





## CONCEPTS

- ① PEDESTRIAN OVERPASS  
OVER MARCH RD connect  
NORTH; SOUTH COMMUNITY
- ② AVOID "MERIVALE" CORNER  
move WESTBORO VILLAGE "AFFECT"  
small business with condominiums  
on top to allow people to  
WORK AND LIVE IN SAME AREA
- ③ BUFFER TO EXISTING  
RURAL ESTATE
- ④ LIBRARY CENTER BECOME  
COMMUNITY CORE
- ⑤ PONDS AWAY FROM CURRENT  
WELL DEPENDENT PROPERTY

⑦ NO HIGHSCHOOL PROVIDED  
FOR LARGE COMMUNITY  
(PUBLIC)

⑧ IDEA OF  
NORTH BORE (LIKE  
WESTBORA)

⑨ HIGH DENSITY SURROUNDING  
SCHOOLS (MANY ABLE TO WALK TO  
SCHOOL)  
LOW DENSITY CLOSE TO  
EXISTING RESIDENTIAL

⑩ MANY WALKING TRAILS



**LEGENDA**

- Community Design Plan Area  
Ideelle delimitazione per la futura  
concezione urbanistica
- Property Lines / Limiti di proprietà
- Watercourse / Corso d'acqua
- Road Intersection / Intersezione stradale
- Potential Pedestrian Crossing /  
Linea potenziale di attraversamento
- Potential Pedestrian / Bicyclist Crossing /  
Linea potenziale di attraversamento
- Stream / Course Buffer /  
Corso d'acqua
- Church /  
Sede
- School /  
Sede
- Cemetery /  
Cimitero
- Heritage Interest /  
Interesse culturale

**SCALE: 1:2500**





WE ARE RESIDENTS OF MURPHY COURT  
AND THE URBAN BOUNDARY IS BEING  
EXPANDED RIGHT TO OUR PROPERTY LINE.

WE ARE PROPOSING THAT THE PARCEL  
ENCLOSED WITHIN MURPHY COURT  
(NEXT TO THE CHURCH) BE A PARKETTE.

ITS BEEN A PARK FOR US AND OUR  
CHILDREN GROWING UP. THE PREVIOUS  
OWNER LET IT USE IT AS A PARK.

THE PROPOSED PARK WOULD ALSO BE  
BENEFICIAL TO THE CHURCH.

PLEASE TAKE OUR PROPOSED PARKETTE  
UNDER SERIOUS CONSIDERATION.

ALSO, WE LOVE OUR WELL WATER  
AND ANY DEVELOPMENT WITHIN MURPHY CRT.  
WILL ALSO AFFECT OUR WELLS.

WE ARE THE CLOSEST HOMEOWNERS TO THE  
NEW PROPOSED URBAN BOUNDARY AND THIS  
PROPOSED DEVELOPMENT AFFECTS US DIRECTLY  
BUT WE ARE ALL FOR GROWTH EXCEPT ON A SMALL  
DADDL ON MURPHY CRT.



Big concern,

Murphy Court backs on to  
the plan, our lot sizes  
are 100 X 150, with  
concern of ~~of~~ our wells  
and septics being effected  
by city sewers being imposed,  
blasting "will" ~~could~~ effect our waters,  
Foundation is at risk, wells,  
etc. we propose a small  
park ~~on parking lot~~.

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If at all possible. Ideally to  
have nothing behind our homes on  
Murphy Court in new developments



- BUFFERS FROM EXISTING HOUSING  
(MURPHY COURT)
- PARKETTE INSIDE OF MURPHY COURT  
BETWEEN EXISTING HOUSES THAT ARE  
ON MURPHY COURT AND THE CHURCH.



## **North Kanata Community Design Plan**

Submission of [REDACTED]

September 25, 2013

Part of the new Urban Expansion Study Area designated in the 2009 Official Plan is located immediately behind our property at [REDACTED]. As a result, we will be directly impacted by the North Kanata Community Design Plan, as will all the residents of 349 to 431 Celtic Ridge Crescent. It is my submission that, at a minimum, the new Community Design Plan should:

1. Preserve the mature trees that form a hedgerow along the back of our properties; and,
2. Ensure there is a buffer between our properties and any new residential properties on the lots behind us.

### **Preserving the mature trees that form a hedgerow along the back of our properties**

The "Existing Conditions" report prepared by the City identifies the deciduous hedgerow that runs along the back of 349 to 431 Celtic Ridge Crescent as a natural feature. These mature trees make our properties unique and enjoyable as mature trees are a rare commodity in new suburban developments. They should be preserved at all costs. These trees would be an asset as well to any new development in the subject area as they make any land use there more attractive, providing landscape, privacy and shade.

In addition to the value the hedgerow provides to residents, it is also a significant ecological resource. First, it is a quite diverse and dense tree community, containing a minimum of two hundred mature trees and many more shrubs and smaller tree species. There is a wide diversity of species ranging from birch, poplar and maple at the eastern end of the hedgerow (closest to the rail line), though mixed stands of ash, white elm and basswood, then ash and oak, with a very large white oak behind 399 Celtic Ridge, and finally mostly ash near its western end. The shrubs include large numbers of serviceberry and black cherry trees and other fruit bearing species. The other ecological service provided by the hedgerow is as a corridor and nesting habitat for many bird species. Shirley's Bay is widely known as a very active bird habitat and these hedgerows play a role as access corridors for these tiny migrants to reach this area. In addition to our common residents such as goldfinches, chickadees and nuthatches, we have seen bluebirds, rose-breasted grosbeaks, pileated woodpeckers, veery, warblers, vireos, orioles, juncos, white throat sparrows, and winter migrants such as redpolls and purple finches, to name but a few of the large number of species that enjoy the protection of this deciduous hedgerow.

As noted, the hedgerow contains many ash trees, which seem for the most part not to be affected yet by the Emerald Ash Borer infestation. Given their importance to the community, they should be inoculated against this pest as part of the plan.

For all these reasons, this deciduous hedgerow must be preserved in the North Kanata Community Design Plan. While we do not have a direct interest in similar hedgerows elsewhere in the study area, it would make for a more pleasant and liveable community if they were preserved as well.

### **Ensuring there is a buffer between our properties and any new residential properties built on the lots behind us**

It is likely that all the residents who purchased lots that back onto the area now slated for urban expansion did so to enjoy the open space, vista and privacy afforded by this location, even paying a premium for this feature. Even if the hedgerow is preserved, there will be a desire on the part of many of us to minimize direct exposure to other residential properties immediately across our back property line. There are a few land use options that can help achieve this, although none will be as desirable as the current situation. These include a storm water management pond, park, school or other institutional use, or a walking path.



Of these, the only one that can provide some benefit as a buffer for the entire length of Celtic Ridge is a walking path. If a 10 meter corridor were reserved beyond the hedgerow for the purpose of extending the walking path that now ends at a dead end at the northwest corner of the Brookside development, it could provide an effective buffer that preserves some of the open space, vista and privacy that we desire. Other land uses, such as storm water management pond, park, school or other institutional uses, would not be large enough to provide a buffer along the whole length of Celtic Ridge, and come with their own inconveniences and drawbacks. The storm water pond is a magnet for sea gulls and a danger for young children, a park can draw large numbers of children and youth at all times of the day, schools or other institutional uses can be noisy and attract a lot of vehicular traffic.

For these reasons, a buffer between our properties and any new residential properties on the lots behind us must be included in the North Kanata Community Design Plan. I submit that the most desirable form that it could take is as a 10 meter corridor reserved for an extension of the walking path around the Brookside development.





**LEGEND**

Community Design Plan Area /  
Secteur desservi par le Plan de  
aménagement communautaire

Property Lines / Limites de propriété

Watercourse / Cours d'eau

Street Intersection Locations /  
Intersections

Potential Pedestrian/Cycling Linkage /  
Liaison potentielle piétons/cyclistes

Potential Pedestrian/Cycling/Road Linkage /  
Liaison potentielle piétons/cyclistes/voies

Stream Corridor Buffer /  
Couloir riverain

Church /  
Église

School /  
École

Cemetery /  
Cimetière

Heritage Sites /  
Lieux patrimoniaux

Scale: 1:2000





Park &  
Ride  
Buffer  
to existing  
none

Water  
impact  
on well  
wat

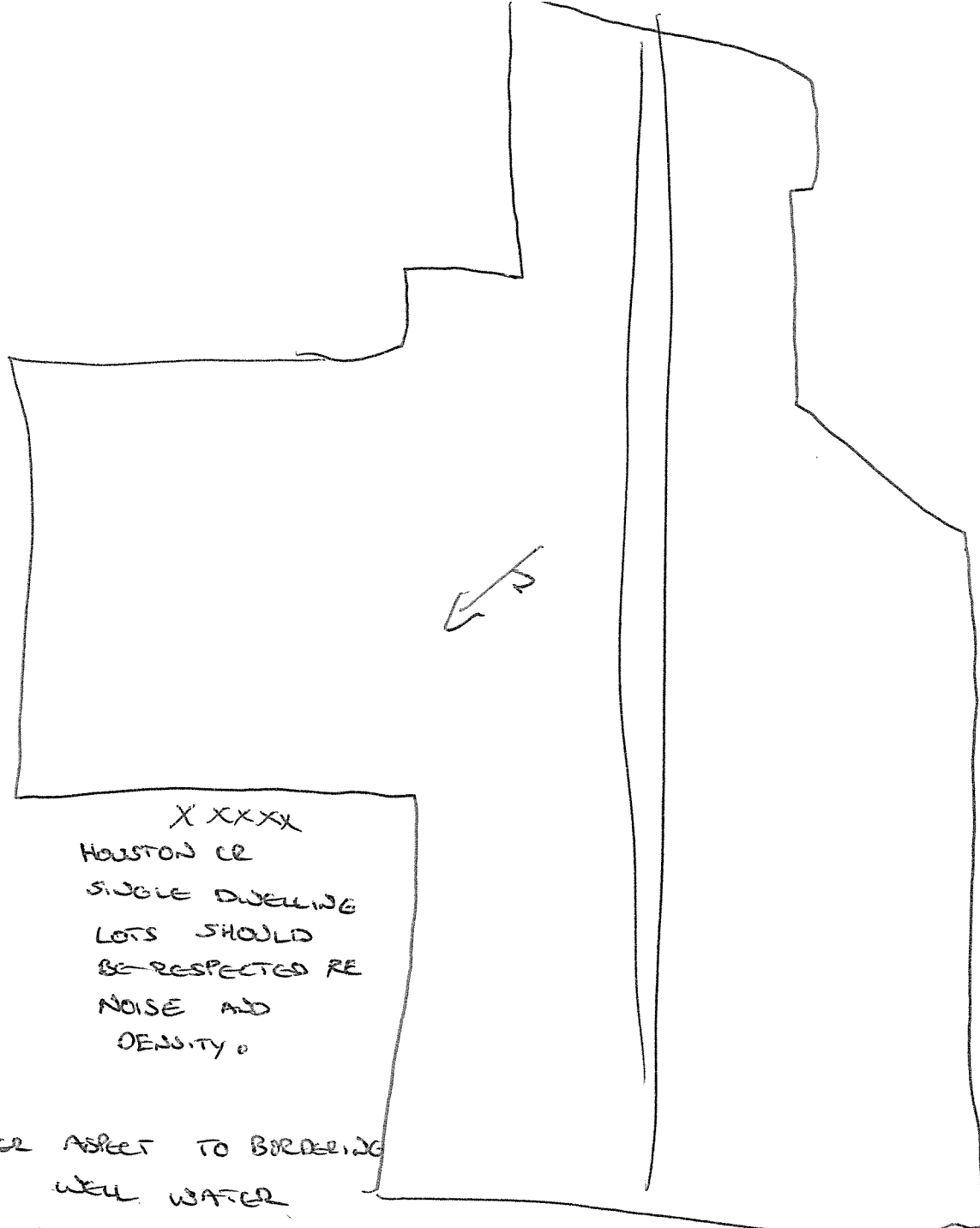
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HALLOW/MASSACHUSETTS RD

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X'XXXX  
HOUSTON CR  
SINGLE DWELLING  
LOTS SHOULD  
BE RESPECTED RE  
NOISE AND  
DENSITY.

ANOTHER ASPECT TO BORDERING  
RURAL WELL WATER

AREAS SHOULD BE  
CONSIDERED RE BEDROCK

FENCING, TREES, SOUND  
ARE ALL PRIORITIES FOR  
PRIVACY.

NO ADJOINING ROUTE  
ON HEDGE.

DURABLE FENCE TO  
SPLIT NEIGHBOURHOODS.

THE HOUSTON CR LOTS ARE SEMI TREED  
BY DECIDUOUS TREES. VISIBILITY &  
NOISE ELEMENTS ARE IMPORTANT.

FENCING SHOULD BE INSTALLED TO  
DELMITATE NEIGHBOURHOODS. THE RESIDENTS  
OF THE EX-URBAN/RURAL LOTS BOUGHT  
FOR PRIVACY & QUIET. THIS SHOULD BE  
RESPECTED.

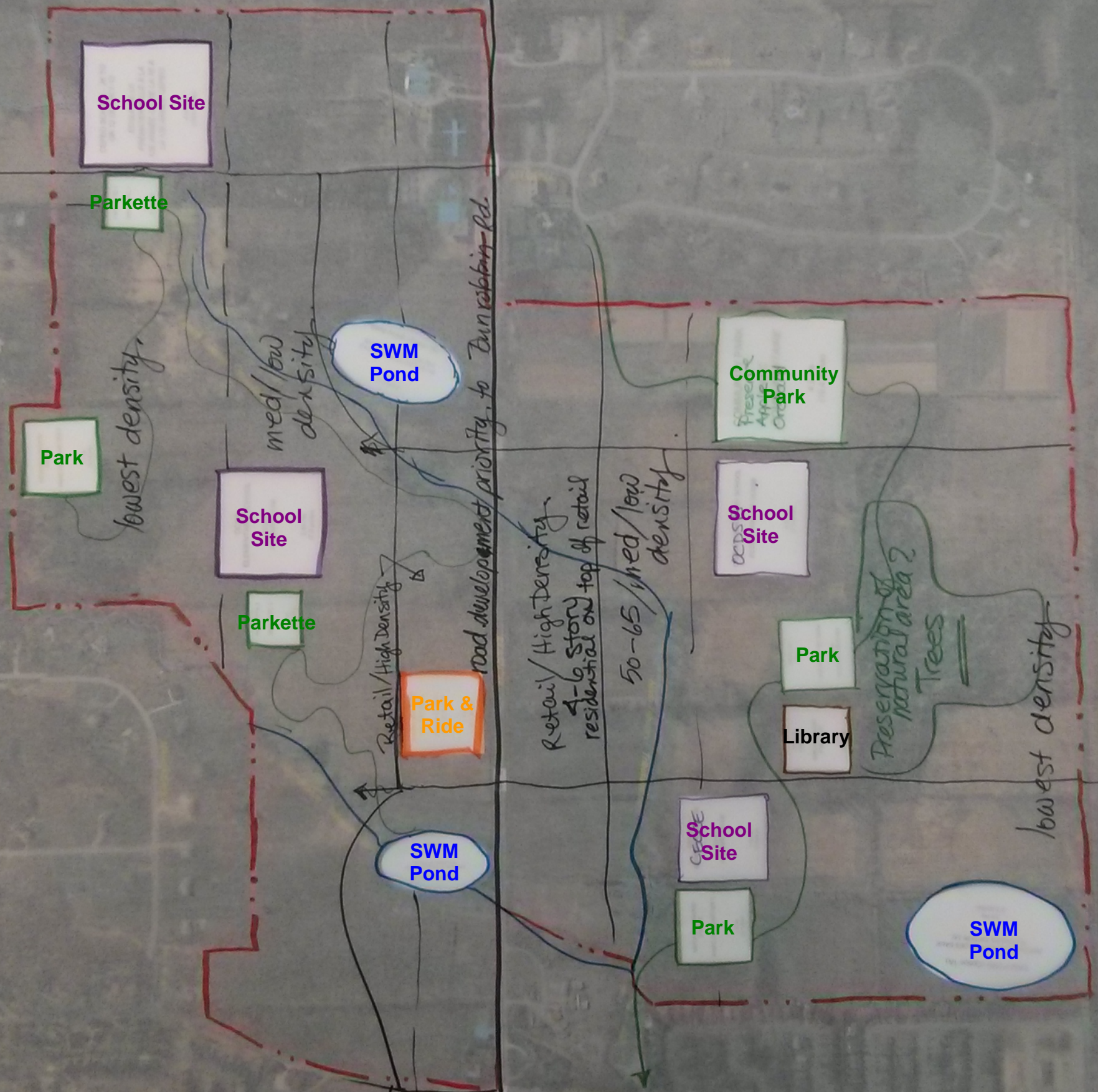
LOW DENSITY, HIGH VALUE HOMES TO BACK ONTO EXISTING  
HOMES.

SWM ponds adjacent  
to existing estate lots should  
be carefully monitored (lined ponds)  
to avoid well contamination.



**LEGEND**

- Study Area Boundary
- Park
- School Site
- SWM Pond
- Park & Ride
- Parkette
- Library
- Community Park
- School Site
- Park
- SWM Pond
- SWM Pond





- use Beaverbrook as over-all model for density & green space
- Set Teron's ~~to~~ advice.
- Walkability
- Buffers with connectivity
- & preserve forest  
apple orchards

Marie



Major concern over well water  
impacts by storm water ponds  
& blasting for foundations.

NEED WATER STUDY BEFORE  
CONSTRUCTION STARTS !



**LEGEND**

- Construction Change (New/Existing)
- Property Lines (Visible on Map)
- Watercourses (Canals/Streams)
- Proposed/Existing Landmarks/Infrastructure
- Proposed/Existing Parking/Loading/Unloading Areas
- Proposed/Existing Buffer/Control Lines
- Chapels/Temples
- Cemeteries
- Schools
- Heritage/Interest/Archaeological Sites

SCALE: 1:2500

TABLE 8



8



8

→ I would like to see a unique trendy space for retail & services. Boutique shops & restaurants. Make it a draw & then people will come to it. Well planned parking - create community feel with patios & a nightlife. Restaurants & coffee shops. No big box stores. No chains. Unique stores/restaurants.

→ Also need to ensure road network including March Road is widened to accommodate increased traffic.

→ Additional practical retail/services should be built around park and ride. ~~Interes~~ Investing around park & ride = economic development.