



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

Site Location: 3640 Greenbank Road
File No.: D07-16-18-0011
Date of Application: May 7, 2018

This application submitted by Fotenn Consultants on behalf of Tamarack (Nepean) Corporation is recommended for DRAFT APPROVAL, subject to the following Standard and Special Conditions, as attached.

Aug 30, 2019

Date

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

Attach(s):

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



DRAFT PLAN OF SERVICED SUBDIVISION APPLICATION SUPPORTING INFORMATION

SITE LOCATION

The site is known municipally as Part of 3640 Greenbank Road and is located in Barrhaven, south of Cambrian Road, west of the proposed Greenbank Road realignment, east of Highway Number 416, and north of the former Drummond aggregate extraction pit.

The site is approximately 19.39 hectares. The site is currently vacant and is relatively flat. Aggregate operations previously occurred on the west and central portions of the property.

SYNOPSIS OF APPLICATION

The Plan of Subdivision application (D07-016-18-0011) has a companion Zoning By-Law Amendment application (D02-02-18-0048), submitted simultaneously on May 7, 2018. The application proposes 349 dwelling units (132 Single-detached, 6 semi-detached, 167 traditional townhouses, 44 back-to back townhouses), 1 school block (2.80 ha), and 1 park block (1.19 ha).

The creation of ten new streets are proposed, with two accesses to the subdivision, one from Cambrian Road and the other connecting to Jackdaw Avenue, with an eventual connection to the future Greenbank Road realignment.

A Zoning Bylaw Amendment application (D02-02-18-0011) has been submitted along with this Draft Plan of Subdivision application in order to rezone the lands from the current "DR" (Development Reserve) Zone to "R3Z" (Residential Third Density, Subzone Z), "O1" (Parks and Open Space), and "I1A" (Minor Institutional).

The subject property is located within the Barrhaven South Community Design Plan area. The subdivision and zoning amendment applications are considered consistent with the Land Use Plan and Demonstration Plan, and as such, the changes will be dealt with through the detailed design and development approvals phase.

The application for the subdivision and zoning amendment preceded the closing of the aggregate extraction pit to the south of the site (Drummond Pit). As part of the application review, a Noise Feasibility Report was completed to understand the

impacts of the neighbouring aggregate extraction area on residential development within the subject property. The report identified a section of lands to be developed following the closure of the extraction pit. Following the review of the report, the Ministry of Environment, Conservation and Parks has confirmed that the Drummond Pit has been exhausted. Clauses within the Conditions of Draft Approval that related to the development of the site in proximity to an operational aggregate extraction area have been removed.

The requirements for the approval of the Zoning By-Law Amendment have been included in the draft conditions.

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 the Barrhaven South Community Design Plan area, and the City of Ottawa Zoning By-law. A Zoning By-Law Amendment has been submitted and reviews concurrently with the application for Draft Plan of Subdivision.
- The conditions of approval are supported by the applicant and the Ward Councillor.
- 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 – Barrhaven has concurred with the proposed conditions of Draft Approval.

Public Comments

This application was subject to the Public Notification and Consultation Policy. No responses from the public were received in response to the notification.

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 for multiple revisions to the submission materials.

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