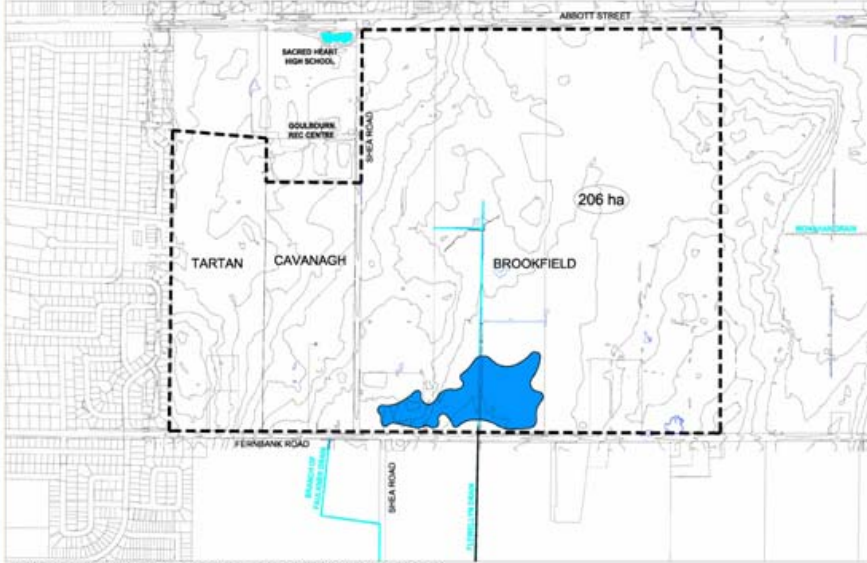
CRITERIA	DO NOTHING	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3
		One Pond Adjacent to Terry Fox Drive	One Pond at Headwater of Monahan Drain  One Inline Pond at Terry Fox Drive	One Pond at Headwater of Monahan Drain  Two Ponds Adjacent to Terry Fox Drive on Either Side of Monahan Drain
<b>Social Environment</b>				
Existing Infrastructure				
<b>Natural Environment</b>				
Preservation of Aquatic / Terrestrial Features				
Baseflow				
<b>Design</b>				
Servicing & Grading / Major Drainage				
Regulatory Approval / Stormwater Targets				
<b>Economic</b>				
Capital Cost / Operation & Maintenance				
<b>Overall</b>				<b>PREFERRED OPTION</b>



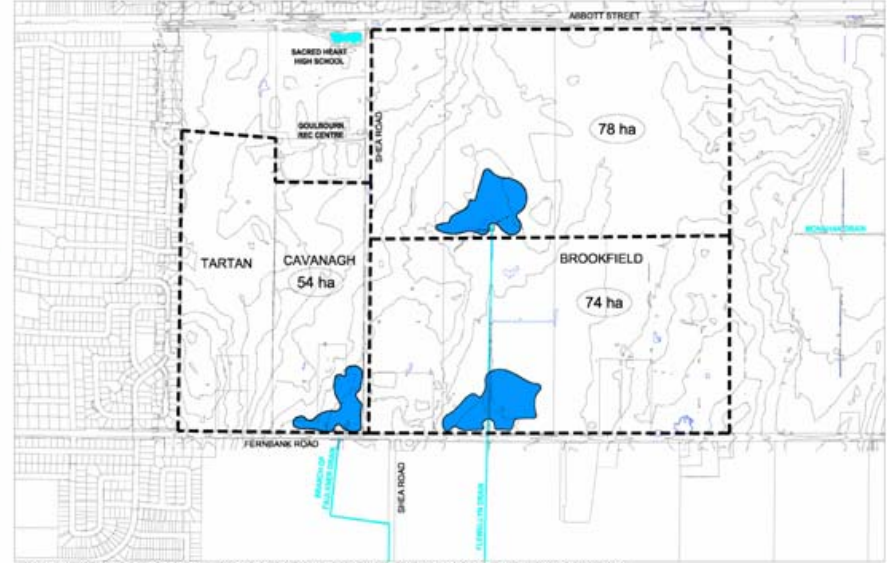


# SWM FACILITY ALTERNATIVES

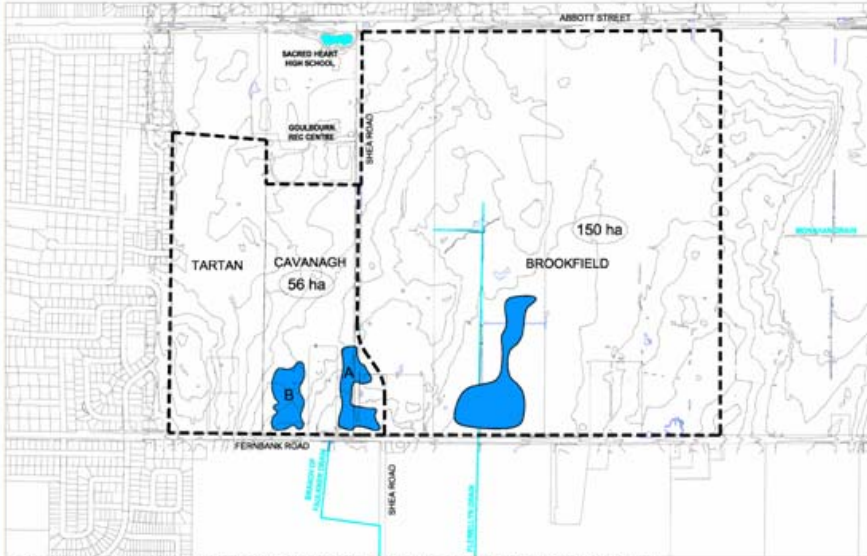
## FLEWELLYN/FAULKNER DRAIN WATERSHEDS



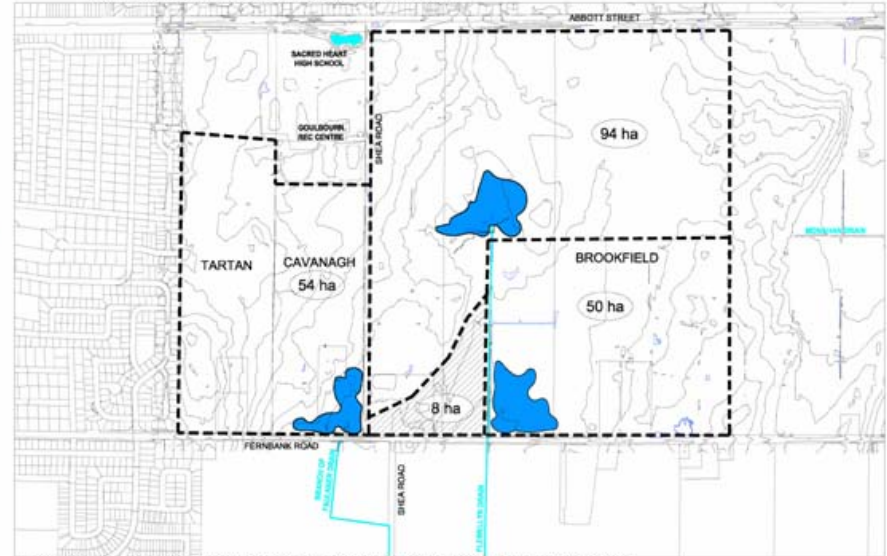
OPTION 1: ONE POND FOR COMBINED FLEWELLYN & FAULKNER DRAINS



OPTION 3: ONE POND FOR FAULKNER DRAIN; ONE POND AT HEADWATERS OF FLEWELLYN DRAIN, AND ONE INLINE POND ON FLEWELLYN DRAIN AT FERNBANK ROAD



OPTION 2: ONE POND FOR THE FAULKNER DRAIN; AND ONE POND FOR THE FLEWELLYN DRAIN (PREFERRED)



OPTION 4: ONE POND FOR FAULKNER DRAIN; ONE POND AT HEADWATERS OF FLEWELLYN DRAIN, AND ONE OFF-LINE POND ON FLEWELLYN DRAIN AT FERNBANK ROAD



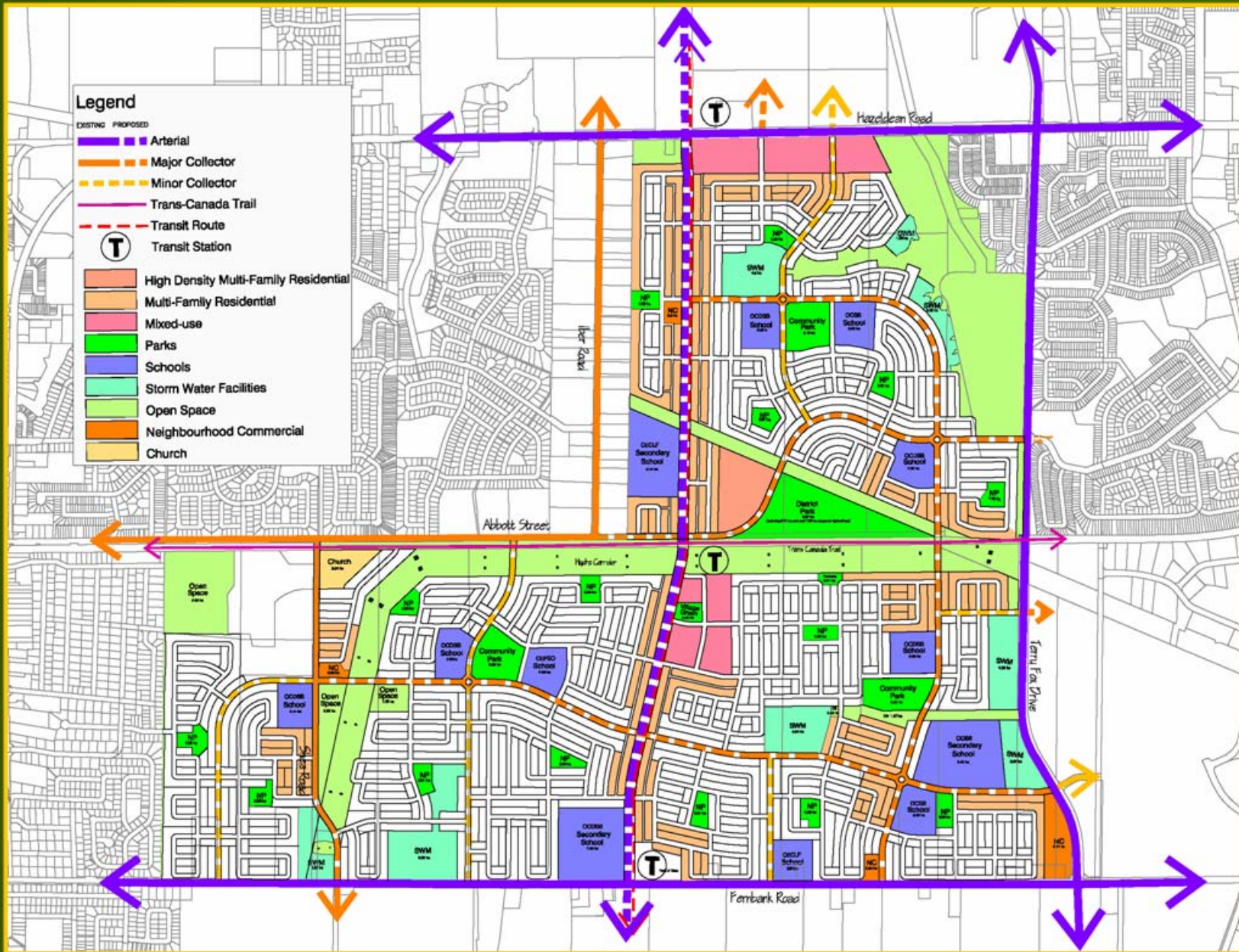
# SWM FACILITY ALTERNATIVES

## FLEWELLYN/ FAULKNER DRAIN WATERSHEDS

CRITERIA	DO NOTHING	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3	ALTERNATIVE 4
		One Pond at Fernbank Road Outletting to Flewellyn Drain	One Pond For Flewellyn Drain at Fernbank Road  One Pond for Faulkner Drain at Fernbank Road	One Pond at Headwater of Flewellyn Drain  Online Pond for Flewellyn Drain at Fernbank Road  One Pond for Faulkner Drain at Fernbank Road	One Pond at Headwater of Flewellyn Drain  Off-Line Pond for Flewellyn Drain at Fernbank Road  One Pond for Faulkner Drain at Fernbank Road
<b>Social Environment</b>					
Existing Infrastructure					
<b>Natural Environment</b>					
Preservation of Aquatic / Terrestrial Features					
Baseflow					
<b>Design</b>					
Servicing & Grading / Major Drainage					
Regulatory Approval / Stormwater Targets					
<b>Economic</b>					
Capital Cost / Operation & Maintenance					
<b>Overall</b>			<b>PREFERRED OPTION</b>		
			Least Preferred      Most Preferred		

# ABBOTT STREET ALIGNMENT

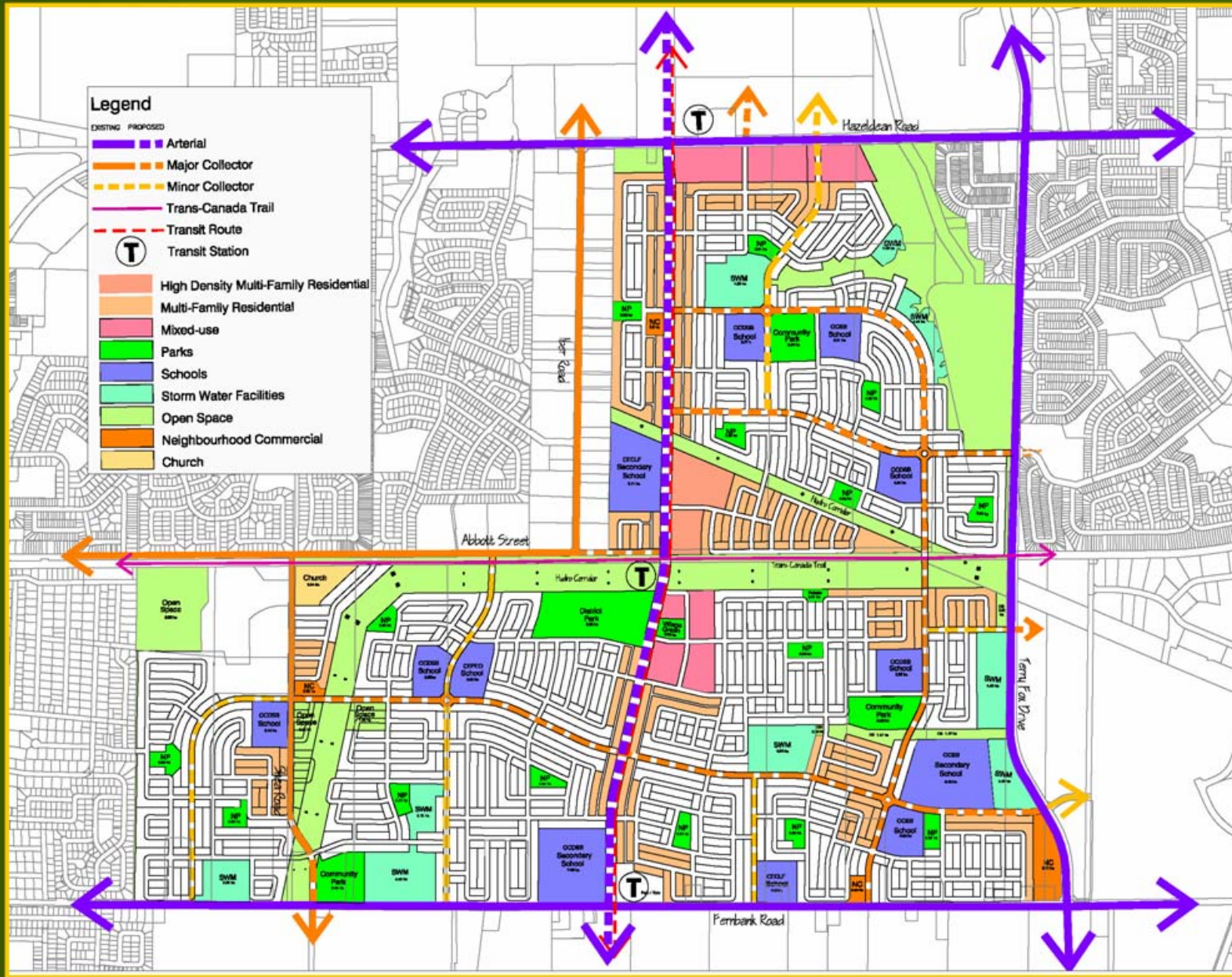
## PRELIMINARY DEMONSTRATION PLAN





# ABBOTT STREET ALIGNMENT

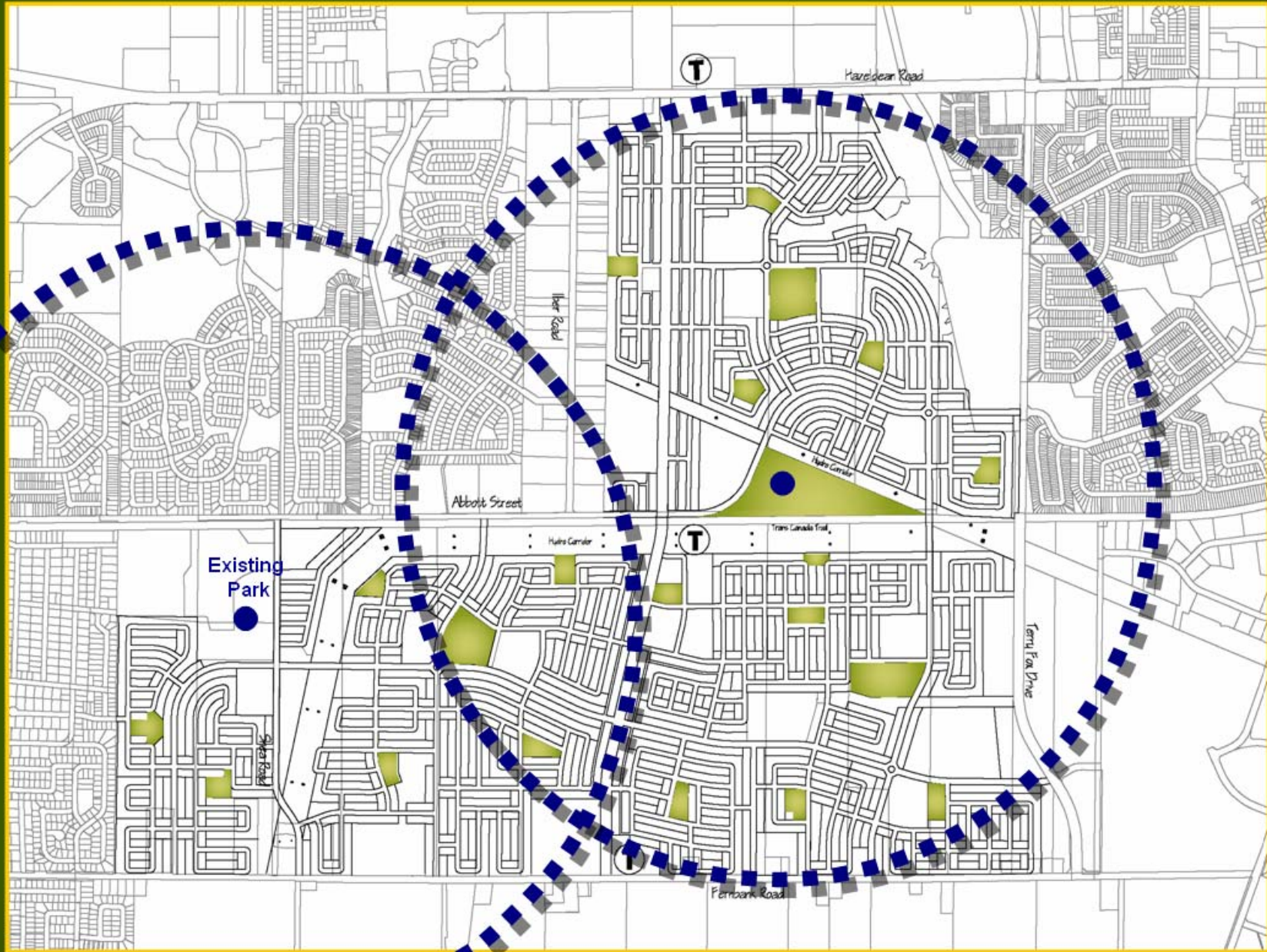
## ALTERNATIVE DEMONSTRATION PLAN





# PARKS STRUCTURE PLAN

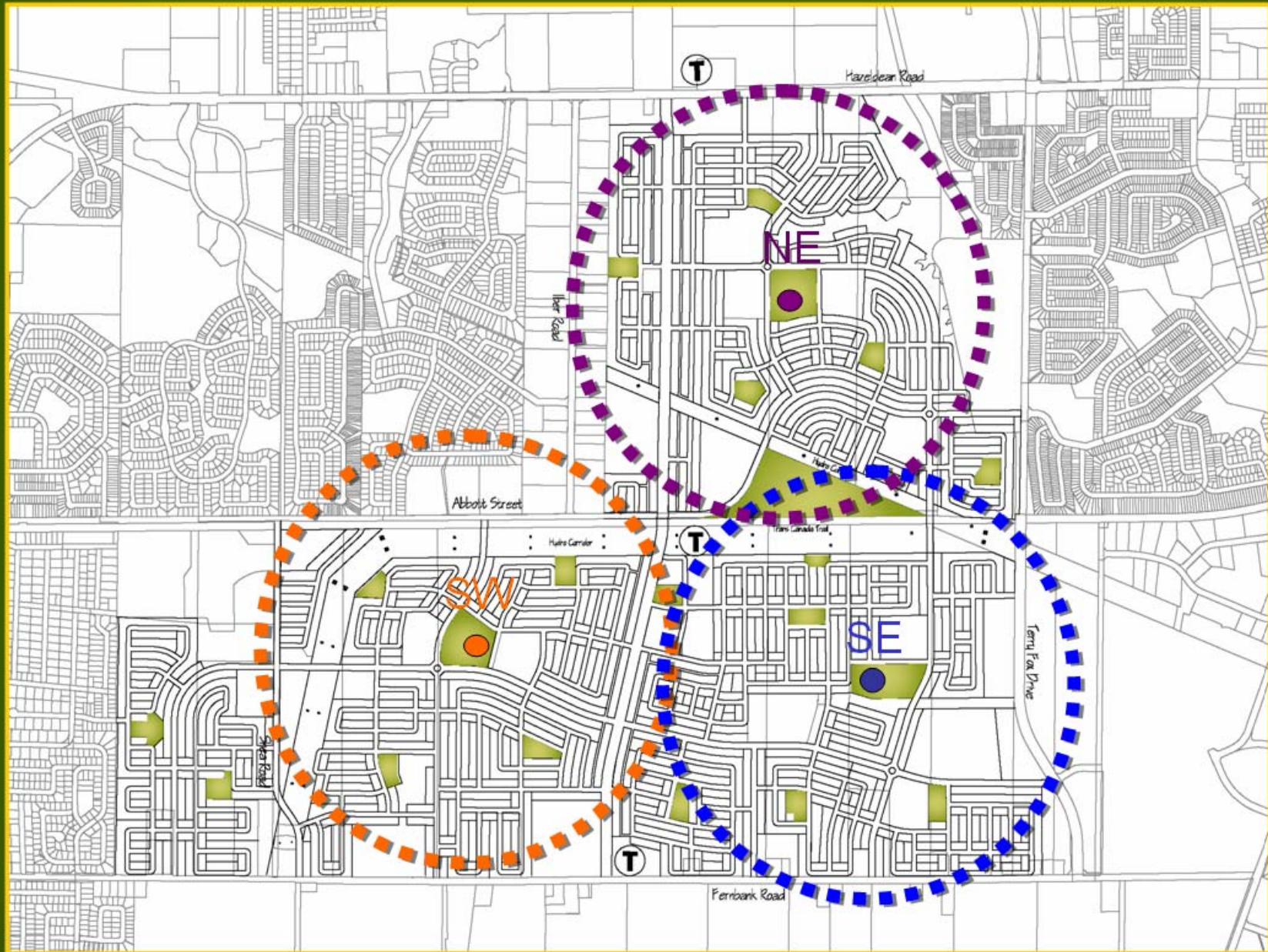
## DISTRICT PARK 1500m Radius





# PARKS STRUCTURE PLAN

## COMMUNITY PARK 800m Radius





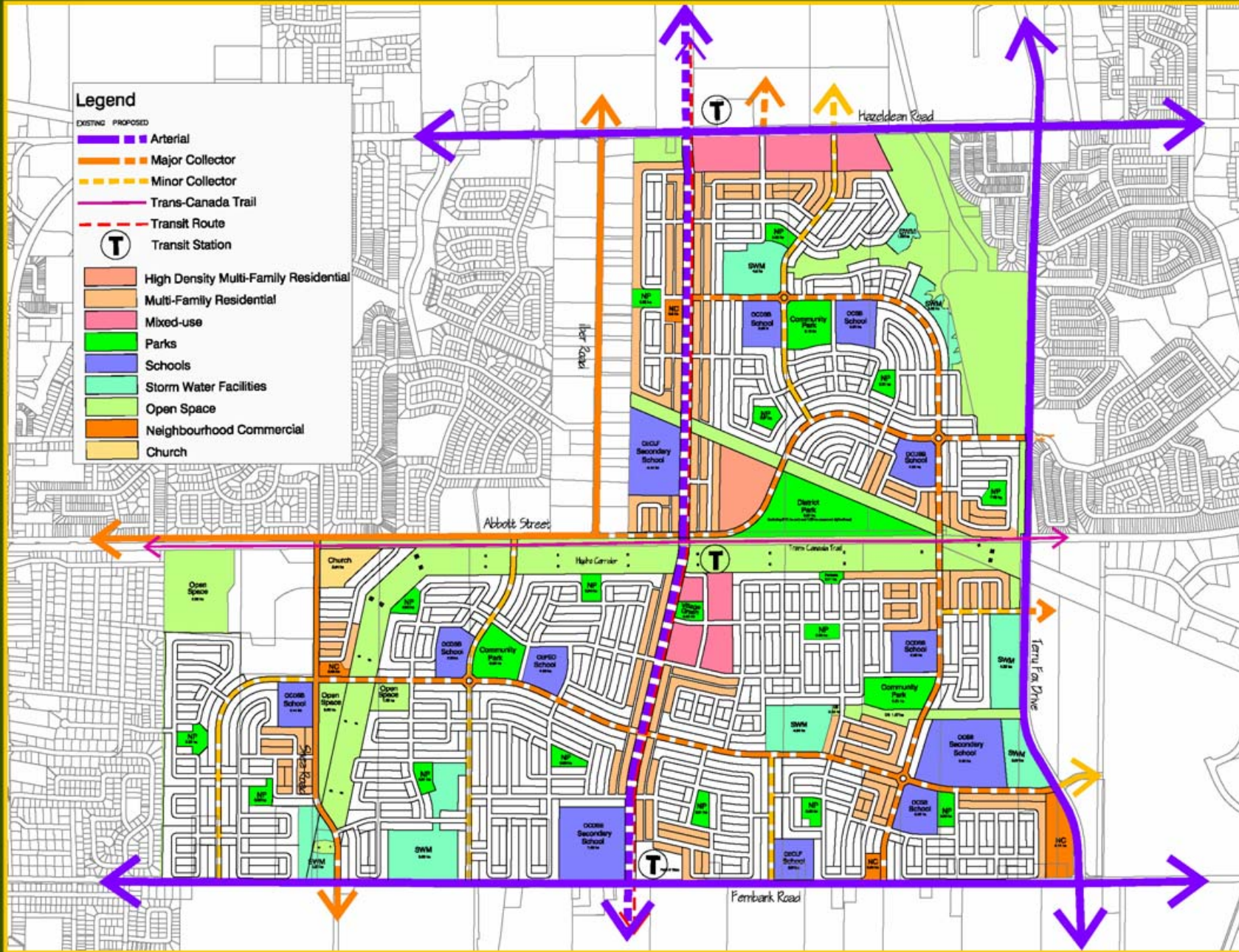
# PARKS STRUCTURE PLAN

## NEIGHBOURHOOD PARK 400m Radius



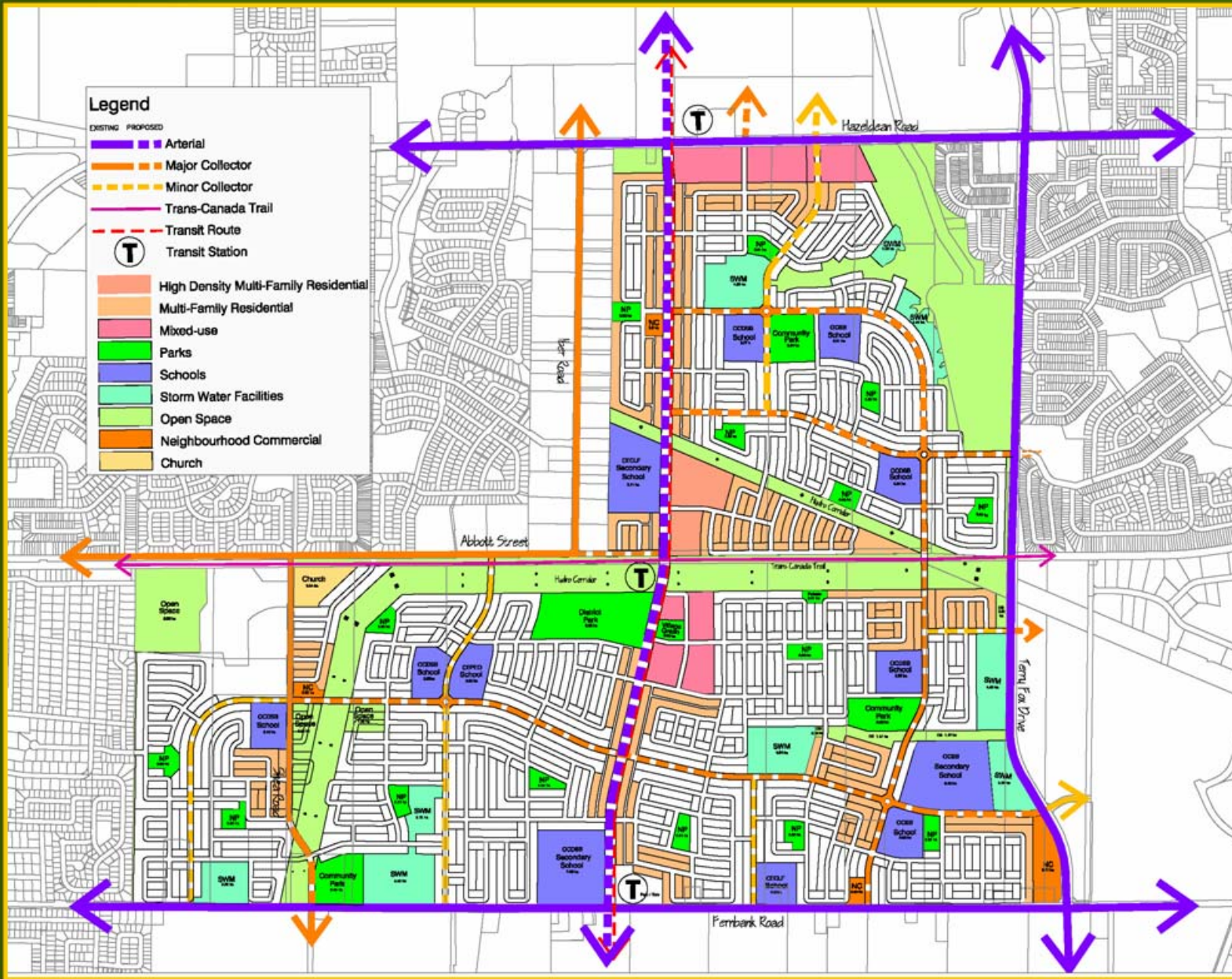


# PRELIMINARY DEMONSTRATION PLAN





# ALTERNATIVE DEMONSTRATION PLAN



# IMPACTS AND MITIGATION

- The majority of the infrastructure impacts (roads, transit, water, sewers and stormwater management) are anticipated to occur during the construction phase
- Best Management Practices (BMP) and Mitigation Measures will be implemented to lessen the impacts

# BEST MANAGEMENT PRACTICES

- Erosion and Sediment Control Plan
- Emergency Response Plan
- Traffic Management Plan
- Sensitive Area Avoidance
- Tree Protection Measures
- Seasonal Timing Windows
- Groundwater Management Plan



# ADDITIONAL INVESTIGATIONS

- Detailed Geotechnical and Groundwater Investigation
- Stage 2 Archaeological Assessment
- Detailed Traffic Analysis

# MITIGATION MEASURES

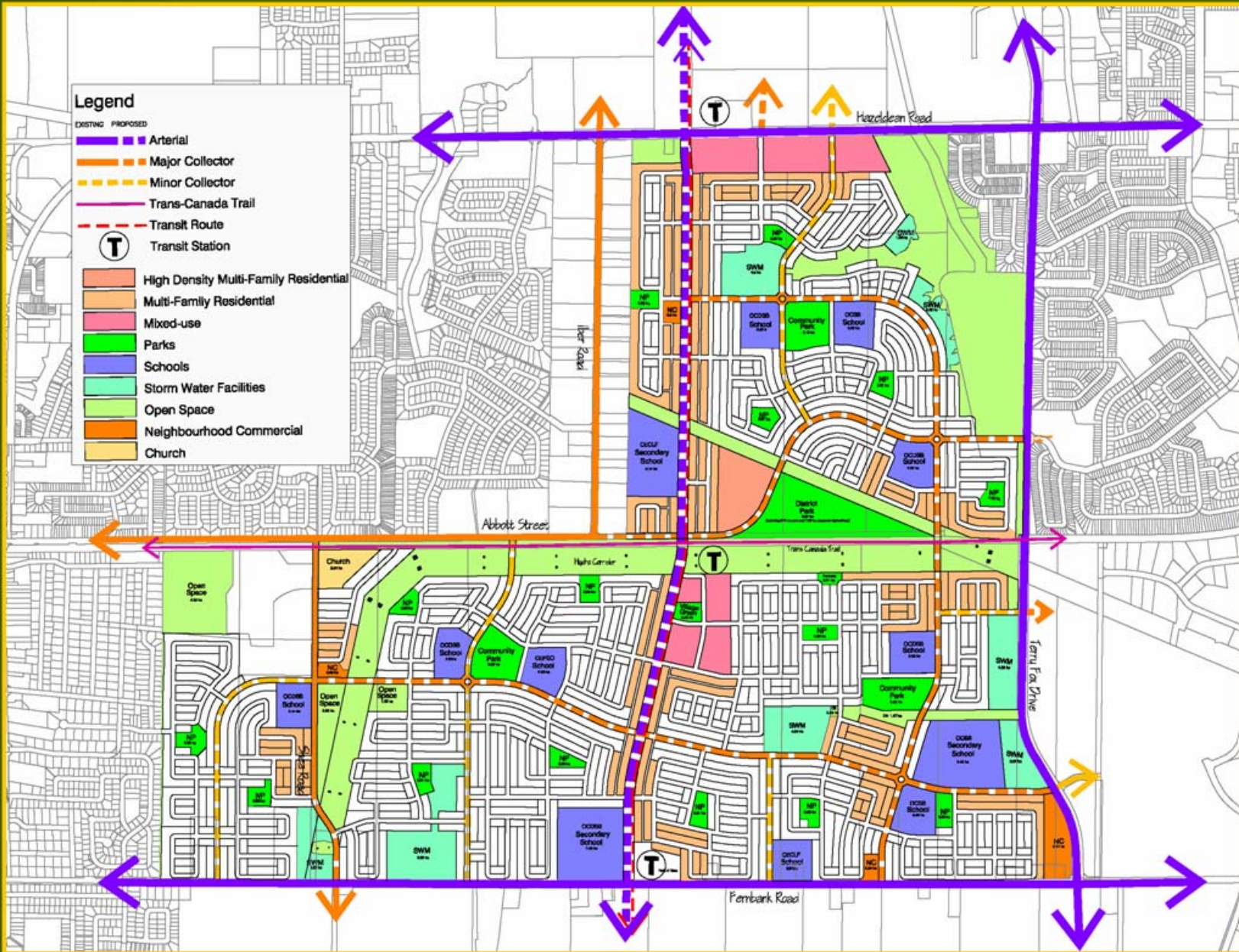
- Noise Attenuation (If Required)
- Fisheries Compensation Plan
- Detailed Landscaping Plan
- Public Communications Plan

# MONITORING

- Intersection Operations/Traffic Counts
- Landscape Plantings
- Water and Sewer Flow Monitoring
- Fisheries Habitat Monitoring

# LET'S TALK.....

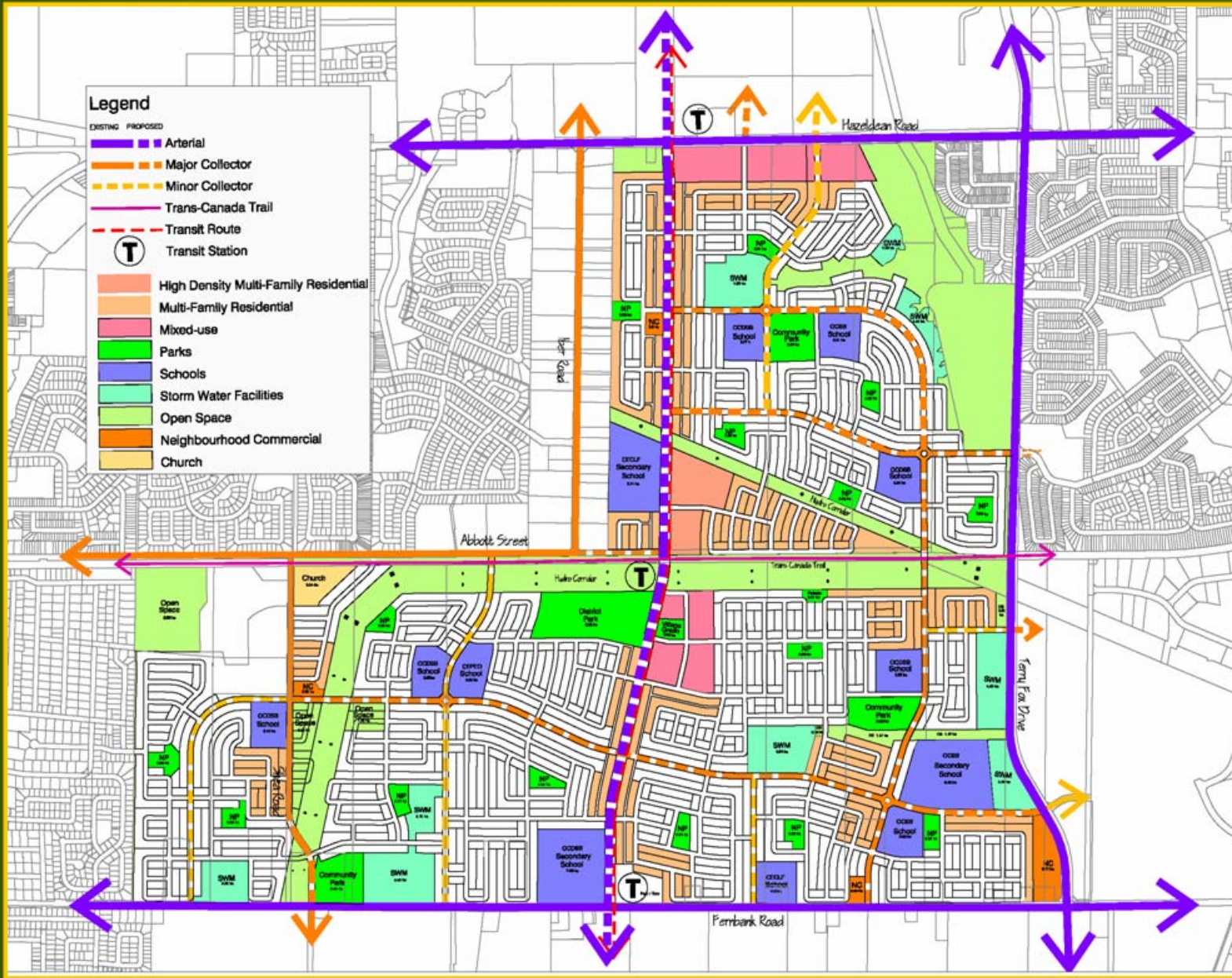
## PRELIMINARY DEMONSTRATION PLAN





# LET'S TALK.....

## ALTERNATIVE DEMONSTRATION PLAN



**FERNBANK COMMUNITY DESIGN PLAN  
PREFERRED LAND USE CONCEPT  
AND  
DEMONSTRATION PLAN**

<b>COMPONENT</b>	<b>COMMENTS AND SUGGESTIONS</b>
<b>TRANSPORTATION AND TRANSIT</b>	<ul style="list-style-type: none"><li>○ GENERAL COMMENTS REGARDING THE ROAD SYSTEM?</li><li>○ DO YOU HAVE A PREFERENCE FOR AN ABBOTT STREET ALIGNMENT?</li><li>○ GENERAL COMMENTS REGARDING THE N-S TRANSITWAY?</li><li>○ OTHER</li></ul>
<b>RESIDENTIAL LAND USE DISTRIBUTION</b>	<ul style="list-style-type: none"><li>○ COMMENTS REGARDING THE LOCATION OF MEDIUM AND HIGH DENSITY RESIDENTIAL USES?</li><li>○ IS THERE AN ADEQUATE MIX OF HOUSING TYPES? SINGLES, SEMIS, TOWNHOUSES/MULTIPLES AND APARTMENTS?</li><li>○ OTHER</li></ul>



<b>INTERFACE LAND USES</b>	<ul style="list-style-type: none"><li>○ ARE THE LAND USES ADJACENT TO THE EXISTING STITTSVILLE OR SOUTH KANATA COMMUNITIES APPROPRIATE?</li></ul>
<b>COMMUNITY FACILITIES</b>	<ul style="list-style-type: none"><li>○ DO YOU HAVE A PREFERENCE FOR THE DISTRICT PARK LOCATION?</li><li>○ HAVE THE PARKS BEEN ADEQUATELY DISTRIBUTED THROUGHOUT THE COMMUNITY?</li><li>○ ARE THE SCHOOL LOCATIONS APPROPRIATE?</li><li>○ SUGGESTIONS FOR PATHWAYS AND WALKWAYS</li><li>○ OTHER</li></ul>
<b>OTHER LAND USES</b>	<ul style="list-style-type: none"><li>○ ARE THE PROPOSED NEIGHBOURHOOD COMMERCIAL AREAS APPROPRIATELY LOCATED?</li><li>○ ARE THE PROPOSED MIXED USE AREAS APPROPRIATELY LOCATED?</li><li>○ OTHER</li></ul>

<b>NATURAL HERITAGE</b>	<ul style="list-style-type: none"><li>○ HAVE THE APPROPRIATE OPEN SPACE AREAS BEEN RECOGNIZED AND PRESERVED, SUCH AS THE CARP RIVER FLOODPLAIN, WOODLOTS?</li><li>○ OTHER</li></ul>
<b>SERVICES</b>	<ul style="list-style-type: none"><li>○ COMMENTS REGARDING THE ALTERNATIVES FOR STORM WATER MANAGEMENT</li><li>○ GENERAL COMMENTS REGARDING SERVICING</li></ul>
<b>OTHER GENERAL COMMENTS</b>	



**FERNBANK COMMUNITY DESIGN PLAN  
PREFERRED LAND USE CONCEPT AND DEMONSTRATION PLAN  
COMMENT SUMMARY**

COMPONENT	COMMENTS AND SUGGESTIONS		
<b>TRANSPORTATION AND TRANSIT</b>	<ul style="list-style-type: none"> <li>○ <b>GENERAL COMMENTS REGARDING THE ROAD SYSTEM?</b> <ul style="list-style-type: none"> <li>• More traffic circles (7) [i.e., on Abbott west of Iber, at Castlefrank]</li> <li>• Generally good (5)</li> <li>• Ensure Samuel Mann extends into the new area (direct route to old SE Stittsville and Recreation Centre) (2)</li> <li>• Block off Samuel Mann to maintain integrity of existing neighbourhoods – pedestrian access only</li> <li>• Fewer road crossings of the TCT (All minor collector roads could be connected to Shea, the new arterial road or Terry Fox.)</li> </ul> </li> </ul>		
	<ul style="list-style-type: none"> <li>○ <b>DO YOU HAVE A PREFERENCE FOR AN ABBOTT STREET ALIGNMENT?</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td data-bbox="508 793 930 1073" style="width: 50%; vertical-align: top;"> <p><i>Continuous Preferred</i></p> <ul style="list-style-type: none"> <li>• community connectivity (1)</li> <li>• preferred (9)</li> <li>• link both existing and future communities and cut through traffic is unlikely</li> <li>• alternative east-west route compared to Hazeldean for cyclists</li> </ul> </td> <td data-bbox="930 793 1472 1073" style="width: 50%; vertical-align: top;"> <p><i>Discontinuous Preferred</i></p> <ul style="list-style-type: none"> <li>• reduce traffic on Abbott</li> <li>• preferred</li> <li>• don't become another Meadowlands Road</li> </ul> </td> </tr> </table> </li> </ul>	<p><i>Continuous Preferred</i></p> <ul style="list-style-type: none"> <li>• community connectivity (1)</li> <li>• preferred (9)</li> <li>• link both existing and future communities and cut through traffic is unlikely</li> <li>• alternative east-west route compared to Hazeldean for cyclists</li> </ul>	<p><i>Discontinuous Preferred</i></p> <ul style="list-style-type: none"> <li>• reduce traffic on Abbott</li> <li>• preferred</li> <li>• don't become another Meadowlands Road</li> </ul>
	<p><i>Continuous Preferred</i></p> <ul style="list-style-type: none"> <li>• community connectivity (1)</li> <li>• preferred (9)</li> <li>• link both existing and future communities and cut through traffic is unlikely</li> <li>• alternative east-west route compared to Hazeldean for cyclists</li> </ul>	<p><i>Discontinuous Preferred</i></p> <ul style="list-style-type: none"> <li>• reduce traffic on Abbott</li> <li>• preferred</li> <li>• don't become another Meadowlands Road</li> </ul>	
<ul style="list-style-type: none"> <li>○ <b>GENERAL COMMENTS REGARDING THE N-S TRANSITWAY?</b> <ul style="list-style-type: none"> <li>• Good location (3)</li> <li>• No comment (3)</li> <li>• What about the O-Train?</li> </ul> </li> <li>○ <b>OTHER</b> <ul style="list-style-type: none"> <li>• North –South arterial should be constructed prior to houses (2)</li> <li>• North –South arterial will open land to the south for development</li> <li>• Shea Road realignment is good (2)</li> <li>• Limit through traffic in rush hour-</li> <li>• Concerns with noise along Terry Fox</li> <li>• Green corridor along Fernbank (noise buffer)</li> <li>• Trees and shrubs along Hazeldean – don't become a Merivale Road</li> <li>• Block access to Amberview</li> <li>• Make thinking on Abbott as a collector that's picked up by a jog to north discouraging through traffic</li> </ul> </li> </ul>			
<b>RESIDENTIAL LAND USE DISTRIBUTION</b>	<ul style="list-style-type: none"> <li>○ <b>COMMENTS REGARDING THE LOCATION OF MEDIUM AND HIGH DENSITY RESIDENTIAL USES?</b> <ul style="list-style-type: none"> <li>• Provide a buffer (fence or vegetation) between medium / high density uses and existing residential development</li> <li>• High density should not be along the transitway/arterial it should be commercial development.</li> <li>• Looks good (5)</li> <li>• No comment</li> </ul> </li> </ul>		

	<ul style="list-style-type: none"> <li>○ <b>IS THERE AN ADEQUATE MIX OF HOUSING TYPES? SINGLES, SEMIS, TOWNHOUSES/MULTIPLES AND APARTMENTS?</b> <ul style="list-style-type: none"> <li>• Yes (7)</li> </ul> </li> <li>○ <b>OTHER</b> <ul style="list-style-type: none"> <li>• Keep jobs by the houses</li> <li>• More business along the transitway</li> <li>• High school and businesses should be close to the transit</li> <li>• Townhouses are inappropriate against the North/South arterial (2)</li> </ul> </li> </ul>			
<b>INTERFACE LAND USES</b>	<ul style="list-style-type: none"> <li>○ <b>ARE THE LAND USES ADJACENT TO THE EXISTING STITTSVILLE OR SOUTH KANATA COMMUNITIES APPROPRIATE?</b> <ul style="list-style-type: none"> <li>• Yes (9)</li> <li>• Kanata side good</li> <li>• Keep Carp River corridor natural</li> <li>• Stittsville – good with the low density – concern about connection to Greenbank</li> <li>• Maintain non-residential uses against Terry Fox (i.e., commercial/SMW pond/park)</li> <li>• Ensure buffer between FCP and Stittsville is adequate</li> <li>• Local road next to Stittsville still problematic</li> </ul> </li> </ul>			
<b>COMMUNITY FACILITIES</b>	<ul style="list-style-type: none"> <li>○ <b>DO YOU HAVE A PREFERENCE FOR THE DISTRICT PARK LOCATION?</b> <table border="1" data-bbox="508 951 1479 1381"> <tr> <td data-bbox="508 951 1003 1381"> <p><i>Triangular Preferred</i></p> <ul style="list-style-type: none"> <li>• preferred (7)</li> <li>• better for buffering, traffic and noise (1)</li> <li>• Centrally located, good use of hydro corridors, long reach along TCT, larger</li> <li>• good access and trail connections and use of hydro corridors</li> <li>• better buffering and use of hydro corridors</li> <li>• environmental and aesthetic benefits to adjacent TCT and hydro corridors</li> </ul> </td> <td data-bbox="1003 951 1479 1381"> <p><i>Square Preferred</i></p> <ul style="list-style-type: none"> <li>• ease of facility layout (1)</li> <li>• preferred but concerned about buffering for adjacent residents (1)</li> </ul> </td> </tr> </table> </li> <li>○ <b>HAVE THE PARKS BEEN ADEQUATELY DISTRIBUTED THROUGHOUT THE COMMUNITY?</b> <ul style="list-style-type: none"> <li>• Yes (4)</li> <li>• Good park ratios</li> </ul> </li> <li>○ <b>ARE THE SCHOOL LOCATIONS APPROPRIATE?</b> <ul style="list-style-type: none"> <li>• Yes (3)</li> <li>• Lots of schools and good locations</li> <li>• Some modifications</li> </ul> </li> <li>○ <b>SUGGESTIONS FOR PATHWAYS AND WALKWAYS</b> <ul style="list-style-type: none"> <li>• Continuous pathways along SWMF and connecting parks to Transitway</li> <li>• Green pathways connecting the parks and TCT.</li> <li>• Pedestrian bridges over arterial and other busy roads</li> <li>• Pedestrian links between parks and green space (3)</li> <li>• Link pathways with Carp River into Kanata West and the TCT</li> </ul> </li> </ul>		<p><i>Triangular Preferred</i></p> <ul style="list-style-type: none"> <li>• preferred (7)</li> <li>• better for buffering, traffic and noise (1)</li> <li>• Centrally located, good use of hydro corridors, long reach along TCT, larger</li> <li>• good access and trail connections and use of hydro corridors</li> <li>• better buffering and use of hydro corridors</li> <li>• environmental and aesthetic benefits to adjacent TCT and hydro corridors</li> </ul>	<p><i>Square Preferred</i></p> <ul style="list-style-type: none"> <li>• ease of facility layout (1)</li> <li>• preferred but concerned about buffering for adjacent residents (1)</li> </ul>
<p><i>Triangular Preferred</i></p> <ul style="list-style-type: none"> <li>• preferred (7)</li> <li>• better for buffering, traffic and noise (1)</li> <li>• Centrally located, good use of hydro corridors, long reach along TCT, larger</li> <li>• good access and trail connections and use of hydro corridors</li> <li>• better buffering and use of hydro corridors</li> <li>• environmental and aesthetic benefits to adjacent TCT and hydro corridors</li> </ul>	<p><i>Square Preferred</i></p> <ul style="list-style-type: none"> <li>• ease of facility layout (1)</li> <li>• preferred but concerned about buffering for adjacent residents (1)</li> </ul>			



	<ul style="list-style-type: none"> <li>• crossing of the new arterial road by the Trans Canada Trail must prioritize pedestrians over vehicles and should be either an overpass or an underpass</li> <li>○ <b>OTHER</b> <ul style="list-style-type: none"> <li>• Consider addition park space to GRC to expand existing facilities and make better use of existing operational equipment (i.e. zamboni)</li> <li>• Build parks at the same time as houses not after</li> <li>• Ensure number and size of parks is maintained and not replaced by cash-in-lieu agreements</li> <li>• Park layout is very good, comments have been taken into consideration</li> <li>• Consider extending Abbott Street into the district park</li> <li>• Build recreational facilities, parks, pools, arenas, right from start</li> <li>• Set District Park South of Abbott Hydro Corridor on either side the arterial, but buffer it with commercial and/or high density areas and major collector road network</li> <li>• Any school land not used by school boards be taken over for recreation facilities</li> <li>• Perhaps levy of \$1000 per home to build recreational infrastructure</li> <li>• NE corner of Shea Rd. and Fernbank Rd better location for the community park</li> <li>• a four pad arena complex needs to be designed into the plans</li> </ul> </li> </ul>
<b>OTHER LAND USES</b>	<ul style="list-style-type: none"> <li>○ <b>ARE THE PROPOSED NEIGHBOURHOOD COMMERCIAL AREAS APPROPRIATELY LOCATED?</b> <p>Yes (2)  Good – within walking distance (1)  -Locate away from High schools (3)  -need more commercial on SW corner to serve old Stittsville (2)</p> </li> <li>○ <b>ARE THE PROPOSED MIXED USE AREAS APPROPRIATELY LOCATED?</b> <ul style="list-style-type: none"> <li>• Yes (5)</li> <li>• The middle one won't work (2)</li> </ul> </li> <li>○ <b>OTHER</b> <ul style="list-style-type: none"> <li>• Prevent drive-thru uses to limit traffic at Terry Fox and Fernbank</li> <li>• Favour more neighbourhood commercial areas</li> <li>• Maybe there should be more commercial/employment (2) – people need jobs</li> <li>• There is too much neighbourhood commercial (NC) along Hazeldean and should consider moving proposed NC along Hazeldean to area close to and adjacent to the NC proposed south at Abbott/path and east of major arterial</li> </ul> </li> </ul>
<b>NATURAL HERITAGE</b>	<ul style="list-style-type: none"> <li>○ <b>HAVE THE APPROPRIATE OPEN SPACE AREAS BEEN RECOGNIZED AND PRESERVED, SUCH AS THE CARP RIVER FLOODPLAIN, WOODLOTS?</b> <ul style="list-style-type: none"> <li>• Yes (6)</li> <li>• Preserve old growth cedar woodland and wetland in corner of Shea Road and Abbott</li> <li>• Open space at North/South arterial and Hazeldean seems weird</li> <li>• Maintain green spaces in natural state and try to preserve forests through the subdivision process</li> <li>• Keep more of the existing woodlots if possible (4)</li> <li>• Don't know but hope this was adequately considered</li> <li>• Carp river – yes, woodlots already cut down, using prime agricultural land</li> <li>• Woodlots already cut down</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>○ <b>OTHER</b></li> </ul>
<p><b>SERVICES</b></p>	<ul style="list-style-type: none"> <li>○ <b>COMMENTS REGARDING THE ALTERNATIVES FOR STORM WATER MANAGEMENT</b> <ul style="list-style-type: none"> <li>• No comment/concern (5)</li> <li>• Good job – difficult topography has been well considered</li> <li>• Agree with preferred choices (3)</li> <li>• Ponds should be aesthetically pleasing and monitored for mosquitoes</li> <li>• Opportunities to improve landscaping of existing ponds</li> </ul> </li> <li>○ <b>GENERAL COMMENTS REGARDING SERVICING</b> <ul style="list-style-type: none"> <li>• Services in place before building starts (3)</li> </ul> </li> </ul>
<p><b>OTHER GENERAL COMMENTS</b></p>	<ul style="list-style-type: none"> <li>• Limit access to major arterials</li> <li>• What happened to the Hospital? A large clinic is need along the main road/beside the industrial park. (2)</li> <li>• Where are the daycares and doctors etc?</li> <li>• Ensure adequate municipal services (fire, police, library, churches) are planned to match the population needs and construction timing (3)</li> <li>• What are the phasing plans? (2)</li> <li>• Why is there no consideration at some light industrial space?</li> <li>• More walkable plans, no box stores, village street front commercial development, mixed use with dental clinics, medical clinics, etc. Need for sport fields, play areas, etc.</li> <li>• Colour legends were bad, more diversity in colours</li> <li>• It is difficult to detect a community "heart" in these plans – no place for community events</li> <li>• Occupancy of the Fernbank Community should be precluded until the upgrading of Hazeldean Road has been completed</li> <li>• This will create pressure to expand the urban boundary south of Fernbank Road and agricultural lands should be preserved</li> </ul>





7. Was this process a useful way for you to contribute ideas to the development of guiding principles for the Fernbank area?

Yes	Somewhat	No
<b>26</b>	<b>6</b>	

1 did not answer

***Additional comments (about the process):***

- Too much to comprise in too little time. Conceptually looks okay. Prefer to have more focused sessions on going drilling down to details of component elements. Tonight should have only focused on roads, next session on commercial, then residential, then green spaces/active rec. areas, SWM ponds, etc.
- I have attended these sessions for Timbermere, Jackson Trails, Kanata West. Promises are made to protect environmental features, put in infrastructure – roads, traffic lights, etc., upfront – I’m sick of being lied to! This type of exercise is done to fulfil consulting with the public but the resident’s views are completely ignored. The developers and their high paid lawyers will push whatever they want through council if the hell with environmental concerns or the quality of for the existing residents. Hazeldean Road needs to be built now with as few entrances/exits onto it. Present residents of Stittsville have to use this road which is a poorly constructed potholed mess! Just another rut we got with, amalgamation as regional government timetable had it to be built by now.
- Number the tables next time