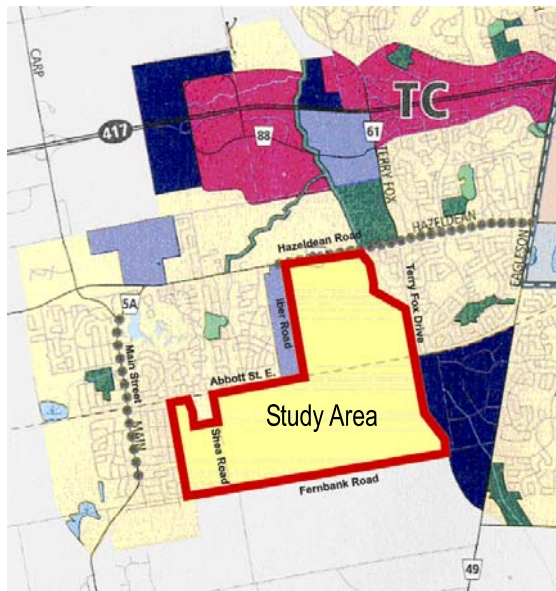


Information Bulletin No. 1

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 and 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
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
Email: wnottd@wndplan.com

