



December 22, 2021

Ministry of Municipal Affairs and Housing  
777 Bay Street  
Toronto, ON  
M7A 2J3

Attention: Hon. Steve Clark, Minister

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Dear Minister Clark,

We are writing in order to seek the inclusion of our property, known as 6435 Fernbank Road in Stittsville South (and identified as S-5, S-6 and S-7 by the City in its Growth Management Strategy 2 Report ACS2021-PIE-EDP-0001), within the urban expansion area of the Ottawa Official Plan, which is before you for consideration. Our property is adjacent to the existing urban area and would automatically have qualified as Category 1 Expansion Lands, if it had been evaluated correctly by City Staff.

As a point of reference, in the City's evaluation of candidate lands for urban expansion, it established minimum thresholds for transit proximity and engineering, so as to create a tier of lands known as Category 1, which met those thresholds and which would automatically be recommended for approval in the urban expansion; and lower tiers which did not meet these thresholds, Category 2 and Category 3 Lands, which the City Staff could exercise any discretion in its recommendation.

The initial Staff evaluation for our property at 6435 Fernbank Road was flawed, and Claridge provided to the City, independent reports from 2 of the City's most experienced and respected engineering firms that confirmed that the lands could be effectively and efficiently serviced in accordance with the PPS. The conclusion of both of the independent reports is that the property should actually be scored as Category 1 Lands.

The City hired a third party engineer (GM BluePlan Engineering Limited) for an objective analysis of all of the documents. The GM BluePlan report confirmed that the City evaluation of S-7 was not fair and that a proper assessment of 15 points should be allocated in the engineering criteria. This, in itself, is critically important, because this proper assessment would have resulted in the property reaching the required threshold scores and being included as "Category 1 Lands" - meaning the lands would automatically be recommended for inclusion into the expanded urban area.



Accordingly, we request that our property at 6435 Fernbank Road be justifiably reclassified as Category 1 Lands and be designated as urban area in the Official Plan. Attached please find the engineering reports of Novatech Engineering Consultants, IBI Group, and GM BluePlan.

Yours truly,  
Claridge Homes Group of Companies

Neil Malhotra  
Chief Financial Officer





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FILE NO: 36062-1082

**BY EMAIL**

October 13, 2021

**Chairs Gower and Moffatt – Planning Committee**  
**Chair El-Chantiry - Agriculture & Rural Affairs Committee**  
**Members of the Joint Committee of Planning Committee and ARAC**

**City of Ottawa**

**Re: City of Ottawa Draft Official Plan: Growth Management Report II**  
**-Lands Proposed for Residential and Industrial Expansion**  
**Claridge Homes - 6435 Fernbank Road, Stittsville South**

We are the solicitors for Claridge Homes. We are writing in order to seek the inclusion of Claridge lands, known as 6435 Fernbank Road in Stittsville South (identified as S-5, S-6 and S-7 in the Growth Management Strategy 2 report, ACS2021-PIE-EDP-0001 – the “GMS Report”) within the proposed expansion to the urban area. These lands are adjacent to the existing urban area and are ideally suited to be included as an expansion area. The previous GMS Report contained factual errors in relation to these parcels of land. When the factual errors are corrected, then the score for these parcels increases such that they should be included in the urban area.

As Claridge previously submitted in February 2021, the Staff Report for the Growth Management 2 – Lands Proposed for Residential and Industrial Urban Expansion, listed 6435 Fernbank Road (S-5, S-6 and S-7 parcels) as being Category 2 lands due to possible servicing issues. The City identified topographic discontinuity and submerged sewers as being the primary issues.

Claridge, through its consultants of Novatech and IBI, both respected engineering firms in this City, provided evidence, including a conceptual servicing and grading plan prepared by Novatech, to the City that the servicing issues raised by the City were not actually an issue. The memos from each engineer have been provided to the city. The conclusion is 6435 Fernbank Road can be efficiently

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serviced. Sewers will not be submerged and the site can be designed and developed to match required adjacent grades for servicing and drainage purposes. When the evaluation criteria scoring is corrected to account for the servicing plan for the lands, the Servicing component for 6435 Fernbank Road (S-5, S-6 and S-7 lands) is as follows:

<u>SCAs S-5 and S-6</u>	<u>PIED</u>	<u>Corrected</u>
Criteria 1 Water	2	2
Criteria 2 Wastewater	4	4
Criteria 3a Stormwater Outlet	0	0
Criteria 3b Drainage Constraint	3	<b>6</b>
Criteria 4 Servicing Integration	2	<b>4</b>
Criteria 5 Servicing Risk	-1	-1
Total Servicing Score:	10	<b>15</b>
<u>SCAs S-7</u>	<u>PIED</u>	<u>Corrected</u>
Criteria 1 Water	2	2
Criteria 2 Wastewater	4	4
Criteria 3a Stormwater Outlet	0	0
Criteria 3b Drainage Constraint	3	<b>6</b>
Criteria 4 Servicing Integration	2	<b>4</b>
Criteria 5 Servicing Risk	-2	-1
Total Servicing Score:	9	<b>15</b>

Extracted from Novatech's memo dated February 1, 2021 – the full memo is attached.

The scoring criteria applied to 6435 Fernbank Road resulted in a score sufficient to be Category 1, Pass 1 lands.

The city has retained an outside consultant to further assess these parcels of land, in addition to others. The report is expected later next week. Claridge has been advised that the servicing challenge previously identified is not actually an impediment; hence, the scoring will improve as stated above.

Accordingly, Claridge requests that the technical infrastructure information be applied by the City to the adjust the scoring of the 6435 Fernbank Road (S-5, S-6 and S-7 lands) which thereby makes them Category 1 lands and thereby include them as urban expansion lands. This is in accordance with the Growth Management principles established by the City.

Do not hesitate to contact us to discuss.

Yours very truly,



Ursula K. Melinz

*Ursula K. Melinz Professional Corporation*

CC: Neil Malhotra & Jim Burghout, Claridge Homes