

Stonebridge Golf Community

Questions & Answers

Background: This document has been produced by Jack Stirling and approved by the City of Ottawa. It includes answers to various questions that have been asked regarding the Stonebridge Golf Course development file over the course of the past few months. The document is organized into four parts:

- **Part 1:** Answers to questions from the SCA (as per the SCA's Feb 4th, 2019 letter to the City).
- **Part 2:** Answers to questions directed at the email address set up by the City (stonebridge@ottawa.ca)
- **Part 3:** Answers to questions gathered at the January 24th City of Ottawa info session.
- **Part 4:** Questions to be addressed by Mattamy.

Part 1 Answers to questions from the SCA (as per the SCA's Feb 4th, 2019 letter to the City)

- 1. Will the scope of the facilitation include consideration of options that do not involve the development of the Stonebridge golf course?**

The scope will cover all options, however given Mattamy's initial application it is unlikely that no development of the golf course is a realistic option.

- 2. What do Planning staff consider the critical factors in the approval/rejection of a future proposal to develop on the Stonebridge golf course?**

Upon submission of a complete application, City Staff will review all aspects associated with the application, such as, traffic, serviceability, parks and recreation, and will seek input from various external agencies – RVCA, School Boards, MOEE etc. Upon completion, staff will formulate a position, either recommending approval or refusal of the application with a rationale for either position. The staff will prepare a report with their recommendations to Planning Committee and Council for approval.

- 3. Who are the parties involved in the facilitation process?**

The Stonebridge Community Association, residents of Stonebridge selected to a working group, Mattamy Corp. and Jack Stirling as the City appointed facilitator.

4. Will all stakeholders be interviewed by the facilitator prior to the first facilitated session?

Yes.

5. What are the terms of reference for the facilitation process?

There are no formal terms of reference.

The elements of the work plan from Jack Stirling's approved Statement of Work are as follows:

- *Meet with both groups (Community / Mattamy) to have both groups accept new process;*
- *Create a manageable working group to represent the Community, made up of Community members and members of the Stonebridge Community Assoc;*
- *Meet with each group on a regular basis, identifying issues, options, go forward solutions;*
- *Meet with any group, official or individual that may assist in the issue;*
- *Liaise with City Officials on an as needed basis to ensure City support;*
- *Achieve a framework for a workable solution that both parties support, and*
- *Complete the process no later than June 15th, 2019"*

6. What are the relevant factors and their level of importance in the facilitated decision-making process?

The process is intended to seek a solution agreeable to all parties.

7. How do individuals who did not attend the meeting learn of opportunities to participate in working groups?

Through the Ward Councillor, community associations, city communiques and community interested groups and through information previously disseminated.

8. How will the smaller working groups be identified and formed?

One working group of +/- 9 people will be created with representatives from the SCA and the balance from the Community. Jack Stirling will be responsible for forming the group.

9. Is the SCA recognized as a key stakeholder in the facilitation process?

Yes

10. Is the SCA recognized as a representative voice of the Stonebridge community?

The SCA is recognized as a key stakeholder in this process.

11. When will the SCA have an opportunity to provide detailed information on the issues that the community has with Mattamy's plans to develop on the Stonebridge golf course?

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12. What is the duration of Nicole Swerhun's contract with the City?

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13. What is the statement of work for Nicole Swerhun's contract?

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14. Where can the SCA access other publicly releasable information related to Nicole Swerhun's contract?

15. Has an engagement plan been provided by Nicole Swerhun?

Questions 11-15 have been deemed no longer applicable given recent changes (approved by the SCA).

16. What is the timeline for the facilitation process?

The objective is to have a mutually acceptable solution by mid-June 2019, recognizing that detailed implementation will take longer.

17. How many facilitated sessions will be conducted as part of the facilitation process?

The working group sessions are intended to find an agreeable solution. A specific number of sessions have not been determined.

18. How will the facilitated sessions be structured?

The structure will be determined by the facilitator. Sessions will be chaired by Jack Stirling, they will be open, casual and respectful.

19. How will the facilitated sessions be moderated?

Jack Stirling will moderate.

20. How will the facilitated sessions be recorded?

A summary of each session will be agreed to prior to adjournment.

21. Will individuals be able to participate in working groups remotely?

No.

22. How will the facilitated sessions be reported on?

To be determined by facilitator.

23. What will be subject of each facilitated session?

To be determined by the working group.

Part 2 – Answers to questions directed at the email account setup by the City (stonebridge@ottawa.ca)

24. What do the developers know that the City of Ottawa is withholding from the people of Stonebridge?

The City of Ottawa is not withholding any information from the residents of Stonebridge. An application was submitted and withdrawn and that is the extent of the what is know by the City at this time.

25. How is it that The City of Ottawa, as the controlling authority over property, can permit developers to victimize future Stonebridge residents by permitting the charging of premiums for a lot that, at this time, borders on a golf course that the city is aware is under serious consideration for redevelopment?

The City of Ottawa is not the controlling authority over privately owned properties. The City only reviews proposed changes and based on the submission, recommends the change in zoning to Committee and Council. The City reviews development applications to ensure they are consistent with the Planning Act, the Official Plan, Zoning By-law, City Council's policies, and exhibit the principles of good planning. Public and interested parties have the ability to voice their concerns during the public meetings.

26. If the city councillors and Mayor shame themselves and vote in favour of the redevelopment of Stonebridge Golf Course, will Mattamy be collecting

lot premiums or any manner of extra monies for lots backing on the golf course of their proposed new development at Stonebridge Golf Course?

This is not an item the City controls.

27. How can I look at the original planning documentation that approved the Stonebridge development? In particular the terms, conditions, restrictions or future requirements that the developer agreed to in order for the developer to receive approval. Where can I see these documents and how do I go about doing this in a timely manner?

This information is publicly available via the Library archives.

28. Is there a development plan available that Mattamy could provide that shows what the full development of the golf course would look like? This would help residents better understand exactly what the potential impact could be to their existing homes and community.

This request can be made to Mattamy.

29. If the golf course is fully developed (which is my main concern) how do the city and Mattamy propose to compensate home owners who paid lot premiums to back onto a golf course which will no longer be there? Also how would home owners be compensated for the reduction in property values when Stonebridge is no longer a golf course community? Which is what we originally bought and were sold.

The city does not compensate residents for perceived loss of value.

30. Does Mattamy want to develop part of the golf course, Yes or No?

At this time, the City has received no development application related to the Stonebridge Golf Course.

31. Who would be the winners and losers with rezoning? Mattamy would win financially, of course. Stonebridge home owners would lose both in terms of quality of life and financially. Also losing would be the many thousands of people from outside Stonebridge who play the course or use the facilities ever year. The families who might have bought on the redeveloped course would not be losers; they have many other options (and don't even know about this one); their lives would not be disrupted. No one, other than Mattamy, would gripe if the course remained zoned as it is.

N/A.

32. What would be in it for the City? Why would it betray and upset thousands of residents by rezoning? For the benefit of Mattamy? There is undeveloped land all around us, and Mattamy owns much of it already. If for some reason the City feels it must accommodate Mattamy, it should look at some sort of trade, or rezoning of some currently vacant land, that is not disruptive to existing residents.

The City reviews each application it receives on its own merit, and reviews under all current policy.

33. Given the uncertainty and controversy to date, how can the process be reset to rebuild trust and understanding in the process to address competing land use interests in accordance with the stated purposes of the Planning Act and of the Community Information and Comment Session?

The process will be reset with continued facilitated sessions as outlined above.

34. Would it be possible to confirm you had my name on the list of interested people for the working group? I am pretty sure I filled out the sheet when I attended the meeting in January but would like to confirm.

Confirmed – resident is on the list.

Part 3 – Answers to questions gathered at the January 24th City of Ottawa Info Session

Mattamy's original development application

35. Can the City provide community members with the content of the original development application, which was then withdrawn?

This information is available for residents online:

http://webcast.ottawa.ca/plan/All_Image%20Referencing_Subdivision_Image%20Reference_2018-06-12%20-%20Planning%20Rationale%20-%20D07-16-18-0018.PDF

36. What stage of the application process was Mattamy's original application in before it was withdrawn?

The application had been received, reviewed, and deemed complete- i.e. all requisite fees and reports had been submitted.

Mattamy's potential future development application

37. What discussions have begun with Mattamy regarding a new application?

None.

38. Will a development application be submitted before the facilitated process ends?

The City requested that Mattamy hold off filing any new application to give time for the facilitated process, which Mattamy agreed to do.

Development applications

39. What are the reasons for rejecting or substantially modifying a development application? Which are the most important? Do any of these reasons apply to Stonebridge?

Reasons for rejection of an application would be based on non-conformity to Provincial Policy Statements, Ottawa's Official Plan, technical issues relating to servicing / transportation etc. Modifications to an application would only occur as a means of attempting to address issues.

40. Does this process ever result in stopping applications? How often?

After consulting with staff there are occasions that applicants choose not to proceed given the complexities of developing their properties. The frequency of this is not tracked.

41. Does the City have the authority to stop the development of this golf course? To prevent any further development, in general.

Staff will recommend approval or refusal to Planning Committee and Council once an application has been received and evaluated on its merits of adhering to current policies.

42. Do developers have to demonstrate that the approval of their application will have benefits to the residents of the communities?

No, the City reviews development applications to ensure they are consistent with the Planning Act, the Official Plan, Zoning By-law, City Council's policies, and exhibit the principles of good planning. The Official Plan describes this further; Land development is the key source of growth and change in a municipality. A city can exert a strong influence over the nature and pace of land development by reviewing development applications and approving only those projects that respect the principles expressed in its official plan. The development application review process also provides an opportunity for the various agencies within the municipal administration to integrate their disparate concerns through their discussion of and

comments on specific land development proposals. The review process also involves community stakeholders and the general public, who are invited to participate in community meetings or other consultation processes in order to bring their views concerning development applications to the municipality's attention.

43. Why does the City allow developers to submit new applications instead of amendments to the original applications from when the entire community was planned and developed?

Under the Provincial Planning Act any landowner can file a development application to a municipality. All applications will be reviewed in concert with the original plans for the community.

Current planning context

44. Please share a copy of the approved Secondary Plan for the Stonebridge Community.

The original community was approved by the former City of Nepean, prior to Secondary Plans being created. The City of Ottawa Library will have copies of all relevant reports etc.

45. Please share a copy of the South Nepean Town Centre CDP with all of the latest approved modifications.

The Town Center CDP can be found on the City website:

<https://ottawa.ca/en/city-hall/planning-and-development/community-plans-and-design-guidelines/community-plans-and-studies/community-design-plans/south-nepean-town-centre-community-design-plan>

46. Please share a copy of the approved transportation master plan currently being followed.

The City's Transportation Master Plan can be found on the City website:

<https://ottawa.ca/en/city-hall/planning-and-development/official-plan-and-master-plans/transportation-master-plan>

47. What are the plans for storm water, sewer, and potable water infrastructure for the next 20 years?

As part of Official Plan reviews, conducted every five years, and forecasting growth for a 25-year period, the City continually updates its Infrastructure master Plans. The City's Official Plan can be found on the City website:

<https://ottawa.ca/en/city-hall/planning-and-development/official-plan-and-master-plans/official-plan>

48. What are the plans for schools and city recreational amenities for the next 20 years?

The planning for and the location of school sites is the responsibility of the various school boards. The Boards are in continuous discussions with the City on future growth plans and have input into all CDP, Secondary Planning processes and development applications.

49. What is the current land use for the Stonebridge community in terms of percentages of natural spaces, open spaces, natural features, parks, and recreational lands?

In any new community / development parkland dedication is required under the terms of the Planning Act.

50. What was the total estimated population planned for in the approved Secondary Plan for the Stonebridge community, and how does it compare to the total current built residential Stonebridge community?

The City's Secondary Plan can be found on the City website:

<https://ottawa.ca/en/city-hall/planning-and-development/official-plan-and-master-plans/official-plan/volume-2a-secondary-plans/former-nepean/south-nepean-urban-area/south-nepean-town-centre-area-7>

51. How does the current population density in the Stonebridge community stack up to open space/parks (passive and active) requirements (excluding the flood plain lands along the Jock River and the unstable slopes/woodlot)?

Park land in the older section of Stonebridge would reflect the dedication requirements Nepean approved. Under today's park land dedication by-law, parkland requirement for new development and / or infill is calculated as one (1) hectare for every three hundred (300) dwelling units. For apartments or higher densities, parkland conveyance will not exceed a maximum of 10% of the land area of the site being developed.

52. What is the City's long term plan for Stonebridge? What is the City's vision for Barrhaven, for all suburbs, writ large? If it exists, why do we not follow it? This is a suburb conversation.

The City's long-term plan for all its communities are espoused in the Official Plan, and in greater detail in CDP's and Secondary Plans.

Land use and zoning

53. Why is there a need for intensification in the suburbs when the City's current land use plan suggests intensification downtown?

The City's Official Plan has policies directed at intensification in all areas of the City that are inside the Urban Boundary.

54. Why does the City approve zoning changes proposed by developers when that will have impacts on property values?

Planning applications are reviewed on their merits and conformity to provincial and Municipal documents.

55. Would the City be willing to negotiate a swap of undeveloped City owned land with Mattamy to retain the green space of golf course?

This has not been evaluated.

56. Will the City subsidize Mattamy and uphold the covenants in the original land use?

The City does not subsidize landowners. The City is not a party to original covenants.

57. Why would the City consider changing the zoning in a master planned community that is only 10 years old?

The city is required by law to consider any application filed by a land owner that meets the City's application criteria. There is no time span on filing an application.

58. What is the existing zoning designation of the golf course? What was the zoning in place at the time of the original development application for the existing Stonebridge community?

The golf course is currently zoned O1A – Parks and Open Space zone – specifically allowing a golf course.

The Stonebridge Community was developed in several Phases, spanning the time of the former City of Nepean and the City of Ottawa. Historic zoning in the area as development started was Rural and Development Reserve.

59. Is a zoning amendment required to develop on the golf course?

Yes

Original neighbourhood development requirements/commitments

60. Is there any existing agreement (similar to the Kanata Lakes Golf Course's agreement with its former municipality) that would let the City of Ottawa take over golf course operations if its owner is unable or unwilling to continue managing it as golf course?

There currently exists no agreement as described above.

61. Are there any restrictive covenants or commitments, legal or otherwise, to maintain the Stonebridge Golf Course as a golf course? As a championship golf course?

There is a policy in the Secondary Plan 13 that requires an 18-hole golf course.

62. Is there a condition in the subdivision agreement that precludes change in use?

No.

Green space requirements

63. Are there any policy requirements for greenspace in Barrhaven, and would the golf course be considered part of those requirements?

The Provincial Planning Act authorizes municipalities to require the dedication of parkland as part of any development application. The dedication can be in the form of land, or cash-in-lieu.

In the case of Stonebridge, all parkland dedication requirements were met – the golf course was not part of this requirement.

64. In the original development plan for the golf course, did the developer have any obligation to provide green space, parks, and open space? Is the golf course included in the original development plan as such?

Please see the original development plan submitted for the golf course:

http://webcast.ottawa.ca/plan/All_Image%20Referencing_Subdivision_Image%20Reference_2018-06-12%20-%20Planning%20Rationale%20-%20D07-16-18-0018.PDF

Property value

65. Would the City compensate people for lost property value?

The city does not compensate residents for developments.

66. What is the actual impact on property values if golf course is changed or eliminated?

The city does not monitor changes on property values.

67. Will tax assessments go down for homes that are no longer “on the golf course”?

The Province sets the tax assessments through MPAC – The Municipal Property Assessment Corporation.

Other options to consider

68. What alternatives are there to a proposal being brought forward by Mattamy? Does the community have a choice in the matter?

The facilitation process is intended to discuss possible solutions.

69. Would the City consider purchasing the golf course lands?

This would be a Council decision; however, this is not contemplated.

Access to information

70. How do community members request access to minutes of meetings between the City and Mattamy?

A request can be submitted.

71. Where can community members submit a formal complaint about Mattamy’s false advertisement over sales based on claims that each phase of development was to be the last?

Members should seek their own legal counsel on this.

Conflict of interest

72. What is the municipal process for identifying and handling conflicts of interest between the City (Council and/or staff) and decisions on private developments?

Please see the Municipal Conflict of Interest Act and the Municipal Act, 2001

73. How will the City address conflict of interest concern specific to Stonebridge (i.e. real or perceived conflicts between City Council and/or City staff and Mattamy)?

If conflicts of interest are identified they would be addressed through measures set out in the Municipal Conflict of Interest Act and the Municipal Act, 2001

Working Group

74. What is the time frame expected for the facilitator?

An agreement has been reached with a facilitator who has established a targeted timeline for completion of the process.

75. How many facilitated sessions will be involved?

As many as necessary.

76. What will the working group look like and who from Mattamy will participate?

To be determined by, councillors, residents and facilitator.

77. How urgent is it to move the working group forward (i.e. is there an imminent plan coming from Mattamy)?

No development application has been received from Mattamy at this time. The working group will proceed as efficiently as possible.

General

78. What would the City be willing to do to maintain the golf course?

The City will not maintain a golf course.

79. What are the Councillors' and Mayor's views about changing anything about the golf course?

Please follow up directly with the Mayor or Members of Council for their views.

80. Would a petition or a class action lawsuit help residents have a meaningful input on any potential future development proposals on the golf course?

Residents can determine what they feel is the most appropriate course of action for addressing future development proposals.

81. How/why is the Kanata Lakes Golf Course situation the same or different than that of the Stonebridge Golf Course?

The situations are different and might be subject for discussion during the working group process.

Part 4 - Questions to be addressed by Mattamy

What the community would like to know from Mattamy – **ALL QUESTIONS FOR MATTAMY**

Current and longer-term plans for the golf course

82. What are Mattamy's long term plans for the Stonebridge Golf Course?

For Mattamy.

83. Has Mattamy made any other development plans or studies on the development potential of any other parts of the Stonebridge Golf Course?

For Mattamy.

84. Has Mattamy tried to sell the golf course? Is it interested in doing so?

For Mattamy.

85. What would the timeline and future neighbourhood density look like for development if a new application is submitted?

For Mattamy.

Reasons for wanting to build on the golf course

86. Besides financial gain, are there other reasons for redeveloping the golf course?

For Mattamy.

87. With all of the property Mattamy owns in the community, why do they have to develop on this golf course?

For Mattamy.

Golf trends and financial viability of the Stonebridge Golf Course

88. If the golf course is generating less revenue, what is being done to increase revenue?

For Mattamy.

89. Will Mattamy disclose financials on the golf course, including profit/loss since becoming an 18-hole course?

For Mattamy.

90. Is there a certain threshold of membership/use to keep the golf course viable?

For Mattamy.

91. Has Mattamy considered whether decision to develop a portion of the course will make the golf course less desirable, therefore less profitable, making any revenue issues worse?

For Mattamy.

92. Has Mattamy considered the positive impacts as Stonebridge Golf Course absorbs golfers after the closure of the Kanata Lakes Golf Course?

For Mattamy.

Compensation to homeowners

93. Is Mattamy willing to compensate home owners for decreased property values?

For Mattamy.

94. What happens to the premiums paid for homes in this neighbourhood and next to the golf course? Will Mattamy refund homeowners?

For Mattamy.

Previous commitments

95. Is Mattamy bound by any promises articulated by Monarch in the original development plans to leave the golf course as-is? Sales promises that carry some weight.

For Mattamy.

Other options to consider

96. Do any potential plans suggest extending the urban boundaries beyond Hole 5? If so, could these lands be used for development instead?

For Mattamy.

97. Are there any circumstances under which Mattamy would not consider to develop the golf course?

For Mattamy.

General

98. Why did Mattamy choose not to speak at this meeting?

For Mattamy.

99. What does Mattamy want from this consultation process?

For Mattamy.

100. Why is Mattamy unwilling to listen to community when asked to leave the golf course alone?

For Mattamy.