

Existing Conditions

Existing conditions are inventoried at the onset of all Environmental Assessment (EA) studies so that the potential effects of alternatives for the study can be assessed. This information will be updated progressively as investigations continue and additional information becomes available.

Information on all aspects of the environment was collected and analysed in order to:

- Provide an understanding of existing conditions;
- Allow for future predictions of how the proposed project may cause environmental conditions to change;
- Allow for future predictions of how adverse effects can be mitigated and beneficial effects enhanced; and
- Provide a basis for designing monitoring programs.

The following key environmental conditions have been determined at this time. Key factors include:

- The existing Right-of-Way (land owned by the City) throughout the corridor is far less than what is protected for in the City Official Plan (37.5m whereas between 22.0 to 30.0 m exist today);
- There are many individual property accesses along Carp Road;
- There are concerns regarding traffic congestion and safety along the corridor;
- There is an absence of pedestrian and cycling facilities along the corridor;
- There is great potential for intensification and development along Carp Road and in adjacent employment areas and developing communities; and
- Very few natural heritage features existing within the corridor.