Kanata Greenspace Protection Coalition

Summary

of the second round Technical Comments for 7000 Campeau Avenue

Released October 9, 2020 by the Planning Department, City of Ottawa

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The City acknowledges that an Official Plan amendment may be required based on the 40PA court decision.
More than 75% of the comments were related to functional service engineering and primarily stormwater management (SWM).

The City suggests a third submission by the proponents should address these areas:

Parkland/Landscape/Trees (31-36)

- total parkland revisited with the additions of small expansions of proposed parks including improved access points and the removal of Multi-Use Pathways in the calculation of parkland space
- review and remap by overlay the areas earmarked for tree retention program to ensure they are protected from site functional services
- the landscaped buffer situation is not resolved suggest consideration of conservation easements could address the long term viability of the proposed landscape buffering and tree retention program
- a requirement for a joint site visit by the environmental consultant and the City forester to review the proposed regrading on the site's peripheral 3 metre buffer zone and the tree retention program
- an iTree (or equivalent) analysis is required to envision the impact of this development on the future tree canopy and vegetative cover

Density/Compatibility and Zoning (12-28)

- "this is an infill scenario and the maximum density is required to be compatible with the surrounding community"
- The right of way (ROW) to be increased on all proposed roadways from 16.5metres to 18metres minimum, to allow viable tree canopy growth and utility trenching and to be consistent with surrounding community
- the lot layout must be consistent with existing community
    - there are no 30' single lots in Kanata Lakes and Beaverbrook yet the majority of the proposed single lots are 30'
- lot coverage as a concept speaks to consistency with existing community
    - front and corner setbacks must be increased from 3metres in R1,R3, R4 zones
    - rear yard setbacks must be increased from 6 metres to a minimum of 7.5metres
- a demonstration plan is required for the R5 (medium density) zone

Engineering/ Grading(50-78)

- modelling accuracy is compromised by inconsistent data gathering across multiple reports
- preliminary grading plan is missing lot/block information
    - e.g.: rear walls of a series of proposed single family homes behind Balding Crescent appear to be underground on the preliminary plan
    - emergency spillways from SWM lagoons cannot cross parkland or private property. Readdress is required
    - design contains sections where overland flow is being directed to existing residential properties (e,g.: Slade and Zokol Crescents)
- use of engineering solutions to address grade raise restrictions was discounted by staff
    - staff identified multiple locations where more than a 2 metre discrepancy exists between front and rear yards
- proposed sanitary realignment adds 330 metres of length, introduces sags and flow restrictions modelling an apparent reduction in service from the present situation
- the stated need for sump pumps on proposed lots lacked detailed assessment and requires further analysis and explanation

Stormwater Management (SWM) (79-149) (153-163)

- there is no confirmed legal SWM outlet for the proposed residential site
- groundwater levels and elevations must be mapped throughout the property to generate accurate digital elevation model (DEM) data
- the issue of groundwater lowering by the development remains to be addressed
    - External Agencies: Mississippi Valley Conservation Authority (MVCA) and National Capital Commission (NCC) remain concerned about on-site water balance, poor validation of the infiltration dynamics of the site and for the MVCA specifically, the proposed Low Intensity Development (LID) measures for the site
- repeated failures in both submissions to model and implement models accurately
    - failure to model the existing major SWM system (including the existing KGC pond) using the Dynamic Wave Routing method to fully define the current situation and appropriately assess the impact of the proposed situation
    - inappropriate application selection
        - a high level generic model was applied to this local site without necessary modification to generate appropriate specificity in results
    - the proponents choose to model based on an unsubstantiated assumption(s) that overestimates peak flow capacity in the existing system(up to 47%)
    - arbitrary selection and incorporation of atypical data altering modelling
    - repeated questions and comments related to data generation, calculations, calibration and validation of the modelling

- the model of four SWM lagoons and seven Oil and Grit Separators (OGS) requires data validation and more information to assess appropriateness, locations and sizing; municipal road access and retardant strategies for algae/mosquitoes in shallow ponds are outstanding
- the assessment of the Beaver Pond as part of the larger system remains incomplete including the review of efficiencies, sediment impact, outlets, maximum thresholds and the NCC continues to object as a downstream landowner

Mercury Contamination (comments from Corporate Real Estate Office) (150-152)

- Phase I Environmental Site Assessment (ESA) is non-compliant to Ontario regulation and must be resubmitted
- the 2020 Phase II ESA sampling does not adequately
    - map and delineate the extent of identified mercury contamination
    - provide a duplicate sampling system consistent with Ontario regulations
- the results of an updated Phase II modelling lateral and vertical contamination with an appropriate sampling strategy and rationale is required prior to planning site remediation or risk management activities