



**DRAFT PLAN OF SERVICED SUBDIVISION APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW, SOUTH,
PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT
DEPARTMENT**

Site Location: 3370 Greenbank Road

File No.: D07-16-17-0001

Date of Application: January 10, 2017

This application submitted by Claridge Homes (South Nepean) Inc. is recommended for DRAFT APPROVAL, subject to the following Standard and Special Conditions, as attached.

May 19, 2020

Date

Lily Xu
Manager, Development Review, South
Planning Services
Planning, Infrastructure and Economic
Development

Attach(s):

1. Conditions of Draft Approval
2. Draft Plan of Subdivision



DRAFT PLAN OF SERVICED SUBDIVISION APPLICATION SUPPORTING INFORMATION

SITE LOCATION

The subject property is municipally addressed as 3370 Greenbank Road and is commonly known as the Burnett Lands.

The site is surrounded by the following:

- Future medium-density residential lands owned by Caivan Communities, and the developing Barrhaven Town Centre to the north;
- Greenbank Road, St. Joseph Catholic High School, and a Minto residential subdivision to the east;
- A natural area with a Flood Plain overlay intended for future open space, as well as the Jock River to the south; and
- The Kennedy Burnett Stormwater Management Facility, floodplain, and Conservation lands to the west.

SYNOPSIS OF APPLICATION

The subdivision proposes the development of approximately 667 residential units. 247 of these units are planned to be mix of two and three storey back-to-back and street townhomes. The remaining 420 units would potentially be contained within two to three mid-rise buildings on either side of the future realigned Greenbank Road.

DISCUSSION AND ANALYSIS

It is recommended that the application be approved.

The subject application has been examined pursuant to the provisions of the Official Plan and complies with the policies pertaining to the Mixed-Use Centre and Town Centre designations. These areas have been identified as strategic locations to the rapid-transit network and are adjacent to major roads. The development contained within these areas are intended to form a complete neighbourhood.

The lands are also subject to the South Nepean Town Centre Community Design Plan and the corresponding South Nepean Town Centre Secondary Plan and are generally intended for Mid Rise Residential uses. A number of amendments to the Secondary Plan were approved by Council on October 10, 2018, as Official Plan Amendment 224 (File No. D01-01-17-0002). The amendments are as follows:

- Change in land use designation for the two blocks on either side of the Future Greenbank Road Bridge from Mid Rise Residential to Mid Rise Mixed-Use;
- Allowing a reduction in the net density of the of the Mid Rise Mixed-Use lands from a minimum of 200 units/hectare to a minimum of 100 units/hectare; and
- Allowing single sidewalks on all local streets within the subject lands.

The Secondary Plan has been replaced with the Barrhaven Downtown Secondary Plan (BDSP). This Plan was intended to refresh the secondary plan and focus on transit-oriented development standards to encourage growth and unit diversity within the Town Centre. The Barrhaven Downtown Secondary Plan was approved by Committee and Council in 2019, and is currently under appeal to the Local Planning Appeals Tribunal. The density reduction from the 2018 Official Plan Amendment were considered when the new BDSP was developed.

The subdivision has been designed to be a transition between the low-density Half Moon Bay community to the south and the higher density uses in the core of the Town Centre (Barrhaven Downtown). Access to the subdivision will be provided from Greenbank Road. Further, connections for active transportation will be provided through on-street cycling as well as a multi-use pathway abutting the open space lands to the south.

The conditions of approval are supported by Ward Councillor, and the majority of conditions are supported by the Applicant save for the requirement to take the land required for the future Greenbank Road.

The proposed development does not require an expenditure of municipal funds over and above those funds recovered by development charges or for which an allocation has been made in a Council approved budget.

CONSULTATION DETAILS

Councillor Jan Harder has concurred with the proposed conditions of Draft Approval.

Response to Comments

Public Comments

This application was subject to the Public Notification and Consultation Policy. The statutory public meeting was held on October 24, 2017, Cedarhill Golf and Country Club, 56 Cedarhill Drive. This was part of the Ward Councillor's yearly Open House. Approximately 12 members of the public showed interest in this development, with two submitting comments.

Summary of comments

Comment	Staff/Developer Response
Issues with the proposed density and height for the future development blocks abutting the Greenbank realignment.	The Applicant agreed to lower the requested heights for these development blocks to a maximum of five storeys or 20 metres.



Concern with lack of public transit to serve the subdivision.	Street No. 1 and Greenbank Road will be served by a future bus rapid transit system once there is a need.
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APPLICATION PROCESS TIMELINE STATUS

This Plan of Subdivision application was not processed by the “On Time Decision Date” established for the processing of an application that has Manager Delegated Authority due to the need to resolve technical issues.

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