

Official Plan Amendment – Barrhaven Downtown Secondary Plan

ACS2019-PIE-PS-0122

Barrhaven (3) Gloucester-South Nepean (22)
/ Gloucester-Nepean Sud (22)

1. **That Planning Committee recommend Council approve:**
 - a) **an amendment to the Official Plan Volume 1, to add to Volume 2a of the Official Plan the 'Barrhaven Downtown Secondary Plan', as detailed in Document 2;**
 - b) **a repeal of the South Nepean Town Centre Community Design Plan and South Nepean Town Centre (Area 7) Secondary Plan.**
2. **That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of December 11, 2019", subject to submissions received between the publication of this report and the time of Council's decision.**

The following staff provided a presentation and responded to questions: Lily Xu, Manager, Development Review – South, and Sean Moore, Planner III. A copy of the presentation is held on file.

The committee heard five delegations.

The following three delegations represented the applicant/owner team and provided history, context and proposed design details:

- Susan Murphy, Minto Communities, Paul Black, Fotenn, on behalf of Minto and

Richcraft, Raymon Yim, Associate with NAK Design¹

They noted that some of the primary goals of the proposal are: to bring densities down to something that would be attainable in a Town Centre in a suburban context in the short term, while protecting for growth over the long term; to support the various modes and corridors of transportation and create inter-connectivity; to expand the retail district to meet the growing needs of the community; to support and foster current and future social and economic growth within the community; to create a vibrant and sustainable Town Centre that, while integrated with surrounding development, has a civic presence that distinguishes it as a community gathering place and the heart of Barrhaven.

- Ron Richards, R.G. Richards and Associates², representing Sun Life Assurance Company of Canada and Barrhaven Town Centre Inc, the owners of the Barrhaven Town Centre, supported the plan objectives, except for the proposed expansion of the Strandherd Retail District. He suggested there is no basis for the expansion and that it undermines and does not advance the underlying policies and objectives of the plan.
- Daniel Paquette, Paquette Planning, representing Mion regarding lands at 3232 Jockvale Road, indicated they have been working with staff to come to an agreement on appropriate land uses, and expressed support for the proposed amendment, in principle.

The following correspondence was provided to the committee coordinator for the Planning Committee between November 18 (the date the report was published to the City's website with the agenda) and the time it was considered on November 28, a copy of which is held on file:

- Comments dated November 25 from Ron Richards, R.G. Richards and Associates
- Comments dated November 27 from Jason MacDonald, Chair, Barrhaven BIA
- Comments dated November 27 from Lisa Song
- Comments dated November 27 from Jennil Ifill

¹ Submission held on file

² Submission held on file

- Presentation and speaking notes, Raymon Yim, November 28

Motion N° PLC 2019-17/1

Moved by Councillor T. Tierney

WHEREAS report ACS2019-PIE-PS-0122, Official Plan Amendment Barrhaven Downtown Secondary Plan, is a developer-initiated Secondary Plan which focuses on desired and achievable densities, parkland types, distribution, as well as a mix of uses, which will facilitate development while protecting the integrity of the Barrhaven Town Centre;

THEREFORE BE IT RESOLVED that Planning Committee recommend Council delete the following sentence from the “Legal Implications” section of the said Report: “As this is a City-initiated amendment to the Official Plan, in the event Council chooses not to adopt the recommended Secondary Plan no right of appeal would exist”; and

BE IT FURTHER RESOLVED that pursuant to the *Planning Act*, subsection 34(17), no further notice be given.

CARRIED

Vice-chair Tierney assumed the position of Chair while Councillor Harder introduced and took part in discussion on the following motion.

Motion N° PLC 2019-17/2

Moved by Councillor J. Harder

WHEREAS the Barrhaven Town Centre OPA is recommending contemporary land use policies to enable Barrhaven’s Downtown to develop and key transportation facilities are required; and

WHEREAS the Barrhaven Town Centre is at the confluence of two BRT corridors, those being Southwest Transit Way and Chapman Mills BRTs; and

WHEREAS the funding for Greenbank Road was moved to Strandherd Drive Widening project to address the high vehicular volume and lack of any pedestrian/cycling infrastructure and as well to address the safety issues related to the VIA at grade crossing; and

WHEREAS the Strandherd Drive Widening Project is scheduled to be constructed over the next several years and there is yet to be a final agreement with VIA for the grade separation; and

WHEREAS the demands for all transportation modes crossing the Jock River to Half Moon Bay are over capacity and virtually non-existent; and

WHEREAS the area south of the Jock River has grown to a population of over 35,000 residents in the Barrhaven Community where the whole population is approaching 100,000 residents; and

THEREFORE BE IT RESOLVED that Planning Committee direct staff in Planning, Infrastructure and Economic Development to work with the Transportation Services Department to detail the funds that would be required, to be allocated from Strandherd Widening project, to fund the following in 2020:

1. Detailed design of Greenbank Road from Chapman Mills to Barnsdale Road
2. Detailed design and construction of the extension of McKenna Casey to Dealership Drive including the closure of McKenna Casey at the VIA crossing for safety reasons.

And provide this information prior to the December 11th Council meeting so that a Motion may be considered during Council's consideration of the 2020 Budget in Committee of the Whole.

BE IT FURTHER RESOLVED that pursuant to the *Planning Act*, subsection 34(17) no further notice be given.

CARRIED

Councillor Harder reassumed her position as Chair following the vote on Motion 17/2.

Motion N° PLC 2019-17/3

Moved by Vice-chair T. Tierney

That the following motion be referred to Council:

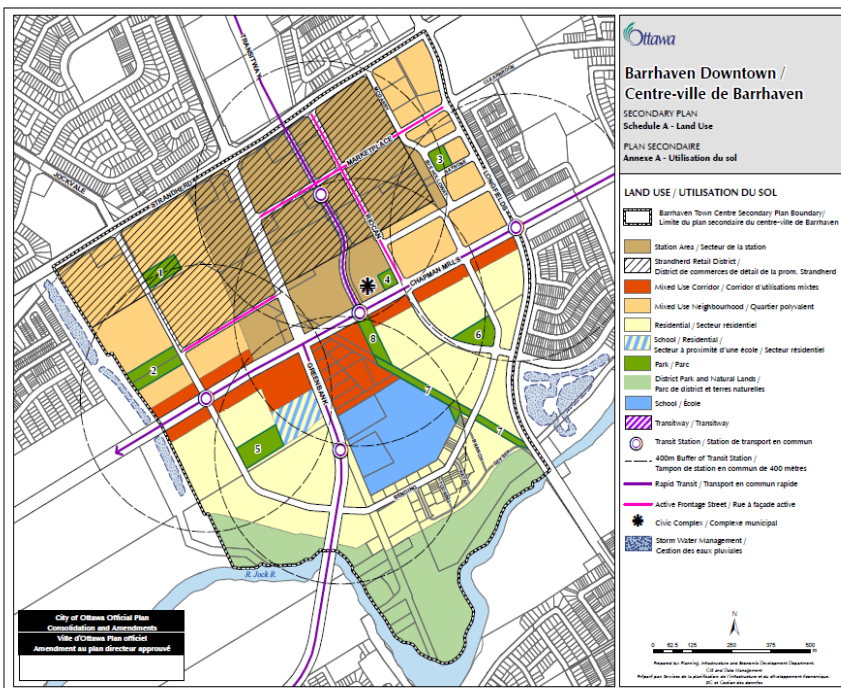
WHEREAS Report ACS2019-PIE-PS-0122, Official Plan Amendment – Barrhaven Downtown Secondary Plan seeks to update the existing Secondary Plan which includes expanding the 'Strandherd Retail District' land-use in the Secondary

Plan's land-use schedule and:

WHEREAS Councillor Harder is requesting the expansion of the 'Strandherd Retail District' land-use be limited to the southern boundary of Richcraft's property.

THEREFORE BE IT RESOLVED that Planning Committee recommend Council amend Schedule 1 of Document 2, as shown in the attached revised Schedule 1.

AND BE IT FURTHER RESOLVED that pursuant to the *Planning Act*, subsection 34(17) no further notice be given.



CARRIED

The committee Carried the report recommendations as amended by Motions 17/1 and 17/2, with Councillor J. Leiper dissenting.