

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

Site Location: 3718 Greenbank Road

File No.: D07-16-21-0024

Date of Application: August 4, 2021

This application submitted Tim Chadder of J.L. Richards & Associates Ltd. on behalf of Mattamy (Half Moon Bay 3) Ltd. is recommended for DRAFT APPROVAL, subject to the following Standard and Special Conditions, as attached.

October 3, 2022

Date



Lily Xu
Manager, Development Review
Planning, Real Estate and Economic
Development Department

Attach(s):

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



DRAFT PLAN OF SERVICED SUBDIVISION APPLICATION SUPPORTING INFORMATION

File Number: D07-16-21-0024

SITE LOCATION

3718 Greenbank Road

SYNOPSIS OF APPLICATION

The subject property, known municipally as 3718 Greenbank Road is located within the Half Moon Bay neighbourhood on the west side of future Greenbank Road realignment and northwest of the future Greenbank Road/Kilbirnie Drive intersection.

The property is currently vacant. The general area is developed or is currently being developed with a mix of low-medium residential uses, such as single detached dwellings, semi-detached dwelling, townhouses and back-to-back townhouses.

The proposal is to subdivide the lot which is a remnant parcel from the approval of Half Moon Bay Phase 5 into two blocks.

A Zoning Bylaw Amendment application (D02-02-21-0077) was submitted along with this Plan of Subdivision application in order to rezone Block 1 from Residential Third Density Subzone YY Urban Exception 2767 (R3YY [2767]), Residential Third Density Subzone YY Urban Exception 2617 (R3YY [2617]), and Mineral Aggregate Reserve Subzone 1 (MR1) to Residential Fourth Density Subzone Z Urban Exception 2798 (R4Z [2798]) to permit the development of 228 stacked townhomes and General Mixed-Use Urban Exception 2800 with height of 14.5 m (GM [2800] H14.5) to permit a mixed-use/commercial development. Within Block 2, the proposed structures will consist of commercial space at grade with office space on the second storey and residential uses on the third and fourth. The Urban exception sought for Block 2 permits the additional use of a car wash and a gar bar and sets a minimum setback for all yards abutting residential to 7.5m. This Zoning by-law Amendment was approved by Council on June 8th, 2022.

The subject property is located within the Barrhaven South Urban Expansion Area (BSUEA) Community Design Plan (CDP). The CDP land use plan identifies the future residential block as a low-medium residential area. Stacked townhome units are not included within this area. Section 7.1.1 of the CDP states that minor changes to the Land Use Plan such as adjustments to the location of low and



medium density residential may be made at the discretion of the Director of Planning and Infrastructure Approvals. Subdivision and/or site plan approval by the City reflecting these changes constitute approval of the changes to the CDP. As the proposal is a minor change to the land use plan of the CDP an Official Plan Amendment is not required.

Both the development of Block 1 and Block 2 will be subject to future Site Plan Control Applications. A Site Plan Control Application has been submitted for the Block 1 lands.

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.

- The proposed Plan of Subdivision conforms with the OP as amended by OPA 150.
 - The subject property is designated General Urban Area. This designation permits a broad range of uses. The uses being proposed in Blocks 1 and 2 of the proposed development conform to the permitted uses within the General Urban Area designation. The development of ground-oriented low-rise housing is permitted throughout this designation.
 - The development of a mixed-use Block is in conformity with the Official Plan Policies as this block will provide for local, service, type commercial development to be combined with the adjacent low-rise housing. The development of the residential block with low-rise dwellings is also in conformity with the intent of the OP, particularly when viewed against the desire for a range of housing types and an increase in density within the new communities.
- The proposed Plan of Subdivision meets the objectives of the Barrhaven South Community Design Plan. The residential and mixed-use development proposed on the subject property align with the overarching CDP vision and conform to its goals and objectives outlined, namely those relating to housing.
 - Block 1 of the subject property is identified as a Low-Medium Density Residential Area on the CDP Land Use Plan. The proposed applications seek to permit stacked townhouses in the Low-Medium Density Residential Area. As per Section 7.1.1, an OPA will not be required to make the requested change. As the proposed stacked townhouses meet the CDP's objective of developing low-rise and



ground-oriented housing within Low-Medium Density Residential Area and exceed CDP Area density targets, the proposed development is appropriate, and the change is minor in nature. The form of development is consistent with the intent of the designation as it is a low-rise form. The overall density of the site is within the range of development needed to achieve the overall density for the designation.

- Under the Demonstration Plan, the Block 1 of the subject property is identified as having 5 low-density blocks and 2 medium-density blocks. The proposed development location has many of the qualities outlined in Section 5.2 to justify the development of higher-density residential. Block 1 of the Subject Property is immediately adjacent to an arterial with higher order transit (Bus Rapid Transit), including two BRT stations, and is located within a five-minute walking distance of the commercial block, one of the planned elementary schools, and a park. By increasing the residential unit count in the area this provides an opportunity to better meet the overall vision and intent of the CDP as this will increase access to and use of key transit, commercial and community facilities that are planned or exist in the area.
- The proposed development within Block 2 of the subject property conforms with objectives, height requirements and permitted uses for Commercial Areas outlined in Section 5.1.2 of this CDP. The proposed mixed-use development on Block 2 of the property also conforms to the direction provided by the Demonstration Plan.

The proposed Draft Plan of Subdivision conforms to the provisions of both the R4Z [2798] and GM [2800] H14.5 zones.

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.

Two special conditions have been added to the proposed draft conditions. These have been added to ensure that a pedestrian walkway is designed and constructed over the mixed-use block from Obsidian Street to Greenbank Road at the time a Site Plan application is sought for this block. A condition was also included to ensure that this walkway is either conveyed to City of Ottawa or an easement is conveyed over it.

CONSULTATION DETAILS

Councillor Moffat and Councillor Harder have both concurred with the proposed conditions of Draft Approval.



Public Comments

This application was subject to the Public Notification and Consultation Policy.

No public comments were received on this application.

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 time associated with satisfying all City of Ottawa reviewers.

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