



**DRAFT PLAN OF SERVICED SUBDIVISION APPLICATION
DELEGATED AUTHORITY REPORT
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Location: 3432 Greenbank Road

File No.: D07-16-21-0032

Date of Application: October 1, 2021

This application submitted FoTenn Consultants on behalf of Minto Communities is recommended for DRAFT APPROVAL, subject to the following Standard and Special Conditions, as attached.

July 23, 2024

Date

Lily Xu,
Manager, Development Review
Planning, Development and Building Services
Department

Attach(s):

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

DRAFT PLAN OF SUBDIVISION APPLICATION SUPPORTING INFORMATION

File Number: D07-16-21-0032

SITE LOCATION

3432 Greenbank Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The proposed development is a low-rise residential subdivision with 525 new residential units, comprising of 98 single-detached units and 421 townhouse units. Amongst the townhouse units, 144 will be back-to-back units. In addition, the development has 6 partial units that it acquired from Mattamy Homes. These units will require consolidation in order to be developed.

A total of 11 new municipal streets, designed to the City's standards for collector and local streets would be created and conveyed to the city. A 0.88 ha park has been placed in the center of the development, bordering the future District Park to the north. A stormwater management facility block of 0.69 ha will be located southeast of realigned Greenbank Road to expand an existing stormwater management facility. Two flood plain areas of 0.66 ha and 0.11 ha will be located in the northwest and northeast corners of the development respectively.

Residential Units and Types

Dwelling Type	Number of Units
Townhouse	421
Detached	98

Related Applications

The following application is related to this proposed development:

- Zoning By-law Amendment – D02-02-21-0113

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. The subject property is within a Neighborhood designation of the Suburban Transect with part of the subject lands having the Evolving Neighborhood overlay. The Greenbank Road realignment is designated as an 'Arterial – Future'. Schedule C2 also



identifies a Transitway – At Grade Crossings along the future realigned Greenbank Road with a station south of the subject lands at the intersection of the proposed Greenbank Road and Riverboat Heights.

The policies related to this transect recognize a suburban low-density built form while supporting a gradual evolution to 15-minute neighbourhoods, where services and amenities are located in close proximity to existing neighbourhoods. The policies within the Neighbourhood designation guide development to be low-rise barring certain exceptions. The Evolving Neighbourhood overlay is applied to areas within a 400-meter radius of a rapid transit station to signal a gradual change in character over time to support intensification, which includes guidance for a change in character from suburban to urban to allow new built forms and more diverse functions of land.

The subject lands are located within the 3km buffer around the Trail Road Landfill. As per policy 4 and 5 of Section 10.1.7 of the Official Plan conditions for Notices on Title and an “Impact Assessment Study – Waster Disposal Sites” have been included in the draft conditions.

“4) Land within three kilometres of an operating Solid Waste Disposal Site boundary is considered to be within the influence area of the site. New lot creation within this zone will require a notice on title to ensure the impacts of the operating Solid Waste Disposal Site (i.e. noise, dust, odours and haul route) are provided.

5) Development within the influence area of an operating Solid Waste Disposal Site shall demonstrate that the Solid Waste Disposal Site shall not have any unacceptable adverse effects on the proposed development and will not pose any risks to human health and safety.”

As per Section 10.1.1 Natural Hazards: Flooding Hazards and Erosion Hazards, lands in the flood plain are subject to regulations under Section 28 of the Conservation Authorities Act, Official Plan policies and zoning provisions. Flood plain boundaries are determined in consultation with the Conservation Authorities and policies 4 and 5 of Section 10.1.1 outline the process for concurrence with the appropriate conservation authority to make revisions to the Flood Plain Overlay. The owner will be required to request a cut-fill permit from the Rideau Valley Conservation Authority.

Area-Specific Policy #4 states that landowners within the boundary of the Barrhaven South Community Design Plan shall enter into private agreements to share the costs of major infrastructure projects and associated studies and plans required for the development of Barrhaven South so that the costs of such development shall be distributed fairly amongst benefiting landowners. As per the policy, a condition of draft approval was included which requires notification from the Trustee of the Barrhaven Landowners Inc. that the owner is party to the agreements and has paid its share of any costs pursuant to the agreements.

The conditions of approval are supported by the applicant and the Ward Councillor.



CONSULTATION DETAILS

Councillor David Hill has concurred with the proposed conditions of Draft Approval.

Public Comments

This application was subject to the Public Notification and Consultation Policy. Enhanced notification was carried out and included notification to all property owners within 120 metres and a public consultation meeting held virtually on February 3, 2022, on Zoom.

Residents had concerns with vehicular traffic and the lack of capacity within the existing street network.

Response: A Transportation Impact Assessment was reviewed and accepted by the City's transportation staff.

Residents had concerns with pedestrian and cyclist safety because of increased vehicular traffic.

Response: Construction traffic will not be permitted along Riverboat Heights to ensure student safety. The new streets within the subdivision will include sidewalks and cycle tracks wherever determined to be necessary.

Residents had concerns with school capacity.

Response: The four school boards were circulated the subdivision application and none of them required a school block to be reserved.

Residents had concerns with the lack of transit in the area.

Response: OC Transpo included their standard draft conditions and any transit route changes will be evaluated by OC Transpo.

Residents had concerns with changes to the flood plain.

Response: Any changes to the flood plain will require a cut-fill permit from the RVCA, draft conditions were required by the RVCA to capture this requirement and Minto will have to apply to the RVCA.

Resident had concerns with the loss of greenspace.

Response: This subdivision is adjacent to a future district park. A new park will also be included within the subdivision which will be adjacent to the future district park.

APPLICATION PROCESS TIMELINE STATUS

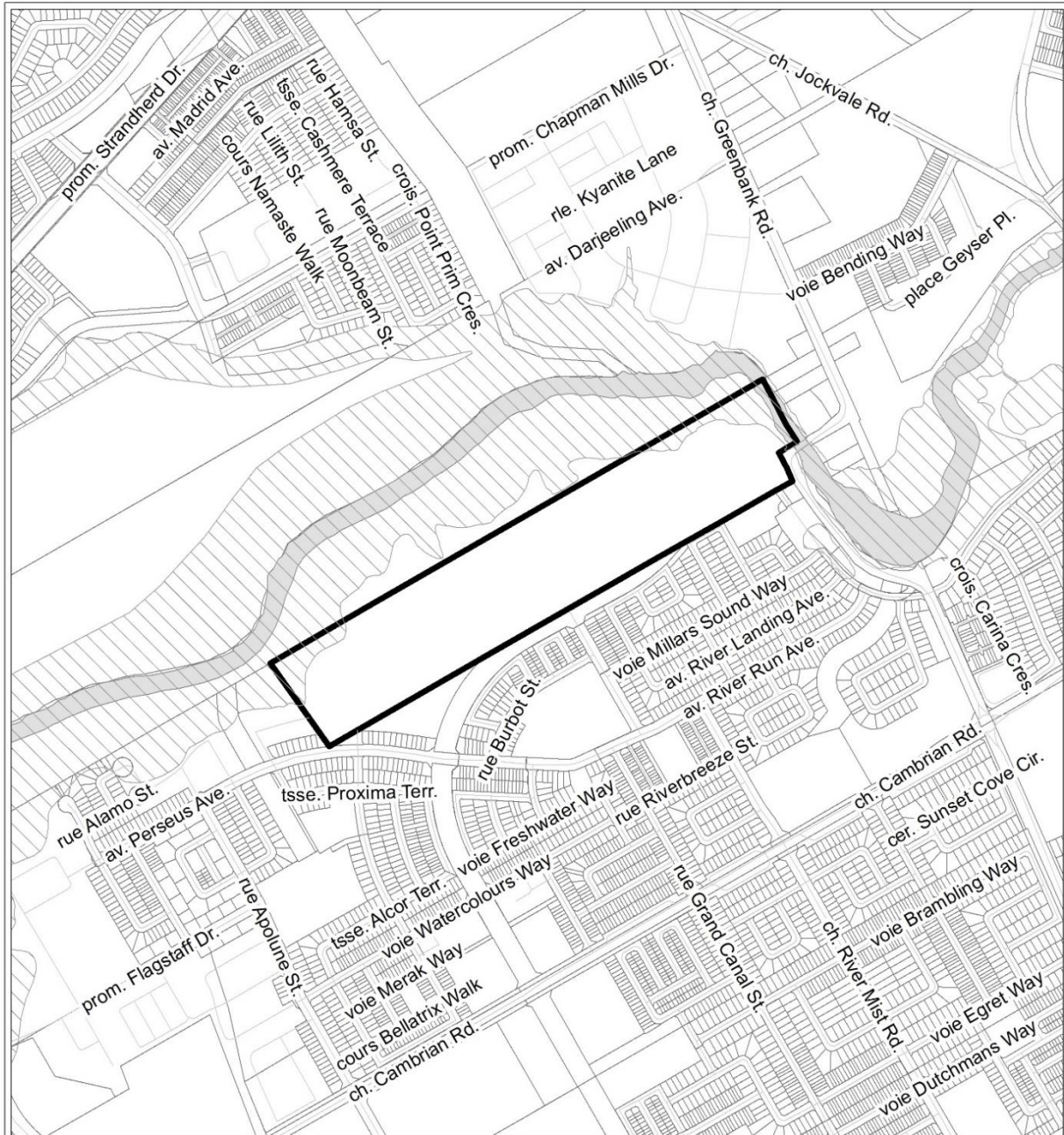
This Plan of Subdivision application was not processed by the "On Time Decision Date" established for the processing of an application that has Manager Delegated Authority due to the complexity of various issues from layout of the subdivision to the boundary of the subdivision along the future realigned Greenbank corridor.

Contact: Mélanie Gervais Tel: 613-580-2424, extension 24025 or e-mail:



Melanie.Gervais@ottawa.ca.

Document 1 – Location Map



D07-16-21-0032 D02-02-21-0113	21-1316-Y
I:\CO\2021\ZoningSub\Greenbank3432	
<small>©Parcel data is owned by Terranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small>	
<small>©Les données de parcelles appartiennent à Terranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE.</small>	
REVISION / RÉVISION - 2021 / 10 / 08	

LOCATION MAP / PLAN DE LOCALISATION
 PLAN OF SUBDIVISION / PLAN DE LOTISSEMENT
 ZONING KEY PLAN / SCHÉMA DE ZONAGE

3432 chemin Greenbank Road

Existing Flood Plain (Section 58) /
 Plaine inondable (Article 58)

NOT TO SCALE