

E-mail sent Friday, 7 August, 2015

Cc: Tobi Nussbaum, Erin O'Connell, Selma Hassan, Iola Price

Hello Erwin,

Thank you very much for your excellent comments on behalf of Greenspace Alliance. I apologize for taking so long to respond to this email that you had copied to me. As you might imagine, we have received an extraordinary amount of email since the City's June 25 public meeting on our proposed Draft Plan of Subdivision. Although it is taking me a while to respond to all the correspondence we have received, I am responding to everything in due course.

I appreciate that your comments are directed toward Selma and Erin, but I would like to take the liberty of responding to a couple of the points you raise.

In general, I am delighted by your support for our public consultation efforts. Community consultation is a top priority for Canada Lands Company and an extremely important part of my own work, which I take very seriously. Al Crosby provided excellent service and advice as the Greenspace Alliance representative on our Public Advisory Group, as did Iola Price (although Iola's official role was representative of Rockcliffe Park). I intend to keep our lines of communication open as this project progresses and look forward to further dialogue with you, Al, and Iola.

I assure you that we will be able to implement many of your ideas as we proceed to more detailed planning, design, and development. Although municipal land use plans do not usually address matters such as energy and carbon emissions, I applaud you for having brought these matters to our attention. We will have opportunities through the subsequent planning and approval stages to work with our builders to achieve many of the green environmental goals you have identified. Beyond government approvals and regulatory requirements, we will be implementing most of these measures through our agreements of purchase and sale with the builders. These agreements are and will be legally enforceable, so we place great stock in their ability to ensure that our builder partners will adopt and act in accordance with our vision for this new community.

We intend not only to meet, but to exceed the minimum policy and regulatory requirements of municipal documents such as the CDP, Secondary Plan, Zoning By-law Amendment, and subdivision conditions and agreements. The tree preservation issues you raise provide a case in point. We will be making every effort to protect not only the trees identified on the inventory, but other trees and natural vegetation as well. Replacement will be the last resort. Planning our parks and natural areas around most of the significant specimens has been the foundation of this strategy. This will be further enhanced by our additional planting of valued species in the parks, natural areas, and green spaces along pathways and streets.

Speaking of the streets, the streets and rights-of-way in this community will without question break new ground in Ottawa. The cross-sections illustrated in the CDP are just the beginning of our strategy to bring the streets into the entire green fabric of natural systems within the community. This will include Low Impact Development for stormwater management, infiltration of water into the soils and plant roots, new plantings, permeable pavement, limiting all roadways to two driving lanes, traffic calming measures, and a comprehensive system of sidewalks, multi-use pathways, and segregated

cycle tracks, all within the rights-of-way. The streets are conceived and will be developed as integral connections within the green system of this community. I think you will agree that this is a new way of thinking about and building streets in our cities.

Similarly, we are working with OC Transpo to enhance public transit service to, from, and within this community. We will be requiring integration of buildings with transit stops so riders will have safer, more convenient, and more comfortable places to wait for and board buses. In the immediate future, we will be paying for advance transit service to the community as soon as the proper road connections are built, in order to establish an early habit of transit ridership among our first residents. We want to take full advantage of the opportunities that the new light rail will provide for express bus service to connect the new community with Blair and St. Laurent stations.

Finally, I want to thank you for your comments on the Parks Master Plan. The statement that *“the facility fit plans (proposed park concept diagrams) are intended for demonstration purposes only and are not to be used to direct the ultimate parks design”* was specifically requested by Canada Lands Company, for precisely the reasons you identify. The only purpose of the facility fit plans is to prove to the City that the parks we are planning will be able to accommodate the recreation facilities the City wants. I am presently drafting an RFP for landscape architecture services to prepare comprehensive, integrated, and detailed landscape plans and designs for the parks, the road rights-of-way, and other significant areas such as the perimeter of the storm pond on the NCC lands. The natural systems and ecology will be paramount in that design. I will be explicitly directing our landscape architects not to be influenced by the facility fit plans other than to respect the City’s recreational requirements.

Again, Erwin, thank you for your letter. I look forward to further commentary from Greenspace Alliance.

Sincerely,

Don

Don Schultz

Director, Real Estate | directeur, Immobilier Canada Lands Company | Société immobilière du Canada