

2701 Longfields – D02-02-19-0134

Frequently Asked Questions

The Development Application: D02-02-19-0134

- 1) **Does the application maintain the look and feel of the existing Stonebridge community (building design, façade, material, colour, etc.)?**
 - The street configuration, land uses, and low-rise dwelling types proposed are compatible with the broader Stonebridge community. The building designs, materials and colours will not be substantially different than other Mattamy housing products in the area.

- 2) **Why has the number of units agreed upon between the developer and community increased from 158 homes to 184?**
 - The number of units agreed upon to be developed as part of this submission was agreed upon prior to the submission of the Plan of Subdivision. Details of the agreement may be found [here](#).

- 3) **Longfields Drive is already heavily used – will the development will lead to greater congestion on this roadway?**
 - A Transportation Impact Assessment has been submitted in support of the application. The transportation information is currently being evaluated.

- 4) **The development will greatly increase the population in the area and schools are already over crowded. What will the impact be?**
 - School boards have been circulated as part of the Plan of Subdivision and Zoning By-law Amendment applications, and Agreements of Purchase and Sale will contain clauses regarding school capacity.

- 5) **The development will hurt environmental and greenspace preservation. How is this being addressed?**
 - The current use of the lands as a golf course is not considered public greenspace. As part of the Plan of Subdivision a 0.726-hectare (1.79 ac) park space is being proposed.

- 6) **What measures are being taken to reduce the impacts of construction on existing residents?**
 - Construction activity must comply with the City of Ottawa Noise By-Law 2017-255. A condition of draft approval requires the submission of a construction traffic management plan.



- 7) **What effect will the new development have on existing transit services?**
- OC Transpo was circulated on the application and did not identify concerns with the proposal.
- 8) **Did the levy vote determine when the lands under the subdivision application would be developed??**
- The community vote is a separate matter from the development applications, however; the details of this vote may be found [here](#). The levy vote and agreement provided for the development of the lands identified in the Plan of Subdivision.
- 9) **Does the application deal satisfactorily with drainage hydrology in view of the loss of existing stormwater drainage ponds and grade and drainage changes due to development of housing and streets in the subject property and surrounding golf course area?**
- Stormwater management details have been submitted as part of the development applications and are currently under review.
- 10) **Various other independent builders have come in and built multiple dwellings on small and parcels of land. Is this application similar to those?**
- The proposed development includes a mix of single-detached and attached dwelling types, which is consistent with the City's Official Plan policies.
- 11) **What is the risk of potential contamination of the development lands?**
- A Phase I Environmental Site Assessment was completed for the subject lands in 2019. This assessment concludes that a Phase II assessment is not required.
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The Community Levy

- 13) **What is the background on the Stonebridge community levy?**
- The community vote was directed by Ottawa City Council following the approval of a report co-authored by the Ward Councillors for Ward 3 (Barrhaven), Ward 21 (Rideau-Goulbourn) and Ward 22 (Gloucester-South Nepean), who each represent a portion of the Stonebridge community.
 - The report titled, "Stonebridge Community Levy Vote," was considered by the Finance and Economic Development Committee (FEDCO) on October 1, 2019 and Ottawa City Council on October 9, 2019



- Council approved a community-wide ballot to determine support for an area-specific levy in order to purchase 198 acres of golf course lands located in the Stonebridge Community. The “Legal Implications” section within that report included the following comments:

“In order to have authority under the Municipal Act to impose a levy for the purchase of the property, it is necessary that either the City owns the property or that an agreement of purchase and sale have been executed for its acquisition. Thus, pending the outcome of the vote by the Stonebridge community, subsequent to any Council approval of the levy but prior to its imposition, such an agreement would need to be signed...Should the recommendation be approved and the vote held in accordance with the process outlined therein, Council is not bound by the outcome of such a vote.”

14) How was the Stonebridge community levy vote conducted?

- Following the recommendation being carried at City Council, staff of the Office of the City Clerk began the ballot process. Ballot packages were mailed to each address within the Levy’s catchment area (defined by the SWG) on October 9, 2019. Each package included:
 - a) A bilingual information sheet with background information, details on the land purchasing process, estimated levy amounts, voting information and processes, how to view results and contact details for the dedicated e-mail inbox and phone extension managed by the Office of the City Clerk;
 - b) A bilingual, numerically unique ballot including the ballot question, instructions for completing a ballot, contact details for the dedicated e-mail inbox and phone extension, and a form with personal information confirming that the voter is the owner of the property (first and last name of property owner, property address, signature of property owner or authorized agent, and the date).
 - c) A pre-paid return envelope allowing voters to mail ballots to the Office of the City Clerk. Voters were also given the opportunity to deliver their ballots in person to a ballot box at the City of Ottawa Archives, located at 100 Tallwood Drive near the catchment area.
- The 30-day voting period began on October 10, 2019 with votes being required to be returned to the Office of the City Clerk by 4 p.m. on November 8, 2019. Ballot envelopes were date-stamped when they were received.
- Staff from the Office of the City Clerk opened the returned ballot envelopes, analyzed each ballot for completion and verified that the unique ballot number matched the address to which it was mailed. Ballots were stapled to the date-stamped envelope, sorted into piles according to ballot responses, and counted by staff from the Office of the City Clerk with support from colleagues from Legal Services and Finance



Services. Ballots submitted at the City of Ottawa Archives were delivered to City Hall by staff from the Office of the City Clerk after voting closed at 4 p.m. on November 8, 2019. All staff involved in the vote counting process were required to sign an oath to act with integrity and to ensure voter privacy.

15) What were the results of the vote on the Stonebridge community levy?

- The voting period for the Stonebridge Community Levy consultation concluded on November 8, 2019, and the results were published that same day on ottawa.ca. The results of the vote were as follows:

'YES' to the Levy	1,470
'NO' to the Levy	741
Blank Ballots	0
Spoiled Ballots	6

16) What are overall timelines on the Stonebridge community levy?

- The current target is to have this matter considered by Finance and Economic Development Committee (FEDCO) in Q3 2020.
- Staff provided an update regarding the Stonebridge Community Levy vote in a memorandum dated January 22, 2020, which was included on the FEDCO agenda of [February 4, 2020](#). The “Next Steps” section within that memorandum stated as follows:

“Staff from PIED (the Planning and Economic Development Department) will report back to the Finance and Economic Development Committee and Council with next steps in Q2 2020, which allows sufficient time to include the levy in the 2021 Budget.”

The Purchase of the Golf Course

17) Is there a legal agreement in place between Mattamy Homes and the City of Ottawa on the purchase of the golf course lands?

- Discussions continue with Mattamy Homes for the finalization of a tentative agreement for purchase and sale of the golf course lands.

Staying Informed

18) How can I stay abreast and involved on matters related to this development application?

- Information regarding the upcoming PIED staff update in Q3 2020, as well as the Stonebridge Community Levy imposition report to be considered by Finance and Economic Development Committee (FEDCO) and Council later this year, will be



made available to residents in due course through communications to community associations, public Committee and Council meeting agendas, and on ottawa.ca.

- Visit the [Stonebridge Community Association](#)
 - Visit Ottawa.ca
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Staying Involved

19) How can I have my voice heard?

- Contact the File Lead, Kelby Lodoen Unseth at: Kelby.LodoenUnseth@ottawa.ca
- Attend the upcoming statutory public meeting (details not yet determined).
- Connect with the [Stonebridge Community Association](#)

20) Will there be a public meeting on this development application?

- A Plan of Subdivision requires a statutory public meeting. Details of the meeting are to be determined, and all people who have contacted the File Lead (Kelby Lodoen Unseth) will be notified directly of this meeting. Meeting information will also be published via Ottawa.ca.
- As part of the Zoning By-law Amendment, all people who have contacted the File Lead (Kelby Lodoen Unseth) will be notified ahead of time should the amendment report proceed to Planning Committee.