

Official Plan Amendment Proposal Summary

File Number: D01-01-17-0023

Date: January 5, 2018

Owner/Applicant: Minto Communities Inc.

Comments due date: February 2, 2018

Address: 180 Kent Street, Suite 200

Agent/Consultant: N/A

Phone: 613-786-3279

Address: N/A

Phone: N/A

Site Location:

The subject property is municipally addressed as 3311 Greenbank Road in the community of Barrhaven. The 5.6-hectare property is largely cleared, save for a series of treed buffers which delineate the farmed fields that occupied the site.

The site is surrounded by the following:

- St. Joseph Catholic High School, and the developing Barrhaven Town Centre beyond to the north;
- Longfields Drive, and future development lands to the east;
- A natural area intended for a future district park, as well as the Jock River to the south; and
- The Claridge-owned Burnett Lands Subdivision (application currently under review) to the west.

Purpose of Official Plan Amendment Proposal:

The City of Ottawa has received an Official Plan Amendment application to facilitate the development of a medium density residential neighbourhood consisting of townhouses and apartments. This application relates to the pre-existing subdivision and zoning by-law amendment applications for this property.

The proposal is a joint venture between Minto Community Inc. and Ottawa Community Lands Development Corporation (OCLDC). The Subdivision application proposes the development of approximately 112 residential units, consisting of townhouses. An Official Plan Amendment is required for proposed changes to the street network, setbacks, and sidewalk requirements.

Proposal Details:

The following amendments to the South Nepean Town Centre Secondary Plan are required to permit the proposed development:

- Modification to Section 9.0 Schedules 1 to reflect the elimination a portion of “Half Moon Bay Drive” connecting under the proposed Greenbank Road bridge over the Jock River due to a conflict with clearance under the proposed bridge;

- Modification to Section 9.0 Schedule 2 to reflect the elimination a portion of “Half Moon Bay Drive” as per above;
- Modification to Section 9.0 Schedule 3 to reflect the elimination a portion of “Half Moon Bay Drive” as per above;
- Modification to Section 9.0 Schedule 4 to reflect the elimination a portion of “Half Moon Bay Drive” as per above and to eliminate the On-Road Cycling Route adjacent to the proposed multi-use pathway within the district park;
- Policy 5.1 (6) to amend the requirement that buildings must be developed with a substantial portion of any visible front façade from a public street to increase distance from 5.0 metres of the property to 6.0 metres. This request is being made by the City to address a concern that suburban households generally own multiple cars and typically park at least one of them in the driveway. Front yard setback will be addressed through zoning, however increasing the maximum permitted setback from 5 metres to 6 metres will ensure the flexibility to address grading conditions while ensuring there is space to park a car in the driveway;
- Policy 6.2 (2) Table 4, to amend the requirement that all Local Residential Streets throughout the Town Centre have a 20.0 m ROW. Streets 2 to 5 are currently designed with an 18.0 m ROW; and
- Policy 6.3(1) requiring that all streets have sidewalks on both sides. This amendment will reflect the agreement with the City of Ottawa that Streets 2 to 5 will only have a sidewalk on one side.

Related Planning Applications:

- Zoning By-law Amendment – D02-02-17-0063
- Plan of Subdivision – D07-16-17-0015

Approval Timelines & Authority:

The “On Time Decision Date”, i.e. the target date the application will be considered by the City’s Planning Committee is **February 27, 2017**.

Further Information:

To obtain further information relating to this proposal, e.g., plans, studies and assessments, go to Ottawa.ca/devapps, access the City’s Development Application Search Tool, and input the File Number in the “Search” criteria. To view the application, please contact the undersigned planner.



Notification and Submission Requirements:

If you wish to be notified of the decision of Council on the proposed official plan amendment you must make a written request (i.e., return the attached comment sheet) to the City of Ottawa.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Ottawa before the proposed Official Plan amendment is adopted, the person or public body is not entitled to appeal the decision of the Council of the City of Ottawa to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Ottawa before the proposed Official Plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

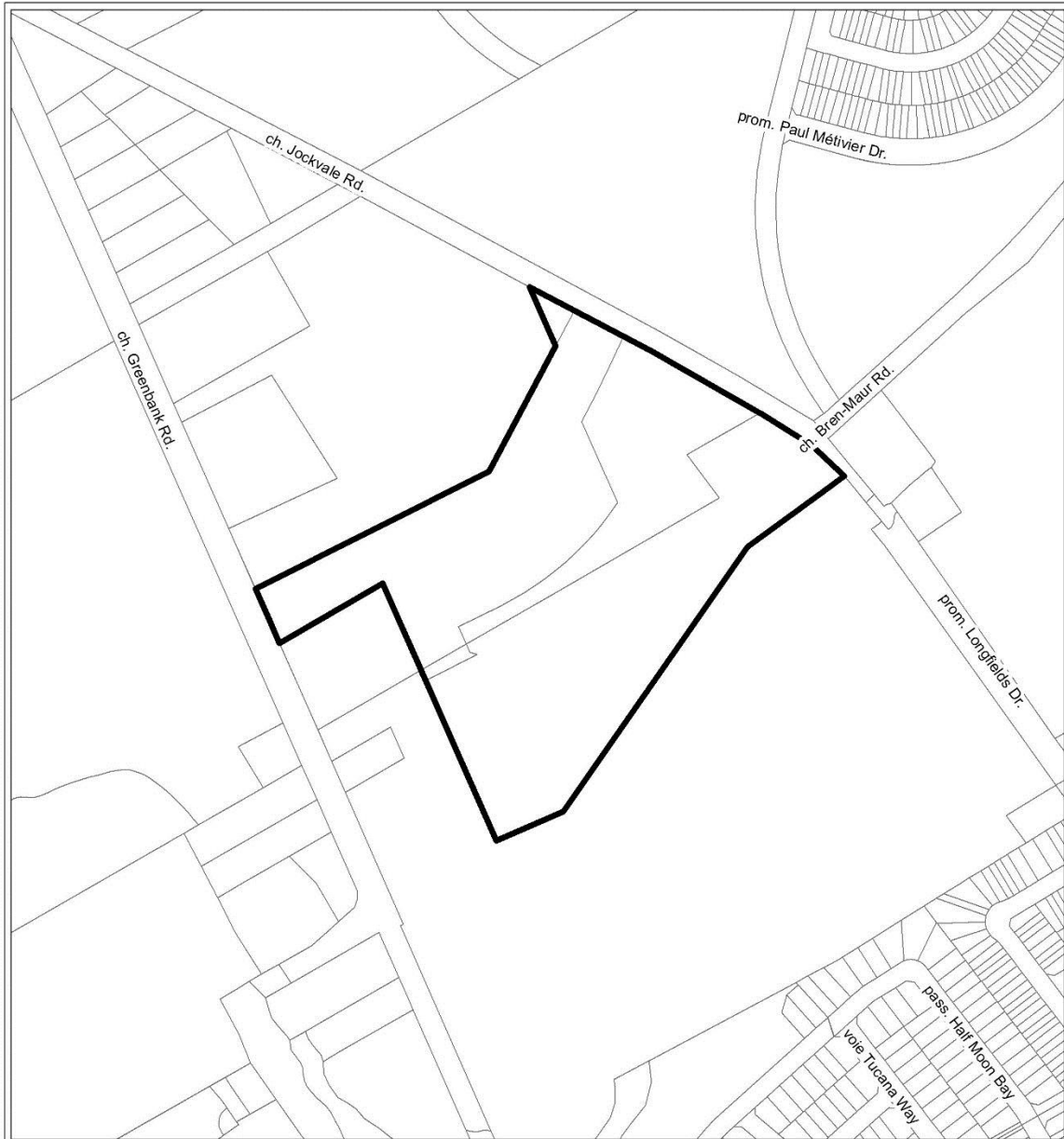
Request to Post This Summary




If you have received this notice because you are the owner of a building within the area of the proposed official plan amendment, and the building has at least seven (7) residential units, it is requested that you post this notice in a location visible to all of the residents.

Please provide any comments to the undersigned planner by February 2, 2018.

John Bernier
City of Ottawa
Planning and Growth Management Department
110 Laurier Avenue West, 4th floor
Ottawa, ON K1P 1J1
613-580-2424, ext.21576
John.Bernier@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION OFFICIAL PLAN AMENDMENT / MODIFICATION DU PLAN OFFICIEL	
D01-01-17-0023	17-1661-A	 3311 chemin Greenbank Road	
I:\CO\2017\OPA\Greenbank3311			
©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY ©Les données de parcelles appartiennent à Teranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. C'EST N'EST PAS UN PLAN D'ARPENTAGE			
REVISION / RÉVISION - 2017 / 12 / 19		 <small>NOT TO SCALE</small>	