

**Vanguard Drive Extension (Lanthier Drive to Mer Bleue Road)
Environmental Assessment Study**

Prolongement de la promenade Vanguard (de la promenade Lanthier au chemin de la Mer-Bleue) - Étude environnementale

Committee Recommendations

That Council:

- 1. Approve the functional design for the Vanguard Drive Extension Environmental Assessment Study, as described in this report and supporting documents; and,**
- 2. Direct Planning staff to finalize the Environmental Study report and proceed with its posting for the 30-day public review period in accordance with the Ontario Municipal Class Environmental Assessment process.**

Recommandations du comité

Que le Conseil municipal :

- 1. approuve le plan fonctionnel de l'étude d'évaluation environnementale pour le prolongement de la promenade Vanguard, tel que présenté dans ce rapport et dans les documents à l'appui;**
- 2. demande au personnel de parachever le rapport de l'étude environnementale et de procéder à sa publication aux fins de consultation publique pour une période de 30 jours conformément au processus d'évaluation environnementale municipale de portée générale de l'Ontario.**

DOCUMENTATION

1. Acting Director's report, dated 22 May 2020 (ACS2020-PIE-PS-0048)

Rapport du directeur par intérim, daté le 22 mai 2020 (ACS2020-PIE-PS-0048)
2. Extract of Draft Minutes, Transportation Committee, 3 June 2020.

Extrait de l'ébauche du procès-verbal, Comité des transports, le 3 juin 2020.

**Report to
Rapport au:**

**Transportation Committee
Comité des transports
3 June 2020 / 3 juin 2020**

**and Council
et au Conseil
10 June 2020 / 10 juin 2020**

**Submitted on 22 May 2020
Soumis le 22 mai 2020**

**Submitted by
Soumis par:
Douglas James**

**Acting Director / Directeur par intérim
Planning Services / Services de la planification,
Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique**

**Contact Person
Personne ressource:
Mike Giampa, Senior Engineer/ Ingénier principale / Development Review /
Examen des projets d'aménagement
(613) 580-2424, 23657, mike.giampa@ottawa.ca**

Ward: CUMBERLAND (19)

File Number: ACS2020-PIE-PS-0048

**SUBJECT: Vanguard Drive Extension (Lanthier Drive to Mer Bleue Road)
Environmental Assessment Study**

**OBJET: Prolongement de la promenade Vanguard (de la promenade Lanthier
au chemin de la Mer-Bleue) - Étude environnementale**

REPORT RECOMMENDATIONS

That Transportation Committee recommend that Council:

1. **Approve the functional design for the Vanguard Drive Extension Environmental Assessment Study, as described in this report and supporting documents; and,**
2. **Direct Planning staff to finalize the Environmental Study report and proceed with its posting for the 30-day public review period in accordance with the Ontario Municipal Class Environmental Assessment process.**

RECOMMANDATIONS DU RAPPORT

Que le Comité des transports recommande au Conseil municipal :

1. **d'approuver le plan fonctionnel de l'étude d'évaluation environnementale pour le prolongement de la promenade Vanguard, tel que présenté dans ce rapport et dans les documents à l'appui;**
2. **de demander au personnel de parachever le rapport de l'étude environnementale et de procéder à sa publication aux fins de consultation publique pour une période de 30 jours conformément au processus d'évaluation environnementale municipale de portée générale de l'Ontario.**

BACKGROUND

Vanguard Drive is an east-west collector road with an urban cross-section, with a Right-of-Way approximately 21-24 metres, which runs from the existing north-south Tenth Line Road arterial road in the east and terminates at the north-south Lanthier Drive local road in the west. The westerly extension to Mer Bleue Road is identified as a Proposed Collector Road on Schedule E to the Official Plan, as amended by Official Plan Amendment (OPA) 150.

1. The 2015 Employment Lands Review identified that road frontage is an issue for several Employment Land parcels between Mer Bleue Road and Tenth Line Road and the Vanguard Drive extension would be a strategic piece of infrastructure for the economic development of the South Orléans Business Park. On [September 13, 2016](#) Planning Committee provided direction to

establish a strategy and work program for the construction of the Vanguard Drive extension.

2. On May 3, 2017, Transportation Committee approved the Statement of Work for the Vanguard Drive Extension (Lanthier Drive to Mer Bleue Road) Environmental Assessment Study ([ACS2017-PIE-PS-0059](#)).
3. This Study was conducted as a Schedule C Municipal Class Environmental Assessment in accordance with the *Ontario Environmental Assessment Act*.

DISCUSSION

The adjacent landowners in the subject area are interested in developing their lands for residential, commercial, institutional, and industrial purposes, subject to the extension of Vanguard Drive from its existing terminus at Lanthier Drive to the west at Mer Bleue Road. This EA Study is being undertaken to identify and protect a corridor for the roadway extension, as described above and is highlighted in Figure 1.

The EA Study limits for the extension of Vanguard Drive extend from Tenth Line in the east to Mer Bleue Road in the west. The Study Area will cover a broader area west to Frank Bender Street.

Vanguard Drive is identified in the Transportation Master Plan (TMP) as a collector road, as such its extension shall be entirely funded by developers, except for the Mer Bleue Road and Vanguard Drive intersection. The requirement for signalization of the intersection falls under the City's Development Charges Background Study and By-Law and will be funded through the Intersection Control Measures Program.

Consultation

Consultation was conducted through key stakeholders of the Agency Consultation Group, Public Consultation Group, and Business Consultation Group as appropriate, including consultation with Indigenous People. The Study areas adjacent property owners along with specific internal City units and branches were the key stakeholders for this Study. Consultation with the general public occurred through two separate open houses, smaller additional meetings, as well as through the project webpage and e-mail.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Dudas is aware of the report.

LEGAL IMPLICATIONS

There are no legal impediments to implementing the recommendations as outlined in the report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the recommendations in this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications with this report.

FINANCIAL IMPLICATIONS

Vanguard Drive is identified in the Transportation Master Plan (TMP) as a collector road, as such its extension shall be entirely funded by developers, except for the Mer Bleue Road and Vanguard Drive intersection. The requirement for signalization of the intersection falls under the City's Development Charges Background Study and By-Law and will be funded through the Intersection Control Measures Program.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report. The City's Accessibility Design Standards and the requirements of the *Accessibility for Ontarians with Disability Act* will be applied as part of the development of the functional and detailed designs to ensure that the extension of Vanguard Drive supports inclusive communities and users of all ages and abilities.

ENVIRONMENTAL IMPLICATIONS

The Study will examine and evaluate the project's effects on the social, cultural, physical, and natural environments within the Study area as well as the downstream impacts. Appropriate mitigation measures will be developed, and post mitigation

environmental impacts will also be determined.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Transportation and Mobility
 - TM2 – Provide and promote infrastructure to support safe mobility choices
 - TM4 – Improve safety for all road users

SUPPORTING DOCUMENTATION

Document 1 Vanguard Drive Extension (Lanthier Drive to Mer Bleue Road)
Environmental Assessment Study - Key Findings

CONCLUSION

The Planning, Infrastructure and Economic Development Department supports the recommendations of the Environmental Assessment study.

The recommended road alignment for Vanguard Drive extension will allow the adjacent landowners to develop their properties with the appropriate context to build the surrounding road infrastructure. The proposed cross section will provide a road that meets the needs of all users.

DISPOSITION

Following Transportation Committee and Council approval of the functional design, the Planning, Infrastructure and Economic Development department will finalize the Environmental Study report and make it available to the public for the 30-day review period.

Document 1 – Vanguard Drive Extension (Lanthier Drive to Mer Bleue Road)
Environmental Assessment Study Key Findings

The Planning, Infrastructure and Economic Development department initiated an Environmental Assessment (EA) Study to accelerate the timing of the extension of the Vanguard Drive from its current terminus at Lanthier Drive to the west at Mer Bleue Road and beyond.

The adjacent landowners in the subject area are interested in developing their lands for residential, commercial, institutional, and industrial purposes, subject to the extension of Vanguard Drive from its existing terminus at Lanthier Drive to west at Mer Bleue Road. This EA Study was completed to identify and protect a corridor for the roadway extension, as described above and is highlighted in Figure 1.

The EA Study limits for the extension of Vanguard Drive extend from Tenth Line in the east to Mer Bleue Road in the west. The Study Area, as shown in Figure 1, covers a broader area west to Frank Bender Street.

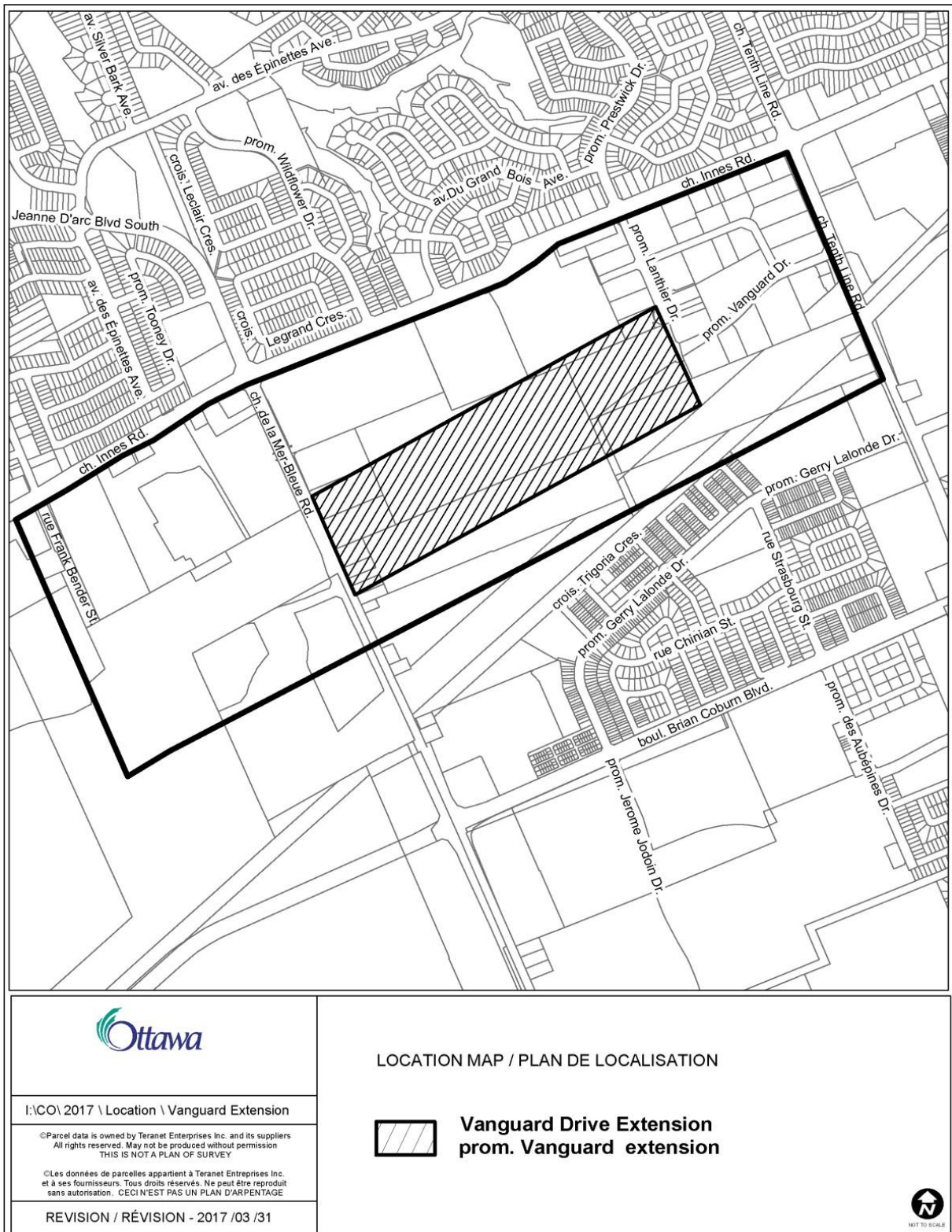


Figure 1: Location Map

Coordination with Existing and Concurrent Studies

The EA Study considered the following analysis and preliminary findings of concurrent on-going transportation, development and infrastructure projects that could influence the direction and/or conclusions of the Study. These include:

- East Urban Community Mixed-Use Centre Design Plan.
- Current development applications and associated studies.
- Employment Lands Study.
- Gloucester and Cumberland East Urban Community Expansion Area and Bilberry Creek Industrial Park Master Servicing Study.
- Official Plan as amended by OPA 150 and 180.

Alternative Alignments

The Study presented five alternative alignments as outlined below in Figure 2:

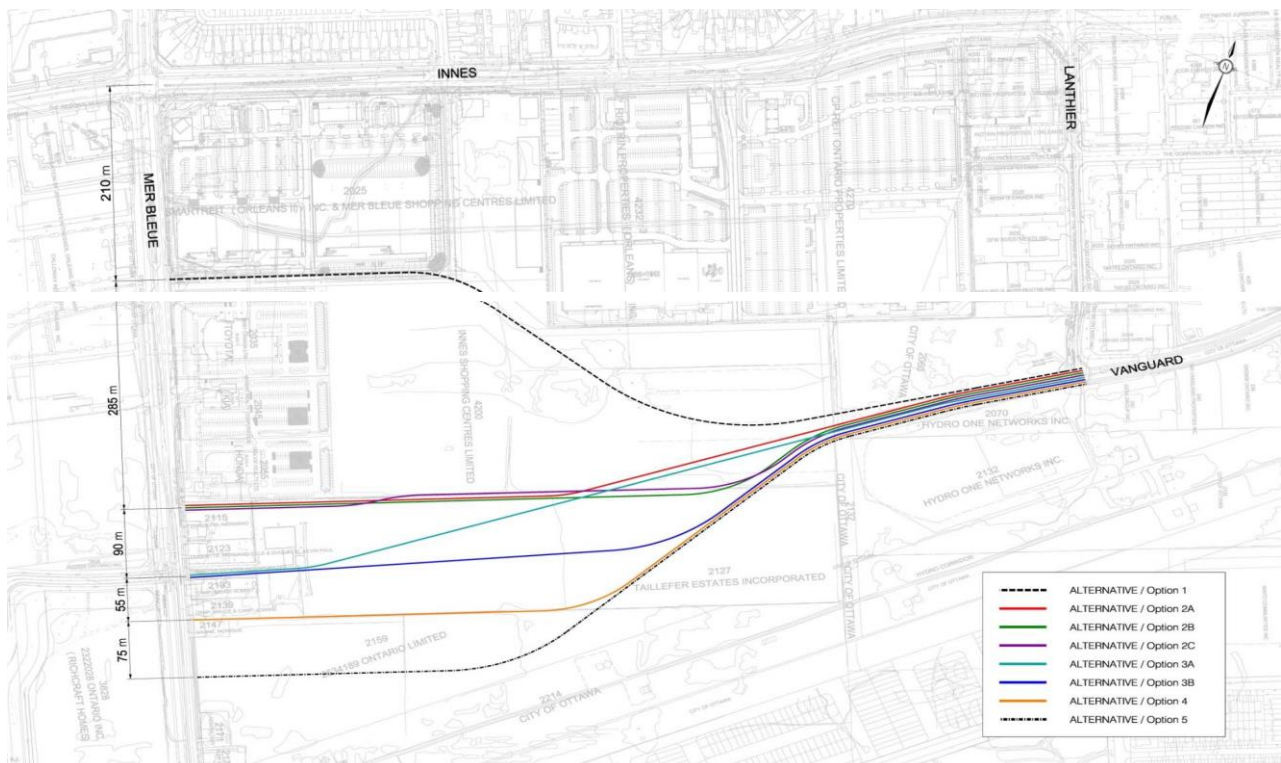


Figure 2

The alternative alignments were evaluated against eight criteria:

- Natural Areas/ Resources Disruption – Ability to avoid impacts on existing natural areas.
- Environmental Contaminants – Ability to avoid conflicts with existing contaminated lands
- Enhance Community – Ability to improve existing services and/or improve connectivity between local and adjacent development areas
- Capital Cost – Cost of construction
- Economic Viability – Ability to maximize development potential of local employment lands
- Access Management – Ability to avoid conflicts with existing accesses and intersections along Mer Bleue Road
- Consistency with City Planning/ Policies/ Direction – Ability to meet the goals and objectives of City of Ottawa’s TMP and local planning policies; align with goals and objectives of the EUC Phase 3 CDP
- Property Impacts

Recommended Plan

Following the evaluation of the alternative designs, a technically preferred plan was recommended and follows Alignment 3B. This alignment involves the extension of Vanguard Drive from its current terminus at Lanthier Drive in the southwest, curving west within and approximately bisecting 2127 Mer Bleue Road, before intersecting with Mer Bleue Road opposite the existing snow disposal facility (SDF) access, as shown in Figure 3.

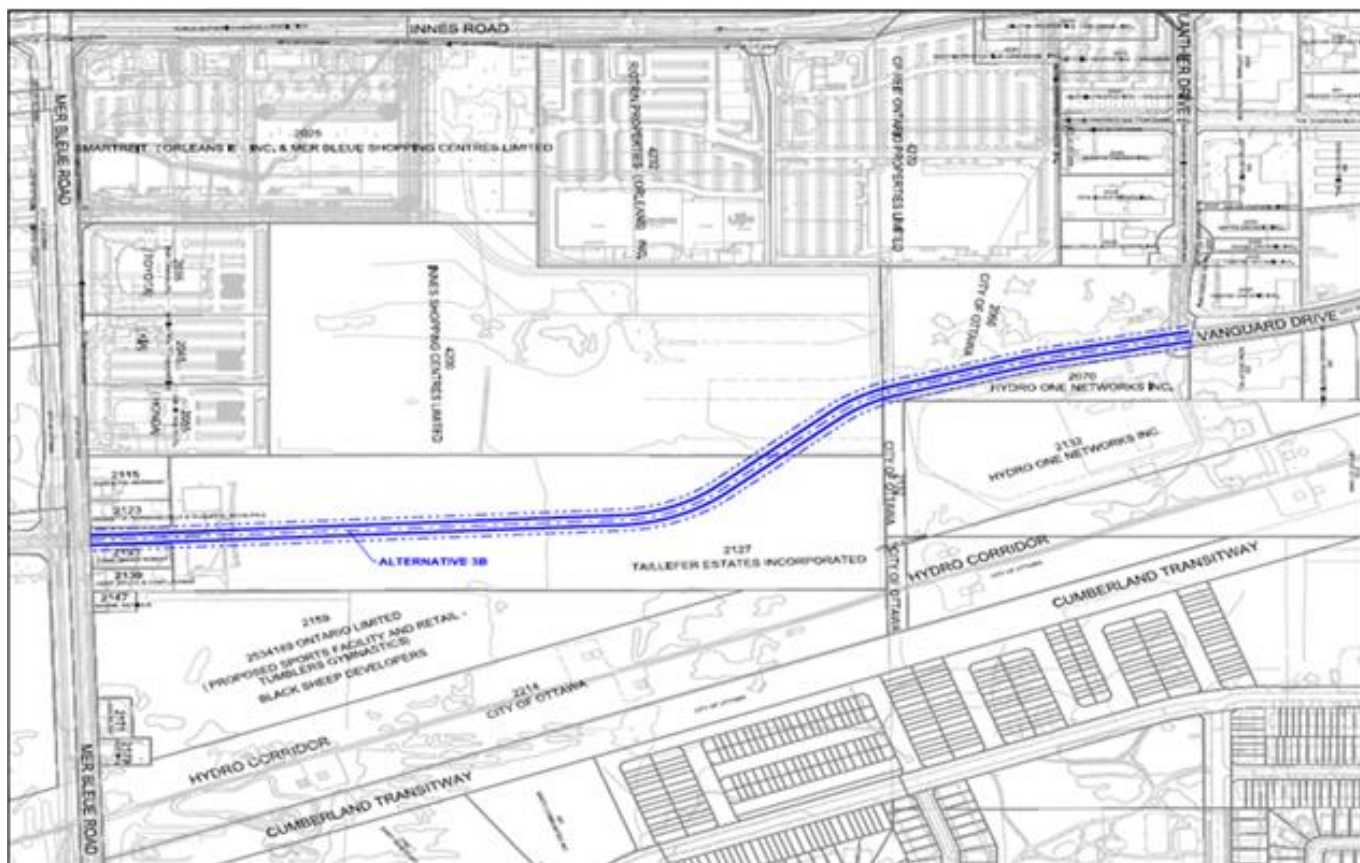


Figure 3

The recommended cross section of the Vanguard Drive extension is shown in Figure 4 and is based on the City of Ottawa 24-metre collector road Right-of-Way requirements. It includes 9.5 metres of pavement width which is enough for two travel lanes and one parking lane. The 24-metre right of way allows for the inclusion of sidewalks, cycle tracks and trees.

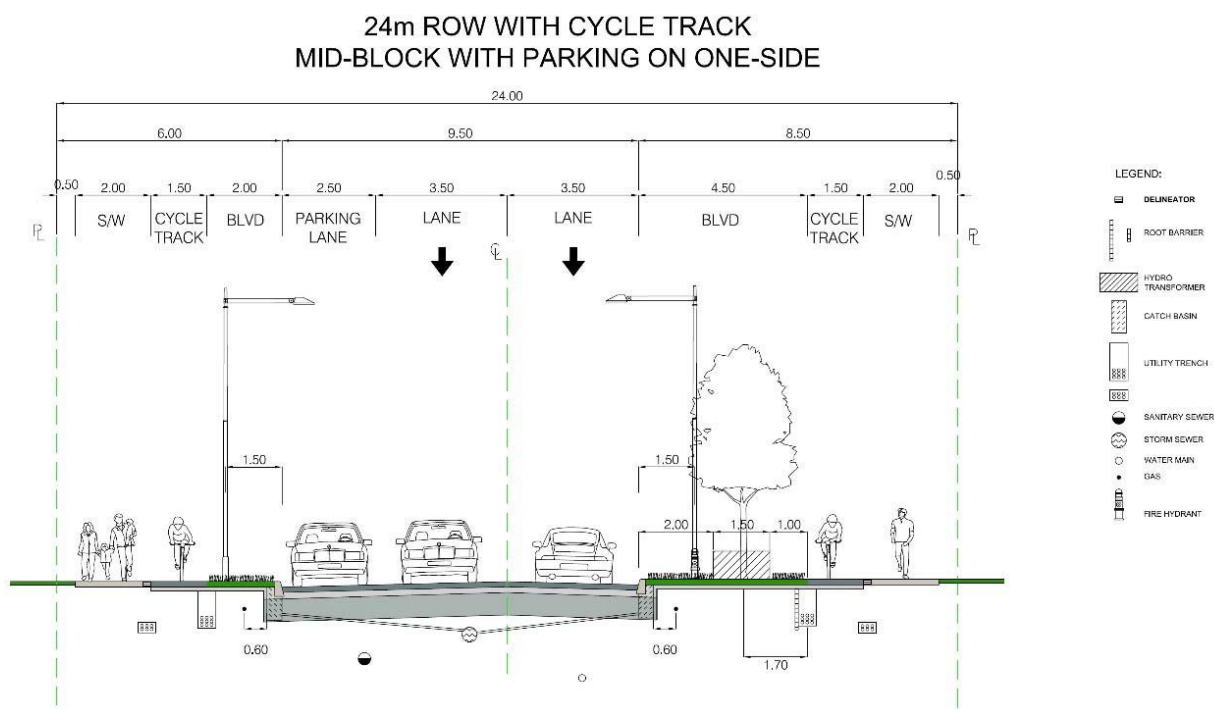


Figure 4

Costing

Vanguard Drive is identified in the Transportation Master Plan (TMP) as a collector road, as such, its extension shall be funded by developers except for the Mer Bleue Road and Vanguard Drive intersection, which shall be covered by development charges.

The Class 'C' cost estimate for the extension of Vanguard Drive from Lanthier Drive to Mer Bleue Road is \$10 million in 2020 dollars. The cost to modify the existing intersection at Mer Bleue Road is estimated at \$895 thousand.

Consultation

The various opportunities for public involvement in the Study were well publicized throughout the course of the Study, through various media. At the outset of the project, a project contact list/data base of interested and directly affected stakeholders was developed, which was updated throughout the project.

A notice of Study Commencement, which included the detailed description of the project, was published in City-wide newspapers (French and English) on October 12,

2017. Study Commencement notice letters with an enclosed Study area map were sent out to all interested and directly affected stakeholders, utility companies and local politicians on the project contact list. Information on the project has also been made available to the public on the City of Ottawa website: <https://ottawa.ca/en/city-hall/public-engagement/projects/vanguard-drive-extension-environmental-assessment-study>

Consultation Groups:

Three consultation groups were established for the Study, representing various agencies (ACG), business interests (BCG) and public groups (PCG). Two meetings were held with each of the consultation groups over the course of the Study. These meetings provided an opportunity for the Study team to present information and collect feedback, questions and concerns.

Public Open Houses:

Two Public Open Houses (POH) were held over the course of the Study on the following dates:

- POH No. 1 – March 28, 2018
- POH No. 2 – September 18, 2019