

June 22, 2022

City of Ottawa  
Planning, Real Estate, and Economic Development Department  
110 Laurier Avenue West, 4<sup>th</sup> Floor  
Ottawa, Ontario  
K1P 1J1

**Attention: Urja Modi – Planner I**

**Reference: The Junction  
Planning Rationale Addendum in Support of Applications for Plan of  
Subdivision (1), Plan of Common Elements Condominium (1), and Plans of  
Standard Condominium (6)  
2740 Cedarview Road; and 4190, 4200, 4210, and 4236 Fallowfield Road  
Approved City File No.: D01-01-18-0008, D02-02-18-0072, and D07-12-18-0117  
Our File No.: 113209-07**

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Novatech has been retained by Phoenix Harbour Fallowfield Road Inc. (the owner) to prepare this Planning Rationale Addendum in support of applications for *Plan of Subdivision*, *Plan of Common Elements Condominium*, and *Plans of Standard Condominium (6)* for their properties municipally known as 2740 Cedarview Road; and 4190, 4200, 4210, and 4236 Fallowfield Road in Ward 3 – Barrhaven, Ottawa, Ontario. The herein will be referred to as the ‘Subject Site’.

## **Context**

The Subject Site received approval from the City of Ottawa for *Official Plan Amendment (City File No.: D01-01-18-0008)*, *Zoning By-law Amendment (City File No.: D02-02-18-0072)*, and *Site Plan Control (City File No.: D07-12-18-0117)* applications. The development received *Site Plan Approval* on September 13, 2021 and will consist of one hundred eighty-eight (188) dwelling units, ninety-five (95) bicycle parking spaces, and two-hundred sixty-three (263) vehicle parking spaces as part of a Planned Unit Development. Further details on the approved site plan can be found in the Planning Rationale and Integrated Environmental Review Statement prepared by Novatech dated July 29, 2020. This Planning Rationale Addendum shall be read in conjunction with all the previously approved plans and reports for the Subject Site.

## **Proposed Development Applications**

The *Plan of Subdivision* and *Plan of Condominium* applications are only required to convey ownership and will not result in any changes to the already approved site plan. The purpose of the *Plan of Subdivision* application is to ultimately enable the creation of 1 block of land within the area shown on the Draft Plan of Subdivision in **Appendix A** to be divided into Parcels of Tied Land (“**POTLs**”) to the Common Elements Condominium through a subsequent *Part Lot Control* application. Some of these POTLs will be owned in common as part of a standard condominium, while others will be rental apartments. The purpose of the *Common Elements Plan of Condominium* application is to establish the common ownership of the common elements on the approved site plan

which include the new private road, servicing infrastructure, communal amenity spaces, and accessory structures as shown on the approved Site Plan REV 20, prepared by M. David Blakely Architect Inc. dated July 19, 2021. The Draft Common Elements Condominium Plan is included as **Appendix B**.

Parkland dedication for the approved site plan will be provided through cash-in-lieu rather than the conveyance of land. As per the provisions of the *Parkland Dedication By-law 2009-95*, parkland dedication calculated for the apartments will not exceed a maximum of 10% of the land area of the site being developed. Parkland dedication for the non-apartments will be calculated using a rate of 1 hectare/500 units per *Section 42(6.0.1)* of the *Planning Act*. The payment for cash-in-lieu of parkland dedication will be addressed following receipt of the Site Plan Agreement and confirmation of the final amount.

### **Public Consultation Strategy**

The public consultation strategy will involve consultation through a variety of methods including:

- A statutory public meeting for the *Common Elements Condominium and Plan of Subdivision* as required under the *Planning Act*.
- Signage posting on the Subject Site by the City of Ottawa which provides members of the public with details of the proposed development and means of contacting the file lead.
- Posting digital copies of all required studies and plans by the City with most already available through the City of Ottawa's Development Application webpage.
- Community organization(s) will be notified of the details by City staff.

Additional public consultation is not contemplated by the Owner as the purpose of the applications is to organize the ownership details of the Subject Site, which will have no impact on the public. As noted, the development has received *Site Plan Control Approval* and no changes to that approval, or to the site-specific zoning, are contemplated through this process.

### **Planning Rationale**

The *Plan of Subdivision*, *Plan of Common Elements Condominium*, and *Plans of Standard Condominium* applications have been reviewed in conjunction with the relevant planning policies. The applications remain consistent with the *Provincial Policy Statement (2020)* and conform with both the existing *Official Plan* and new *Official Plan* approved by City Council on November 24, 2021. This Planning Rationale Addendum, together with the technical studies and plans approved through the previous *Official Plan Amendment*, *Zoning By-law Amendment*, and *Site Plan Control* applications, supports the development.

### **Conclusion**

The proposed development applications for *Plan of Common Elements Condominium*, *Plans of Standard Condominium*, and *Plan of Subdivision* through the approved site plan are an appropriate and desirable addition to the Barrhaven community and represents good planning.

Yours truly,

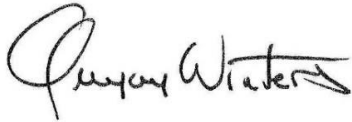
**NOVATECH**

Prepared by:



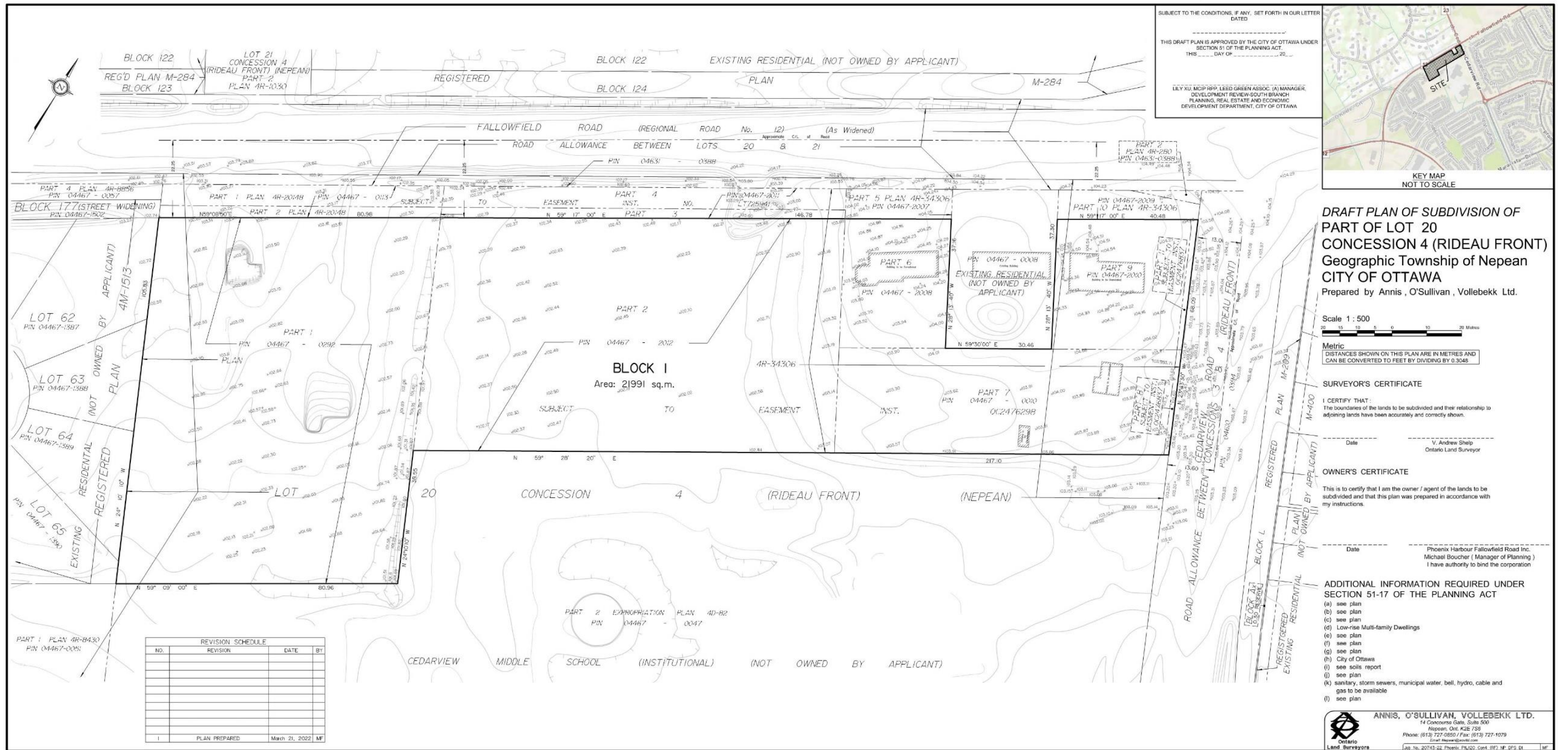
Robert Tran, M.PL.  
Planner, Planning & Development

Reviewed by:



Greg Winters, MCIP, RPP  
Director, Planning & Development

**Appendix A**  
**Draft Plan of Subdivision REV 1**  
**Prepared by Annis O'Sullivan Vollebekk**  
**Dated March 21, 2022**



SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED \_\_\_\_\_

THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER SECTION 51 OF THE PLANNING ACT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

LILY XU, MCP, RPP, LEED GREEN ASSOC. (A) MANAGER, DEVELOPMENT REVIEW-SOUTH BRANCH PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



**DRAFT PLAN OF SUBDIVISION OF PART OF LOT 20 CONCESSION 4 (RIDEAU FRONT) Geographic Township of Nepean CITY OF OTTAWA**  
Prepared by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 500

Metric  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
The boundaries of the lands to be subdivided and their relationship to adjoining lands have been accurately and correctly shown.

Date \_\_\_\_\_  
V. Andrew Sheip  
Ontario Land Surveyor

**OWNER'S CERTIFICATE**  
This is to certify that I am the owner / agent of the lands to be subdivided and that this plan was prepared in accordance with my instructions.

Date \_\_\_\_\_  
Phoenix Harbour Fallowfield Road Inc.  
Michael Boucher ( Manager of Planning )  
I have authority to bind the corporation

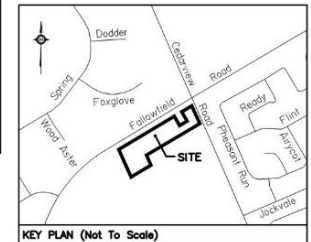
- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51-17 OF THE PLANNING ACT**
- (a) see plan
  - (b) see plan
  - (c) see plan
  - (d) Low-rise Multi-family Dwellings
  - (e) see plan
  - (f) see plan
  - (g) see plan
  - (h) City of Ottawa
  - (i) see soils report
  - (j) see plan
  - (k) sanitary, storm sewers, municipal water, bell, hydro, cable and gas to be available
  - (l) see plan

**ANNIS, O'SULLIVAN, VOLLEBEK LTD.**  
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Nepean, Ont. K2E 7S6  
Phone: (613) 727-0850 / Fax: (613) 727-1079  
Email: [info@anniso.com](mailto:info@anniso.com)  
Ontario Land Surveyors  
Reg. No. 20743-22, Photos: PLS, QSO, Genl. SFT, M, SPS, G1 MF

**Appendix B**  
**Draft Plan of Standard Condominium and**  
**Common Element Condominium**  
**Prepared by Annis O’Sullivan Vollebek**

Scale 1 : 500  
Metric  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SUBJECT TO CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED 2022, THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER SECTION 9 OF THE CONDOMINIUM ACT AND SECTION 51 OF THE PLANNING ACT THIS DAY OF 2022.  
SEAN MOORE, M.C.P., R.P.P., ACTING MANAGER  
DEVELOPMENT REVIEW-SOUTH  
PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT  
DEPARTMENT, CITY OF OTTAWA



**DRAFT PLAN OF STANDARD CONDOMINIUM AND COMMON ELEMENT CONDOMINIUM OF**

PART OF LOT 20  
CONCESSION 4 (RIDEAU FRONT)  
Geographic township of Nepean  
CITY OF OTTAWA

Prepared by Annis, O'Sullivan, Vollebek Ltd

**Surveyor's Certificate**  
I CERTIFY THAT the boundaries of the Lands to be subdivided and their relationship to the adjacent lands are accurately and correctly shown.

Date: \_\_\_\_\_  
V. Andrew Shep  
Ontario Land Surveyor

**Owner's Certificate**  
This is to certify that I am the owners / agent of the lands to be subdivided and that this plan was prepared in accordance my instructions.

Date: \_\_\_\_\_  
Phoenix Harbour Fallowfield Road Inc.  
Michael Boucher (Manager of Planning)  
I have the authority to bind the corporation.

**Notes & Legend**  
+63.00 Denotes Existing Elevations  
4.5% Slope and direction of flow  
Property Line

BOUNDARY INFORMATION COMPILED FROM PLAN 4R-27825  
Elevations shown hereon are referred to geodetic datum.

**ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.**

- (a) See Plan (Boundaries)
- (b) See Plan (Highways)
- (c) See Plan (Key Plan)
- (d) See Plan
- (e) See Plan (Adjoining Lands)
- (f) See Plan
- (g) See Plan (Features)
- (h) Municipal Water System Available
- (i) See Soils Report
- (j) See Plan (Elevations)
- (k) All Municipal Services Available (Hydro, Sewage & Telephone)
- (l) See Plan (Easements)

Bearings are grid bearings, derived from shown to be N 38.00' E and are referred to the Central Meridian of MTM Zone 9 ( 78°30' West Longitude ) NAD-83 (original).

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