

**5. Zoning By-law Amendment and Official Plan Amendment – 2740
Cedarview Road, 4190, 4200, 4210 and 4236 Fallowfield Road**

**Modification du *Règlement de zonage* et modification du Plan officiel – 2740,
chemin Cedarview, 4190, 4200, 4210 et 4236, chemin Fallowfield**

Committee recommendations

That Council approve:

1. an amendment to the South Nepean Secondary Plan Areas 9 and 10 (Volume 2A), to redesignate 2740 Cedarview Road, and 4190, 4200, and 4210 Fallowfield Road from 'Institutional / Office' to 'Residential', and to redesignate 4236 Fallowfield Road from 'Institutional / Office' and 'Institutional' to 'Residential', to permit 188 apartment and stacked dwelling units, as shown in Document 2;
2. an amendment to the South Nepean Secondary Plan Areas 9 and 10 (Volume 2A), to increase the 10.7-metre maximum building height for ground oriented residential units up to four storeys, as detailed in Document 2;
3. an amendment to Zoning By-law 2008-250 for 2740 Cedarview Road, and 4190, 4200, 4210 and 4236 Fallowfield Road to rezone the lands from 'Development Reserve' (DR) to Residential Fourth Density, Subzone Z, Exception Zone (R4Z[xxxx]), to permit 188 apartment and stacked dwelling units, as shown in Document 3 and detailed in Document 4.

Recommandations du Comité

Que le Conseil approuve ce qui suit :

1. une modification au *Plan* secondaire de Nepean Sud, secteurs 9 et 10 (volume 2A), afin de faire passer la désignation du 2740, chemin Cedarview et des 4190, 4200 et 4210, chemin Fallowfield de « Zone d'aménagements institutionnels et de bureaux » à « Zone résidentielle », et celle du 4236, chemin Fallowfield de « Zone

d'aménagements institutionnels et de bureaux » à « Zone résidentielle », et ainsi permettre l'aménagement de 188 logements et logements superposés, comme l'illustre le document 2;

- 2. une modification au *Plan* secondaire de Nepean Sud, secteurs 9 et 10 (volume 2A), afin d'augmenter jusqu'à quatre étages la hauteur de bâtiment maximale de 10,7 mètres des logements avec entrée privée, comme l'expose en détail le document 2;**
- 3. une modification au Règlement de zonage 2008-250 visant le 2740, chemin Cedarview et les 4190, 4200, 4210 et 4236, chemin Fallowfield, afin de faire passer la désignation de ces terrains de « Zone d'aménagement futur » (DR) à « Zone résidentielle de densité 4, sous-zone Z, zone d'exception (R4Z[xxxx]), et ainsi permettre l'aménagement de 188 logements et logements superposés, comme l'illustre le document 3 et comme l'expose en détail le document 4.**

Documentation/Documentation

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated August 29, 2020 (ACS2020-PIE-PS-0068)

Rapport du Directeur, Services de la planification Direction générale de la planification, de l'infrastructure et du développement économique, daté le 29 août 2020 (ACS2020-PIE- PS-0068)

2. Extract of draft Minutes, Planning Committee, September 10, 2020

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 10 septembre 2020

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
10 September 2020 / 10 septembre 2020**

**and Council
et au Conseil
23 September 2020 / 23 septembre 2020**

**Submitted on August 29, 2020
Soumis le 29 août 2020**

**Submitted by
Soumis par:
Douglas James
Acting Director / Directeur par intérim
Planning Services / Services de la planification
Planning, Infrastructure and Economic Development Department / Direction
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Ward: BARRHAVEN (3)

File Number: ACS2020-PIE-PS-0068

**SUBJECT: Zoning By-law Amendment and Official Plan Amendment – 2740
Cedarview Road, 4190, 4200, 4210 and 4236 Fallowfield Road**

**OBJET: Modification du *Règlement de zonage* et modification du Plan officiel
– 2740, chemin Cedarview, 4190, 4200, 4210 et 4236, chemin
Fallowfield**

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve:
 - a) An amendment to the South Nepean Secondary Plan Areas 9 and 10 (Volume 2A), to redesignate 2740 Cedarview Road, and 4190, 4200, and 4210 Fallowfield Road from 'Institutional / Office' to 'Residential', and to redesignate 4236 Fallowfield Road from 'Institutional / Office' and 'Institutional' to 'Residential', to permit 188 apartment and stacked dwelling units, as shown in Document 2;
 - b) An amendment to the South Nepean Secondary Plan Areas 9 and 10 (Volume 2A), to increase the 10.7-metre maximum building height for ground oriented residential units up to four storeys, as detailed in Document 2;
 - c) An amendment to Zoning By-law 2008-250 for 2740 Cedarview Road, and 4190, 4200, 4210 and 4236 Fallowfield Road to rezone the lands from 'Development Reserve' (DR) to Residential Fourth Density, Subzone Z, Exception Zone (R4Z[xxxx]), to permit 188 apartment and stacked dwelling units, as shown in Document 3 and detailed in Document 4;
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 September 23, 2020", subject to submissions received between the publication of this report and the time of Council's decision.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l'urbanisme recommande au Conseil d'approuver ce qui suit :
 - a) une modification au *Plan* secondaire de Nepean Sud, secteurs 9 et 10 (volume 2A), afin de faire passer la désignation du 2740, chemin Cedarview et des 4190, 4200 et 4210, chemin Fallowfield de « Zone

d'aménagements institutionnels et de bureaux » à « Zone résidentielle », et celle du 4236, chemin Fallowfield de « Zone d'aménagements institutionnels et de bureaux » à « Zone résidentielle », et ainsi permettre l'aménagement de 188 logements et logements superposés, comme l'illustre le document 2;

- b) une modification au *Plan* secondaire de Nepean Sud, secteurs 9 et 10 (volume 2A), afin d'augmenter jusqu'à quatre étages la hauteur de bâtiment maximale de 10,7 mètres des logements avec entrée privée, comme l'expose en détail le document 2;
 - c) une modification au Règlement de zonage 2008-250 visant le 2740, chemin Cedarview et les 4190, 4200, 4210 et 4236, chemin Fallowfield, afin de faire passer la désignation de ces terrains de « Zone d'aménagement futur » (DR) à « Zone résidentielle de densité 4, sous-zone Z, zone d'exception (R4Z[xxxx]), et ainsi permettre l'aménagement de 188 logements et logements superposés, comme l'illustre le document 3 et comme l'expose en détail le document 4.
2. Que le Comité de l'urbanisme donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation, en tant que « brève explication », dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 23 septembre 2020 », à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

EXECUTIVE SUMMARY

Assumption and Analysis

The site is located at 2740 Cedarview Road, and 4190, 4200, 4210 and 4236 Fallowfield Road, in Barrhaven. Staff recommendations will support the applicant's proposal for 188 residential units consisting of six four-storey apartment buildings, four four-storey back-to-back terrace homes, and two three-storey terra flats, as shown in Document 6.

Staff recommend the re-designation from 'Institutional' and 'Institutional / Office' in the South Nepean Secondary Plan Area 9 and 10 to 'Residential' to allow for low-rise residential uses. The amendment will also remove the maximum height of 10.7 metres for ground oriented residential development, found in Section 2.2.1 of the Secondary Plan, allowing the implementing Residential Fourth Density zone to set maximum heights of 15 metres for stacked townhouses and low-rise apartments.

Staff recommend approval of a rezoning of the site from 'Development Reserve' (DR) to 'Residential Fourth Density, Subzone Z, Exception Zone' R4Z[xxxx]. The R4Z Exception zone will permit low-rise apartments and stacked dwellings in a planned unit development, with 15-metre maximum height permissions (or four storeys).

The recommendations are put forward by staff because the policies of the 'General Urban Area' designation in Volume 1 of the City's Official Plan, and the objectives of the South Nepean Secondary Plan Areas 9 and 10 in Volume 2 of the City's Official Plan are being upheld.

Public Notification / Input

Notice was given as per the *Planning Act*, to property owners within 120 metres of the site and two on-site signs were posted on the frontage of Fallowfield Road and the frontage of Cedarview Drive advising of the applications. The application information was posted to the City's website and local community groups were notified via email.

Community members and immediate neighbours had concerns and comments on density, character, traffic, transportation, parking, site design and layout, construction open space, landscaping, engineering and property values. The comments are summarized in Document 7.

Résumé

Hypothèse et analyse

L'emplacement est situé au 2740, chemin Cedarview et aux 4190, 4200, 4210 et 4236, chemin Fallowfield, à Barrhaven. Les recommandations du personnel appuieront la proposition du requérant d'aménager 188 logements dans six immeubles résidentiels de quatre étages, quatre immeubles en terrasse dos-à-dos de quatre étages et deux immeubles de trois étages (faible hauteur), comme l'illustre le document 6.

Le personnel recommande le changement de désignation dans le *Plan* secondaire de

Nepean Sud, secteurs 9 et 10, qui passerait de « Zone d'aménagements institutionnels et de bureaux » à « Zone résidentielle », afin de permettre la présence d'utilisations résidentielles de faible hauteur. Cette modification supprimera par ailleurs la limite de hauteur de bâtiment de 10,7 mètres pour les aménagements de logements avec entrée privée, fixée à la section 2.2.1 du Plan secondaire, autorisant ainsi dans la désignation de « Zone résidentielle » de densité 4 des hauteurs maximales de 15 mètres pour les logements superposés en rangée et les immeubles résidentiels de faible hauteur.

Le personnel recommande le passage de la désignation de l'emplacement de « Zone d'aménagement futur » à « Zone résidentielle de densité 4, sous-zone Z, zone d'exception » R4Z[xxxx]. La zone d'exception R4Z permettra la construction dans un complexe immobilier d'immeubles résidentiels de faible hauteur et de logements superposés d'une hauteur maximale de 15 mètres (ou quatre étages).

Ces recommandations sont proposées par le personnel parce que les politiques de la désignation de « Secteur urbain général » dans le Volume 1 du Plan officiel de la Ville et les objectifs du Plan secondaire de Nepean-Sud, secteurs 9 et 10 (Volume 2 du Plan officiel de la Ville) sont respectés.

Consultation publique et commentaires

Conformément à la *Loi sur l'aménagement du territoire*, un avis a été remis aux propriétaires dans un rayon de 120 mètres de l'emplacement visé. Deux enseignes ont été installées sur les façades donnant sur le chemin Fallowfield et la promenade Cedarview pour aviser les résidents des demandes en question. Les renseignements concernant les demandes ont été publiés sur le site Web de la Ville, et les groupes communautaires locaux ont été avisés par courriel.

Les membres de la collectivité et les voisins immédiats ont exprimé des préoccupations et des commentaires entourant la densité, le caractère de l'aménagement, la circulation, le transport, le stationnement, la conception et la disposition de l'emplacement, la construction, les espaces libres, l'aménagement paysager, l'ingénierie et la valeur foncière des propriétés. Les commentaires émis sont résumés dans le document 7.

BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

2740 Cedarview Road; and 4190, 4200, 4210 and 4236 Fallowfield Road

Owner

Phoenix Homes

Applicant

Greg Winters – Novatech Consultants

Architect

M. David Blakely Architect Inc.

Description of site and surroundings

The site is municipally addressed as 2740 Cedarview Road; and 4190, 4200, 4210 and 4236 Fallowfield Road, as shown in Document 1. The site has an area of approximately 24,300 square metres. Former uses for the site were four detached dwellings on individual private servicing and a farm homestead with several accessory buildings, including a large barn. Subsequently, the farm homestead, and two of the detached dwellings have been demolished. It is worth noting, all four dwellings and farmstead have been present on the property since at least 1976, with three of the dwellings and the farmstead dated back to at least 1965.

The site is bound to the north by Fallowfield Road, to the east by Cedarview Road, to the south by Cedarview Middle School and to the west by existing detached dwellings around a cul-de-sac on Newburgh Place. North of Fallowfield Road are estate-like lots in the City's Rural Area. East of Cedarview Road are smaller detached dwellings in the City's Urban Area (Barrhaven West). The site is immediately southwest ('kitty-corner') to the greenbelt.

Existing Official Plan Designation

The property is designated 'General Urban Area' on Schedule B within the City's Official Plan (Volume 1).

The 'General Urban Area' designation is intended to permit the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses. This will facilitate the development of complete and sustainable communities.

Existing South Nepean Secondary Plan Areas 9 and 10 Designation

The Secondary Plan for South Nepean Urban Areas 9 and 10 (Secondary Plan) was prepared by the former City of Nepean and is incorporated into the Official Plan Volume 2A. The primary goal of the Secondary Plan is to provide a land-use, development and servicing strategy for the area located in the western part of South Nepean.

The site is designated 'Institutional / Office' with a portion of 4236 Fallowfield Road also designated 'Institutional' in the Secondary Plan. The 'Institutional / Office' designation remains undeveloped and is the only such designation in the Plan. This area is intended to provide offices and community services such as medical clinics, doctors and dentists' offices, other professional treatment services, as well as counselling, law offices and other similar services. A limited amount of retail uses that are related to and support the principal uses, such as a pharmacy or eyewear retailer, are also permitted.

The 'Institutional' designation is intended to permit schools, places of worship, community and cultural centres, medical clinics as well as other facilities operated by government organizations.

Building heights in this designation are limited to 10.7 metres and the maximum permitted Floor Area Ratio is 0.5.

Existing Zoning

The site is currently zoned Development Reserve (DR). The purpose of the DR zone is to recognize lands intended for future urban development in areas designated as General Urban Area, limit the range of permitted uses to those which will not preclude future development options, and impose regulations which ensure a low scale and

intensity of development to reflect the characteristics of existing land uses.

Summary of the Proposal

A total of 188 dwelling units are proposed for the site. The development will consist of six four-storey apartment buildings (apartment dwelling, low-rise) containing a total of 90 units with underground parking and an elevator, four four-storey back-to-back terrace homes (stacked dwelling) containing a total of 56 units with separate entrances and surface parking, and two three-storey terra flats (stacked dwelling) containing a total of 24 units and surface parking. All units will be accessed from sidewalks and private walkways accessing from Fallowfield Road and Cedarview Road.

Two private shared greenspaces are proposed, which abut the school park; a 245-square metre amenity area in the southeast of the site and a larger 2,608-square metre private park along the western boundary of the site.

A total of 263 parking spaces are provided, with 84 of these spaces provided below grade.

Summary of Requested Zoning By-law Amendment Proposal

The purpose of the Zoning By-law amendment is to permit residential uses on the site, whereas the Secondary Plan calls for predominately office or institutional uses. The site is currently zoned Development Reserve (DR) and the applicant requests that lands be rezoned to Residential Fourth Density, Subzone Z, Exception Zone. The Fourth Density zone will permit low-rise apartment, stacked dwelling and planned unit developments, at 15-metre maximum height permissions. These uses would make up the proposal as shown in Document 6.

The following Exception to the R4Z zone requested is as follows:

- Minimum interior side yard setback: three metres; and
- No residential buildings are permitted within 40 metres of the rear lot line (western lot line).

Summary of Requested Official Plan Amendment Proposal

The purpose of the Official Plan amendment is to redesignate the lands in the Secondary Plan from 'Institutional' and 'Institutional / Office' to 'Residential' to allow for low-rise residential uses. The amendment will also amend the maximum height of

10.7 metres for ground oriented residential development, found in Section 2.2.1 of the Secondary Plan, to permit a maximum height of four storeys, which will be maximum 15 metres high.

DISCUSSION

Public consultation

For this proposal's consultation details, see Document 7 of this report.

Applicable Policies

Provincial Policy Statement (PPS) 2014 and 2020

The PPS focuses on growth and development within the urban and rural settlement areas. It recognizes that the wise management of land use change may involve directing, promoting or sustaining development. Further, land uses are to be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns.

Overall, the PPS seeks to use a land-use regime to direct promote patterns of development that support and sustain the financial well being of the Province over the long term. In particular, the following policies were reviewed when looking at this application as it pertains to managing and directing land-use, land-use compatibility, employment and Infrastructure and public service facilities:

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

The PPS Section 1.1 speaks to efficient development and land-use patterns that sustain a municipality's well being over the long term. This includes the provision of range and mix of residential, employment, institutional and recreational uses, and avoiding development patterns that would cause environmental, public safety or health concerns. Development patterns must also not adversely impact how a settlement area can expand and should optimize cost effective servicing.

1.4 Housing

The PPS speaks to the provision of an appropriate range, mix and densities of housing to meet current and future residential needs. These residential needs are based on regional market requirements, as well as promoting densities that promote active

transportation and rapid transit. Housing should also be developed where it can be supported by the appropriate infrastructure and public services.

Planning Rationale

Official Plan (Volume 1), Managing Growth

The City's Official Plan sets forth the growth strategy of the City, and in particular Section 2.2.2 (Managing Growth Section) details the form of intensification and its location across the City. Section 2.2.2 states that intensification may occur in a variety of built forms from low-rise to high-rise provided urban design and compatibility objectives are met. Denser development, that often means taller buildings, should be located in areas that support the Rapid Transit and Transit Priority networks and in areas with a mix of uses. The interior portions of established low-rise residential neighbourhoods will continue to be characterized by low-rise buildings. The City supports intensification in the General Urban Area where it will enhance and complement its desirable characteristics and long-term renewal.

The proposal introduces 188 units in the form of low-rise apartment and stacked townhouses, with a net density of 77 units per net hectare, at the outer edge of the low-rise residential neighbourhood. The site forms the corner of an arterial road (Fallowfield Road) and a major collector road (Cedarview Road). Overall, the proposed low-rise building form (three to four storeys) maintains the low-rise character of the area and respects the intent to maintain low-rise building forms as the predominant form of intensification in the General Urban Area.

Policy 22 of Section 2.2.2 (Intensification Outside of Target Areas) speaks to the City's support for compatible intensification within the General Urban Area, which is also supported by Section 3.6.1 (General Urban Area). Compatibility is to be measured on features such as building height, massing, the setback of buildings from the property line, the use and treatment of lands abutting the front lot line, amenity area landscaped rear yards, and the location of parking and vehicular access to individual properties.

General Urban Area (3.6.1)

The property is designated 'General Urban Area' on Schedule B within the City's Official Plan Volume 1. The 'General Urban Area' designation is intended to permit the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances. Although the General Urban Area designation permits many types and densities of housing, building heights will continue to be predominantly

low-rise. Within this range, changes in building form, height and density will be evaluated based upon compatibility with the existing context and the planned function of the area.

Policy 5 of the General Urban Area specifically supports intensification in the General Urban Area where it will complement the existing pattern and scale of development and planned function of the area. The predominant form of development and intensification will be semi-detached and other ground-oriented multiple unit housing. When considering a proposal for residential intensification through infill or redevelopment in the General Urban Area, the City will:

- A. Assess the compatibility of new development as it relates to existing community character so that it enhances and builds upon desirable established patterns of built form and open spaces;
- B. Consider its contribution to the maintenance and achievement of a balance of housing types and tenures to provide a full range of housing for a variety of demographic profiles throughout the General Urban Area

The General Urban Area also speaks to evaluating development based on the design policies in Section 4.11 (Urban Design and Compatibility)

Urban Design and Compatibility (Section 4.11)

The City's Official Plan speaks to compatibility of new buildings with their surroundings being achieved in part through the design of the portions of the structure adjacent to existing buildings and/or facing the public realm. Proponents of new development will demonstrate how the design of their development fits with the existing desirable character and planned function of the surrounding area.

Compatibility of new buildings with their surroundings will be achieved in part through the design of the portions of the structure adjacent to existing buildings and/or facing the public realm. The appropriateness of the proposal would rely upon the following design considerations:

- a. Setbacks, heights and transition;
- b. Façade and roofline articulation;
- c. Colours and materials;

- d. Landscape and amenity areas;
- e. Pre- and post-construction grades on site;
- f. Incorporating elements and details of common characteristics of the area;
- g. Massing and scale;
- h. Parking and vehicular access

Setbacks, heights and transition

All building heights of the proposed development will be low-rise (four storeys or less). The proposed R4Z[xxxx] zone has a height limit of 15 metres, thus although not equal to adjacent single detached homes (approximately 11 metres high), in-keeping with the character of the detached homes to the west of the property. To respect the difference in height from the existing two-storey detached dwellings to the west and the proposal, a buffer of approximately 40 metres will be maintained through a private park. This buffer will form as a transition to the west. With respect to the abutting property to the south, the Cedarview Middle school is characterized as a two-storey school, setback approximately 20 metres at its closes point, and 70 metres at its furthest point from the subject property. The interior yard setback for all but one building will be 6.0 metres, while an eight-unit building at Cedarview Road will be setback 3.5 metres to the school property.

Façade and roofline articulation

Roof lines of the apartment and stacked townhouses will have low slope roof designs with large overhangs. These roofs will contribute to the low profile of the dwellings, keeping the 2.5 storey to 3.5 storey dwellings compatible in massing and scale with adjacent detached dwellings on Newburgh Place.

Colours and materials

The proposed colour palette, with a dominant exterior material of sand-coloured brick and red brick, in-keeping with colour palettes on adjacent detached dwellings.

Landscape and amenity areas

The design response has been to create a private amenity area (2,608 square metres) with a buffer width of at least 40 metres between the existing residents and the proposed development. A second, smaller 245 square metre private amenity area will

be located on the eastern portion of the site, abutting the Cedarview Middle School property. These amenity areas allow for the proposed density, ensuring the residents have outdoor space to gather and play, providing opportunities for trees and landscaping.

Pre- and post-construction grades on site

The 2,608 square metre private park along the western side of the site matches grades with detached dwellings at Fallowfield Road, and a maximum grade raise of 0.5 metres is located in the southwest corner, towards the back of private park. Overall, the site will be more or less the same grade, post construction, compared to its preconstruction condition. In order to maintain stormwater on-site, a retaining wall is proposed along the southern property line with the school, reaching a maximum height of 1.5 metres. This condition reflects the change of grade between the two properties.

Common characteristics of the area

The site is currently privately serviced and remains in the relatively same characteristics as it did since prior to 1965 where a farmstead, barns and single detached dwellings existed on individual private services. The proposal introduces moderate intensification into an urban area of the City, where the common characteristics south of Fallowfield Road are suburban, low-rise residential dwellings. North of Fallowfield Road the characteristic changes to a more rural setting created by the Greenbelt and estate lot residential housing. The proposal is in-keeping with the suburban character.

Massing and scale

The proposed R4Z[xxxx] zoning is consistent with the City's direction at locating low-rise intensification on arterial and major collector roads in the suburban context. The proposal would introduce 6 low-rise apartment dwellings and 6 stacked townhouses, consisting of 188 units (77 units per hectares). While the proposal does not mimic the scale and massing of abutting detached dwellings, it proposes an appropriate scale and massing, and is appropriate for the neighbourhood and policy context. The buffers provided through amenity space and distance to the school allow for a low-rise form and proposed density, with no anticipated adverse impacts.

Parking and vehicular access

The site will benefit from two vehicular access points; one from Fallowfield Road and the other from Cedarview Road. The Fallowfield Road access will be located

approximately 50-60 metres from the rear property lines of the detached dwellings on Newburgh Place. Parking will meet the Zoning By-law requirement of 1.2 per dwelling unit with 32 per cent of parking spaces provided underground. The larger private amenity area abutting the detached dwellings to the west will form as a buffer between surface parking and the rear yards of existing residential units. The associated site plan (D07-12-18-0117) will implement the appropriate landscaping.

South Nepean Secondary Plan Areas 9 and 10

The South Nepean Secondary Plan Areas 9 and 10 establishes 15 objectives, of which the following are directly applicable to this application:

- To have regard for provincial and federal planning policies and initiatives.
- To blend new residential areas with existing residential communities.
- To provide for a range of housing types with a transition of density from the west to the east.
- To enable the provision of local transit service and recognize the long-term provision of Rapid Transit Corridor service.
- To provide a cost effective and flexible strategy for the provision of infrastructure.

Areas that are designated as Residential Areas shall permit a variety of housing types including single detached dwellings, semi-detached dwellings, row dwellings and apartment dwellings. The Plan identifies the highest density, generally, at the western and southern edges of the Residential Area.

The ranges of typical net densities for development within the residential areas are:

- Low density: 22-25 units per net hectare
- Medium density: 30-37.5 units per net hectare
- High density: 62- 75 units per net hectare

The proposed development, at 77 units per net hectare, would slightly exceed the high-density range, and would not be in the objective location for high density as stated in the Objectives of the Secondary Plan. However, the plan was developed with the highest density being the townhouses along Strandherd Drive, and not achieving the high density target range of 62-75 units per net hectare (the townhouse development on

Strandherd Drive is around 50 units per net hectare). The only location meeting the high density category range is in the south sector of the Plan at the corner of Harthill Way and Fraser Fields Way, where five 12-unit ground oriented buildings are at a density of 75 units per net hectare. The re-designation from 'Institutional / Institutional Office' to 'Residential' on the subject property would enable the Plan to meet its objective of providing for a greater range of housing choices, while maintaining a low-profile building form.

The site is located within Sub-area 1 on Schedule B (Development Targets) of the Secondary Plan, where the target for residential unit count is 490. Currently Sub-area 1 has approximately 336 residential units and the addition of 188 units from the proposal would increase the unit count to 524 units. This overall unit count is in-keeping with the target unit count, in particular, where the Plan's implementation section permits minor variations from numerical requirements without an amendment, provided that the general intent of the Plan is maintained. An increase in 34 units is considered to meet the general intent of the Plan.

Despite the location of the high-density range not meeting the general locational criteria of highest density in the west and south along Strandherd Drive, the principles of design and development are maintained where new development should be compatible in form with existing residential development and residential development shall be low profile. The proposed residential designation and implementing R4Z[xxxx] development will meet compatibility tests through the buffer space it provides to the detached dwellings to the west; the maintaining of a low-rise development to blend with the existing low-rise neighbourhood; the roof profiles being low, to aid in minimizing building heights; provision of parking away from the rear lots of existing residential; and the provision of moderate density, providing alternate housing choices.

The location of the site, at the corner of an arterial (Fallowfield Road) and major collector (Cedarview Road), has transit stops within 350 metres for Routes 270 and 170 which connect to the Fallowfield Transit Station, located only 4.5 kilometres away. The permission of a residential development, and its density at 77 units per net hectare would aid to support local and Rapid Transit, in line with the objective of the Secondary Plan.

It should be noted that the original consideration of the "Institutional" designation under the Secondary Plan was to respond to the adjacent Cedarview School and Cedarview Alliance Church; however, the speculated institutional use was not requested, nor did it

materialize over the years. The site is small compared to other major office designations in the area, such as the CitiGate Business Park and Merivale Business Park, therefore the impact of removing the “Office” designation under the Secondary Plan is negligible in terms of preserving desirable employment lands.

Provincial Policy Statement

Staff have determined that the recommendations of this report are consistent with the Provincial Policy Statement, 2014 and 2020.

Evaluation of Zoning Request

To implement the Official Plan recommendations, Staff recommend the rezoning from ‘Development Reserve’ to ‘Residential Fourth Density, Subzone Z, Exception xxxx’. The R4 Zone is an appropriate zone for the subject property as it introduces a four-storey height limit (15 metres), along with low-rise apartments and stacked dwellings unit typology. The exception zone will implement the required buffer to the existing detached dwellings to the immediate west, with a 40-metre rear yard setback (this yard adjacent the existing Newburgh Place dwellings is considered the rear yard for the subject development).

The purpose of the R4 zone is to allow a wide mix of residential building forms ranging from detached to low-rise apartment dwellings and in no case more than four storeys, in areas designated as General Urban Area. The R4 zone is to regulate development in a manner that is compatible with existing land use patterns so that the mixed building form, residential character of a neighbourhood is maintained or enhanced. The proposed development achieves the intents of the R4 zone.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Harder is aware of the recommendations outlined in this report.

LEGAL IMPLICATIONS

Should the recommendations be adopted and the resulting official plan amendment and zoning by-law be appealed to the Local Planning Appeal Tribunal, it is anticipated that a two day hearing will result. It is anticipated that this hearing can be conducted within

staff resources. In the event that the applications are refused, reasons must be provided. Should there be appeals of the refusal, it would be necessary to retain an external planner.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications associated with the report recommendations. In the event that applications are refused and an external planner is retained, the expense would be absorbed from within Planning, Infrastructure and Economic Development's operating budget.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Thriving Communities
- Economic Growth and Diversification

APPLICATION PROCESS TIMELINE STATUS

The application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to significant time allocated to resubmission of revised materials, and issue resolution.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Official Plan Amendment

| | |
|------------|-------------------------------|
| Document 3 | Detailed Zoning Map |
| Document 4 | Details of Recommended Zoning |
| Document 5 | Site Plan |
| Document 6 | Consultation Details |

CONCLUSION

The proposed development introduces ground-oriented units and apartment units into an area where the existing context is low-rise residential which turns its back towards the higher order of roads (Fallowfield Road and Cedarview Road). The subject property is not located within an internal neighbourhood but will directly face Fallowfield Road and Cedarview Road. This would minimize the impacts of the proposed development to the surrounding detached dwellings.

Design considerations, including setbacks, heights and transition, façade and roofline articulation, colours and materials, landscape and amenity areas, construction grades, elements and details of common characteristics of the area, massing and scale, and parking and vehicular access, have been examined by staff to ensure the development is compatible with and appropriate for the surrounding area. Site design considerations will be further implemented through the site plan control stage.

The recommendations are put forward by Staff because the policies of the 'General Urban Area' designation in Volume 1 of the City's Official Plan, and the objectives of the South Nepean Secondary Plan Areas 9 and 10 in Volume 2 of the City's Official Plan are being upheld. The proposed R4 zone is appropriate for the development as well.

DISPOSITION

Legislative Services, Office of the City Clerk, to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Program Manager, Tax Billing & Control, Finance Services department (Mail Code: 26-76) of City Council's decision.

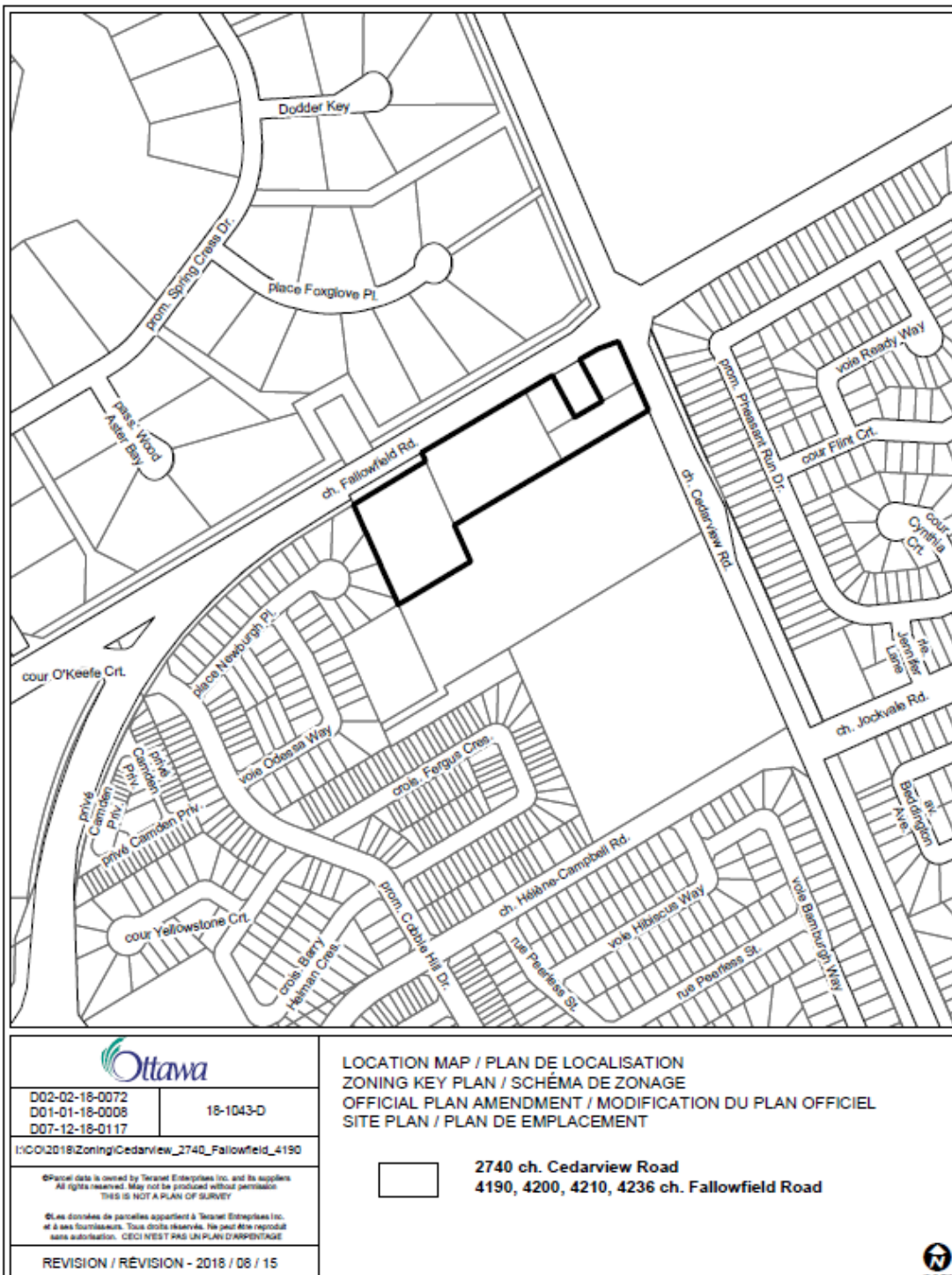
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, Innovative Client Services Department, to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa.



Document 2 – Details of Recommended Official Plan Amendment



Official Plan Amendment No. XXX Modification du Plan Directeur

To the Official Plan of the City of Ottawa

Volume 1

Land use

Utilisation du sol

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THE STATEMENT OF COMPONENTS

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment No. XXX to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment XXX to the Official Plan for the City of Ottawa.

PART A – THE PREAMBLE

1. Purpose

The purpose of the Official Plan Amendment is redesignate the lands from 'Institutional' and 'Institutional / Office' to 'Residential' to allow for low-rise residential uses. The amendment will also be amending the maximum height of 10.7 metres for ground oriented residential development, found in section 2.2.1 of the Secondary Plan, allowing a maximum height of four storeys.

Location

The site is municipally addressed as 2740 Cedarview Road; and 4190, 4200, 4210 and 4236 Fallowfield Road, as shown in Document 1. The site has an area of approximately 24,300 square metres.

The site is bound to the north by Fallowfield Road, to the east by Cedarview Road, to the south by Cedarview Middle School and to the west by existing detached dwellings around a cul-de-sac on Newburgh Place. North of Fallowfield Road are estate-like lots in the City's Rural Area. East of Cedarview Road are smaller detached dwellings in the City's Urban Area (Barrhaven West).

The lands affected by the amendment are shown on the Lands Affected Map.

2. Basis

The City's Official Plan sets forth the growth strategy of the City, and in particular Section 2.2.2 (Managing Growth Section) details the form of intensification and its location across the City. Section 2.2.2 states that intensification may occur in a variety of built forms from low-rise to high-rise provided urban design and compatibility objectives are met. Denser development, that often means taller buildings, should be located in areas that support the Rapid Transit and Transit Priority networks and in areas with a mix of uses. Low-rise intensification will be the predominant form of intensification in the General Urban Area. The interior portions of established low-rise residential neighbourhoods will continue to be characterized by low-rise buildings.

The property is designated 'General Urban Area' on Schedule B within the City's Official Plan (Volume 1).

The 'General Urban Area' designation is intended to permit the development of a full range and choice of housing types to meet the needs of all ages, incomes and life

circumstances, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses. This will facilitate the development of complete and sustainable communities

Areas that are designated as Residential Areas shall permit a variety of housing types including single detached dwellings, semi-detached dwellings, row dwellings and apartment dwellings.

3. Rationale

The department is recommending approval of the subject application because the proposed development meets the intent of the General Urban Area; meets the overall intent of the Nepean Secondary Plan Areas 9 and 10; and meets the intent of the Provincial Policy Statement 2014 and 2020.

Appropriateness of Requested Designation

Official Plan (Volume 1), Managing Growth

The City's Official Plan sets forth the growth strategy of the City, and in particular Section 2.2.2 (Managing Growth Section) details the form of intensification and its location across the City. Section 2.2.2 states that intensification may occur in a variety of built forms from low-rise to high-rise provided urban design and compatibility objectives are met. Denser development, that often means taller buildings, should be located in areas that support the Rapid Transit and Transit Priority networks and in areas with a mix of uses. The interior portions of established low-rise residential neighbourhoods will continue to be characterized by low-rise buildings. The City supports intensification in the General Urban Area where it will enhance and complement its desirable characteristics and long-term renewal

The proposal introduces 188 units in the form of low-rise apartment and stacked townhouses, with a net density of 77 units per net hectare, at the outer edge of the low-rise residential neighbourhood. The site forms the corner of an arterial road (Fallowfield Road) and a major collector road (Cedarview Road). Overall, the proposed low-rise building form (four storeys or less) maintains the low-rise character of the area and respects the intent to maintain low-rise building forms will be the predominant form of intensification in the General Urban Area.

Policy 22 of Section 2.2.2 (Intensification Outside of Target Areas) speaks to City support for compatible intensification within the General Urban Area and be supported

by Section 3.6.1 (General Urban Area). Where compatibility is to be measured on features such as building height, massing, the setback of buildings from the property line, the use and treatment of lands abutting the front lot line, amenity area landscaped rear yards, and the location of parking and vehicular access to individual properties.

General Urban Area (3.6.1)

The property is designated 'General Urban Area' on Schedule B within the City's Official Plan Volume 1. The 'General Urban Area' designation is intended to permit the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances. Although the General Urban Area designation permits many types and densities of housing, building heights will continue to be predominantly low-rise. Within this range, changes in building form, height and density will be evaluated based upon compatibility with the existing context and the planned function of the area.

Policy 5 of the General Urban Area specifically supports intensification in the General Urban Area where it will complement the existing pattern and scale of development and planned function of the area. The predominant form of development and intensification will be semi-detached and other ground-oriented multiple unit housing. When considering a proposal for residential intensification through infill or redevelopment in the General Urban Area, the City will:

- C. Assess the compatibility of new development as it relates to existing community character so that it enhances and builds upon desirable established patterns of built form and open spaces;
- D. Consider its contribution to the maintenance and achievement of a balance of housing types and tenures to provide a full range of housing for a variety of demographic profiles throughout the General Urban Area

The General Urban Area also speaks to evaluating development based on the design policies in Section 4.11 (Urban Design and Compatibility)

Urban Design and Compatibility (Section 4.11)

The City's Official Plan speaks to compatibility of new buildings with their surroundings being achieved in part through the design of the portions of the structure adjacent to existing buildings and/or facing the public realm. Proponents of new development will

demonstrate how the design of their development fits with the existing desirable character and planned function of the surrounding area.

Compatibility of new buildings with their surroundings will be achieved in part through the design of the portions of the structure adjacent to existing buildings and/or facing the public realm. The appropriateness of the proposal would rely upon the following design criteria:

- a. Setbacks, heights and transition;
- b. Façade and roofline articulation;
- c. Colours and materials;
- d. Landscape and amenity areas;
- e. Pre- and post-construction grades on site;
- f. Incorporating elements and details of common characteristics of the area;
- g. Massing and scale;
- h. Parking and vehicular access

Setbacks, heights and transition

All building heights of the proposed development will be low-rise (four storeys or less). The proposed R4Z[xxxx] zone has a height limit of 15 metres, thus although not equal to adjacent single detached homes, in-keeping with the character of the detached homes to the west of the property. To respect the difference in height from the existing two-storey detached dwellings to the west and the proposal, a buffer of approximately 40 metres will be maintained through a private park. This buffer will form as a transition to the west. With respect to the abutting property to the south, the Cedarview Middle school is characterized as a two-storey school, setback approximately 20 metres at its closes point, and 70 metres at its furthest point from the subject property. The interior yard setback for all but one building will be 6.0 metres, while an eight-unit building at Cedarview Road will be setback 3.5 metres to the school property.

Façade and roofline articulation

Roof lines of the apartment and stacked townhouses will have low slope roof designs with large overhangs. These roofs will contribute to the low profile of the dwellings,

keeping the 2.5 storey to 3.5 storey dwellings compatible in massing and scale with adjacent detached dwellings on Newburgh Place.

Colours and materials

The proposed colour palette, with a dominant exterior material of sand-coloured brick and red brick, in-keeping with colour palettes on adjacent detached dwellings.

Landscape and amenity areas

The design response has been to create a private amenity area (2,608 square metres) with a buffer width of at least 40 metres between the existing residents and the proposed development. A second, smaller 245 square metre amenity area will be located on the eastern portion of the site, abutting the Cedarview Middle School property. These amenity areas allow for the proposed density, ensuring the residents have outdoor space to gather and play, providing opportunities for trees and landscaping.

Pre- and post-construction grades on site

The 2,608 square metre private park along the western side of the site matches grades with detached dwellings at Fallowfield Road, and a maximum grade raise of 0.5 metres is located in the southwest corner, towards the back of private park. Overall, the site will be more or less the same grade, post construction, compared to its preconstruction condition. In order to maintain stormwater on-site, a retaining wall is proposed along the southern property line with the school, reaching a maximum height of 1.5 metres. This condition reflects the change of grade between the two properties.

Incorporating elements and details of common characteristics of the area

The site is currently privately serviced and remains in the relatively same characteristics as it did since prior to 1965 where a farmstead, barns and single detached dwellings existed on individual private services. The proposal introduces moderate intensification into an urban area of the City, where the common characteristics south of Fallowfield Road are suburban, low-rise residential dwellings. North of Fallowfield Road the characteristic changes to a more rural setting created by the Greenbelt and estate lot residential housing. The proposal is in-keeping with the suburban character.

Massing and scale

The proposed R4Z[xxxx] zoning is consistent with the City's direction at locating low-rise intensification on arterial and major collector roads in the suburban context. The proposal would introduce 6 low-rise apartment dwellings and 6 stacked townhouses, consisting of 188 units (77 units per hectares). While the proposal does not mimic the scale and massing of abutting detached dwellings, it proposes an appropriate scale and massing, and is appropriate for the neighbourhood and policy context. The buffers provided through amenity space and distance to the school allow for a low-rise form and proposed density, with no anticipated adverse impacts.

Parking and vehicular access

The site will benefit from two vehicular access points; one from Fallowfield Road and the other from Cedarview Road. The Fallowfield Road access will be located approximately 50-60 metres from the rear property lines of the detached dwellings on Newburgh Place. Parking will meet the Zoning By-law requirement of 1.2 per dwelling unit, with 32 per cent of parking spaces provided underground. The larger private amenity area abutting the detached dwellings to the west will form as a buffer between surface parking and the rear yards of existing residential units. The associated Site Plan Control (D07-12-18-0117) will implement the appropriate landscaping.

South Nepean Secondary Plan Areas 9 and 10

The South Nepean Secondary Plan Areas 9 and 10 establishes 15 objectives, of which the following are directly applicable to this application:

- To have regard for provincial and federal planning policies and initiatives
- To blend new residential areas with existing residential communities.
- To provide for a range of housing types with a transition of density from the west to the east.
- To enable the provision of local transit service and recognize the long-term provision of Rapid Transit Corridor service
- To provide a cost effective and flexible strategy for the provision of infrastructure

Areas that are designated as Residential Areas shall permit a variety of housing types including single detached dwellings, semi-detached dwellings, row dwellings and

apartment dwellings. The Plan identifies the highest density, generally, at the western and southern edges of the Residential Area.

The ranges of typical net densities for development within the residential areas are:

- Low density: 22-25 units per net hectare
- Medium density: 30-37.5 units per net hectare
- High density: 62- 75 units per net hectare

The proposed development, at 77 units per net hectare, would slightly exceed the high-density range, and would not be in the objective location for high density as stated in the Objectives of the Secondary Plan. However, the plan was developed with the highest density being the townhouse along the Strandherd Drive corridor, and not achieving the high density target range of 62-75 units per net hectare (the townhouse development is around 50 units per net hectare). The only location of the high density category is in the south sector of the Plan at the corner of Harthill Way and Fraser Fields Way, where Five 12-unit ground oriented buildings are at a density of 75 units per net hectare. The re-designation from 'Institutional / Institutional Office' to 'Residential' on the subject property would enable the Plan to meet its objective of providing for a greater range of housing choices, while maintaining a low-profile building form.

The site is located within Sub-area 1 on Schedule B (Development Targets) of the Secondary Plan, where the target for residential unit count is 490. Currently Sub-area 1 has approximately 336 residential units and the addition of 188 units from the proposal would increase the unit count to 524 units. This overall unit count is in-keeping with the target unit count, in particular, where the Plan's implementation section permits minor variations from numerical requirements without an amendment, provided that the general intent of the Plan is maintained. An increase in 34 units is considered to meet the general intent of the Plan.

Despite the location of the high-density range not meeting the general locational criteria of highest density in the west and south along Strandherd Drive, the principles of design and development are maintained where new development should be compatible in form with existing residential development and residential development shall be low profile. The proposed residential designation and implementing R4Z[xxxx] development will meet compatibility tests through the buffer space it provides to the detached dwellings to the west; the maintaining of a low-rise development to blend with the existing low-rise neighbourhood; the roof profiles being low, to aid in minimizing building heights;

provision of parking away from the rear lots of existing residential; and the provision of moderate density, providing alternate housing choices.

The location of the site, at the corner of an arterial (Fallowfield Road) and major collector (Cedarview Road), has transit stops within 350 metres for Routes 270 and 170 which connect to the Fallowfield Transit Station, located only 4.5 kilometres away. The permission of a residential development, and its density at 77 units per net hectare would aid to support local and Rapid Transit, in line with the objective of the Secondary Plan.

The original consideration of the “Institutional” designation under the Secondary Plan was to respond to the adjacent Cedarview School and Cedarview Alliance Church; however, the speculated institutional use was not requested, nor did it materialize over the years. The site is small compared to other major office designations in the area, such as the CitiGate Business Park and Merivale Business Park, therefore the impact of removing the “Office” designation under the Secondary Plan is negligible in terms of preserving desirable employment lands.

Appropriateness of Requested Height Increase

The increase in height from 10.7 to a maximum of four storeys is appropriate as it maintains the low height profile of the Residential area in the Secondary Plan, while allowing the introduction of ground-oriented residential products to support the variety of housing choices for this area of the Barrhaven Community.

Provincial Policy Statement

Staff have determined that the recommendations of this report are consistent with the Provincial Policy Statement 2014 and 2020.

PART B – THE AMENDMENT

1. Introduction

All of this part of this document entitled Part B – The Amendment consisting of the following text and Schedules constitutes Amendment No. XXX to the Official Plan for the City of Ottawa.

2. Details

The Official Plan, South Nepean Secondary Plan Areas 9 and 10 of Volume 2A – is amended as follows:

a) by amending Schedule A –Land Use, as shown in Schedule 1:

- i) Change the designations to “Residential” for 2740 Cedarview Road; and 4190, 4200, 4210 and 4236 Fallowfield Road

b) by amending Section 2.2.1:

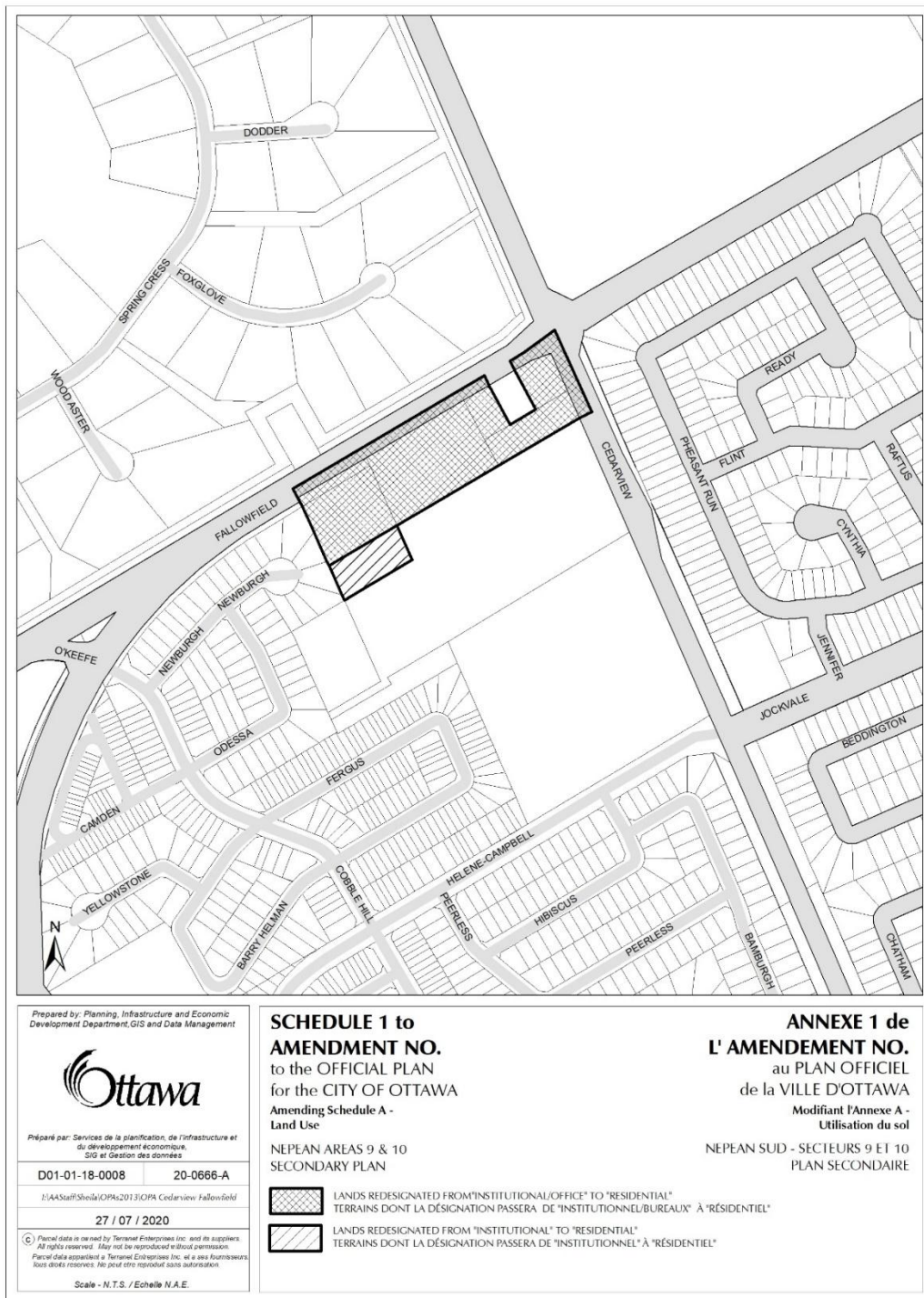
- i) Adding the text “except in the case of 2740 Cedarview Road; and 4190, 4200, 4210 and 4236 Fallowfield Road, it shall not exceed four storeys”.

After the text “The maximum building height for all ground oriented residential development shall not exceed 10.7 metres”

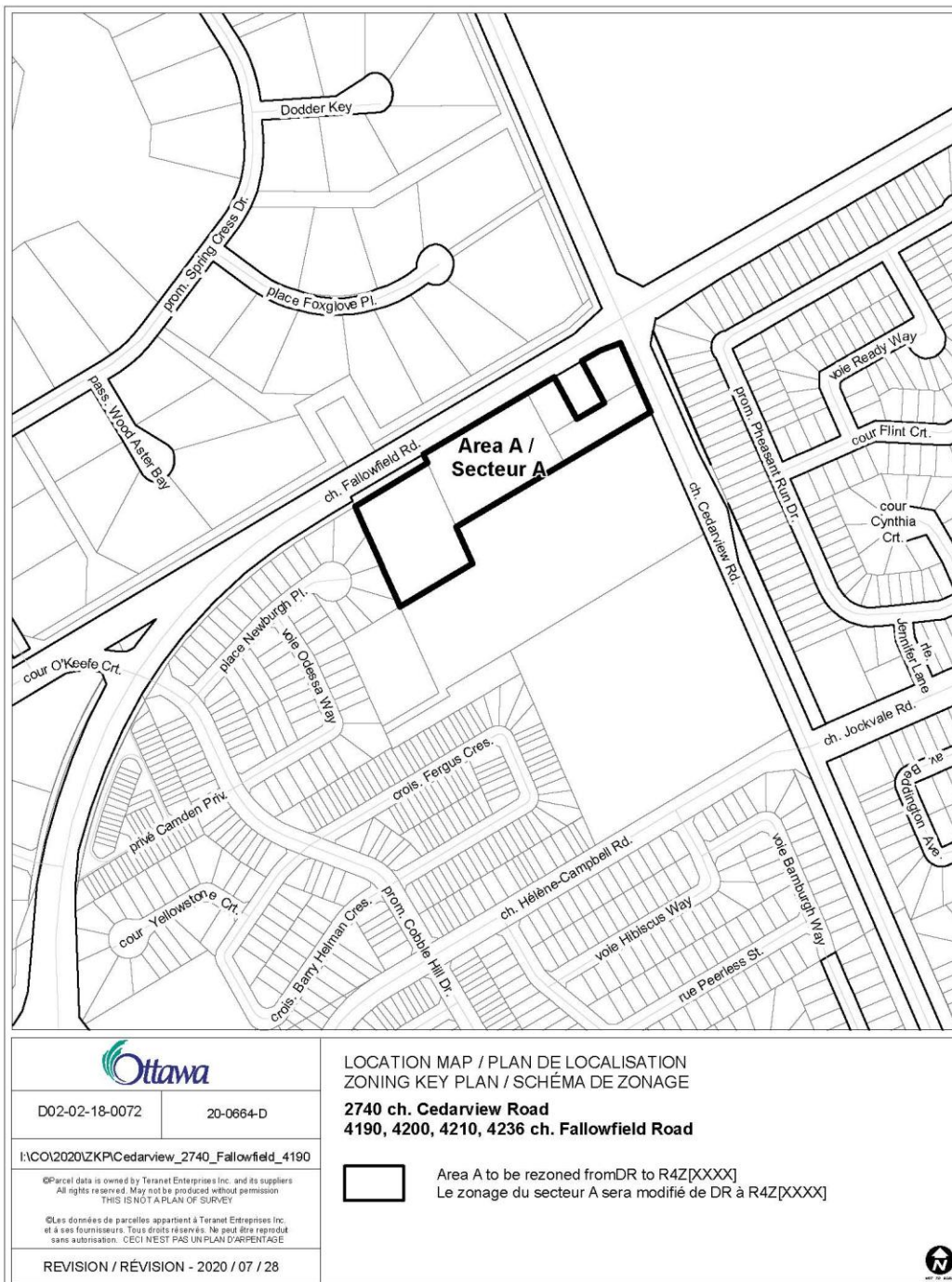
Implementation and Interpretation

Implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa.

Schedule 1 – Amendment to Schedule A



Document 3 – Detailed Zoning Map

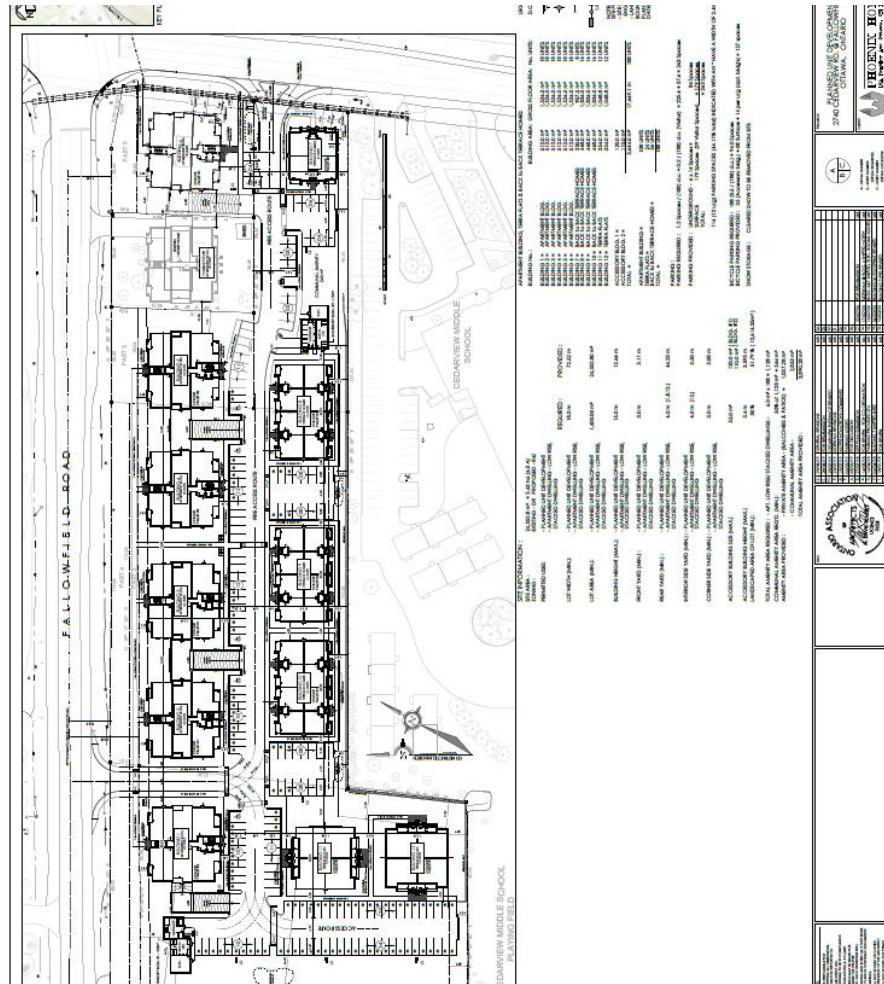


Document 4 – Details of Recommended Zoning

The proposed changes to the City of Ottawa Zoning By-law 2008-250 for 2740 Cedarview Road; and 4190, 4200, 4210 and 4236 Fallowfield Road are as follows:

1. Rezone the lands as shown on Document 3 from DR to R4Z[xxxx]
2. Amend Section 239 – Urban Exception by adding a new exception with provisions similar in intent to the following:
 - a. In Column II add the text, “R4Z [xxxx]”
 - b. In Column V add the following text
 - “- Minimum interior side yard setback: 3 metres
 - No residential buildings are permitted within 40 metres of the rear lot line”

Document 5 – Site Plan



Document 6 – Consultation Details

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law and Official Plan amendments.

Community members and immediate neighbours had concerns and comments on Density, Character, Traffic, Transportation, Parking, Site Design and Layout, Construction Open Space, Landscaping, Engineering and Property Values. The comments are summarized below:

Density and Character

Comment: The density is too high with too many multi-unit buildings for the site.

Response: The original proposal had 14 buildings and 194 units. Through public comments the proposal was reduced to 12 multi-unit buildings and 188 units. The density decreased from 80 units per net hectare to 77 units per net hectare. In order to provide relief from existing single detached dwellings a 2,608 square metre private park was created as a buffer.

Comment: The proposed height is too high (3.5 storeys) and not consistent with the community character for height and building typology. Two-storey homes and townhouses provide a better community character.

Response: The building separation of over 40 metres from the apartment and terrace flat buildings to the existing detached dwellings provides a transition to address the height difference in building types. The apartment buildings are proposed along Fallowfield Road with the ground-oriented units proposed at the rear. The character of 'low-rise' is maintained, and the site is not located within the interior of a neighbourhood, but on the outside edge.

Comment: The Secondary Plan has a minimum target of 1750 residents in the total of the five sub area's, this development will contribute to it exceeding this limit.

Response: The subject site is located within Sub-area 1 on Schedule B (Development Targets), where the target for residential unit count is 490. Currently Sub-area 1 has approximately 336 residential units and the addition of 188 units from the proposal would increase the unit count to 524 units. This overall unit count is in-keeping with the target unit count, in particular, where the Plan's implementation section permits minor

variations from numerical requirements without an amendment, provided that the general intent of the Plan is maintained.

Comment: Please remove the two 18-unit buildings in the original proposal and make green space adjacent to the existing backyards.

Response: The developer has listened to the community concerns with respect to providing a larger setback from the buildings to the rear yards of houses on Newburgh Place. A private park, or amenity area has been created to buffer the density and buildings, with appropriate landscaping proposed.

Comment: There is concern about the aesthetic and quality of the buildings and how they will 'fit' into the neighbourhood.

Response: The accompanying site plan control application will approve elevation drawings ensuring the developer constructs what is approved. These elevation plans illustrate a colour palette, with a dominant exterior material of sand-coloured brick and red brick, in-keeping with colour palettes on adjacent detached dwellings.

Traffic / Transportation / Parking

Comment: The plan does not provide for enough on-site parking with a rate of 1.2 parking spaces per unit plus 0.2 parking spaces per unit for visitor.

Response: The proposal meets the standard suburban parking rate for this type of apartment and ground-oriented dwelling unit. The Transportation Impact Assessment has identified that the proponent will 'unbundle' parking costs from purchasers and provide multimodal travel option information packages to residents.

Comment: There are concerns that a left turn movement onto Cedarview Road will be dangerous given its proximity to the Fallowfield Road and Cedarview Road intersection.

Response: The accompanying site plan application illustrates this entrance will have restrictive turn movements to only allow right-in and right-out turn movements.

Comment: There is concern that with a parking rate of 1.2 plus 0.2 for visitor per unit, there will be spill over parking, especially on the adjacent school property

Response: If the adjacent Cedarview Middle School has concerns over their property being impacted by spillover parking, they will have by-law enforcement tools to have

cars towed and or ticketed. However, future purchaser or renters will be made aware of their assigned parking spaces and availability of visitor parking spaces.

Comment: The left turn movement from westbound Fallowfield into the site is a dangerous turning movement given the volume of traffic on Fallowfield Road.

Response: The proposed road modifications with the accompanying Site Plan Control application detail a protected westbound protected left-turn lane into the site from Fallowfield Road.

Comment: There are concerns with speeding on Fallowfield Road over the posted 60km/h speed limit. More traffic will make this situation worse.

Response: The City cannot limit growth due to the concerns of individual drivers breaking the speed limits. An argument can be made that more buildings and activity along and, on the road, can help facilitate the reduction of speed. Although this is not certain, there are other measures that can be put in place, such as the use of automated speed control signs, and traffic officers conducting speed trap enforcement.

Comment: There is concern that the capacity of Fallowfield Road and Cedarview Road is already reached, and more traffic will add to congestion in this area.

Response: The Site Plan Control Application's Transportation Impact Assessment identifies that 'the addition of site generated traffic is not anticipated to have a significant impact on the signalized intersections within the study area'.

Comment: Given more units will be introduced will bus service be increased to serve these residents?

Response: OC Transpo is circulated on development applications in order for them to plan their services and adjust accordingly. It is anticipated with the available OC Transpo Routes (170 and 270) half of the transit trips will use Route 170 and the other half will use Route 270. This results in an additional 20 transit trips on each route during the weekday AM and PM peak hours.

Comment: What are the impacts on Fallowfield Road with increased traffic?

Response: To mitigate the failing Fallowfield Road / O'Keefe Court / Cobble Hill Drive intersection, a permitted and protected left turn phase and an increased cycle length is recommended during the AM Peak hour. To maintain traffic signal coordination, the

cycle length at the Fallowfield Road / Cedarview Road intersection will also be increased.

Site Design and Layout

Comment: There is concern with the loss of privacy given the new development has 3.5 storeys of height and units facing west, at the rear yard of the detached homes on Newburgh Place

Response: The revised plans for the accompanying site plan application illustrate about a 40 metre buffer between the proposed buildings and rear yards of existing homes. Further, this setback will be entrenched in zoning.

Comment: There are concerns about the location of balconies and windows on the proposed buildings with respect to privacy of existing residents on Newburgh Place.

Response: The balcony and window placement is less of a concern, from a planning perspective, now that the buildings have been moved approximately 40 metres from rear yards. This distance is well beyond the compatibility test for setbacks between these two-unit typologies.

Comment: There are concerns with the location of buildings, in that they should face Fallowfield Road and/or Cedarview Road, and not face existing houses on Newburgh Place.

Response: Buildings 11 and 12, as shown on the accompanying Site Plan Control application, are set back over 40 metres from the existing houses and are considered compatible in their location and height.

Comment: The garbage / accessory building along Fallowfield Road is adjacent the existing residential dwellings on Newburgh Place and there are concerns with odour and animals.

Response: This accessory building will have garbage storage inside as well as bicycle storage. The setbacks from this accessory building (approximately 15 metres) is well beyond a typical open-air refuse container that is associated with commercial buildings adjacent residential lots. The Zoning By-law requires a 3 metre setback in those instances.

Comment: Will there be a buffer between the higher density and the existing neighbours?

Response: A buffer of approximately 40 metres will be created between the rear lot lines of the existing houses on Newburgh Place and the proposed apartment and terrace homes. This buffer will consist of a private amenity space (2,608 square metre private park) and a surface parking lot, with the park abutting the property line of existing homes.

Comment: What about the privacy of the school and children, where has there been condo's looking over a school property before?

Response: The proposed residential buildings mostly abut the parking lot of the school, with one 12-unit building abutting the playground. However, the playground is also abutting and surrounding by detached dwellings. School sites across the City abut a variety of residential unit types. No compatibility issues are anticipated.

Noise and Construction

Comment: There are concerns with construction noise and times they can construct

Response: Construction is not permitted on weekdays between 8 p.m. and 7 a.m. and weekends and holidays between 7 p.m. and 9 a.m.

Noise By-law <https://ottawa.ca/en/noise-law-no2017-255>

During construction, the applicant does not anticipate any blasting will be required. However, if blasting is required the Province regulates this, and a pre-blasting survey is required of adjacent properties, and then a post-blasting survey is required to ensure damage did not occur as a result.

Comment: In order to mitigate construction noise will there be buffers such as fencing put in place and how will the city protect existing houses from dust and vibrations?

Response: Construction noise is a permitted noise as long as it follows the rules of the Noise By-law, mentioned above.

Comment: What is the construction timing to build-out? How many years is this expected to take?

Response: The applicant anticipates an 18-month construction period.

Comment: In order to limit noise, can a berm along Fallowfield Road be constructed to mitigate noise from this development on Orchard Estates lands?

Response: This residential land-use is not considered a noise generator. However, the arterial road (Fallowfield Road) is a noise generator. Residential development is not responsible for the noise along an adjacent arterial road, in that it would trigger the developer to provide noise mitigation due to the volume of traffic on that road.

Comment: How will drainage be mitigated during construction?

Response: All grading and drainage on site will be designed to ensure there is no drainage onto adjacent properties. The stormwater management plan and report will be a required approval document in order for the accompanying Site Plan Control application to be approved. Further, construction noise is regulated by the City's Noise By-law, where on weekdays noise is controlled between 8 p.m. and 7 a.m. and on weekends and holidays between 7 p.m. and 9 a.m.

Comment: How will pollution be mitigated during construction?

Response: Construction of the development will meet the requirements of all City by-laws that regulate construction, including the potential for impacts from dust and debris. While any development on the property will increase noise levels as compared to no development, adjacent properties will be buffered by both the 1.5-acre City park and rear yard amenity areas of the propose townhouses. To control emissions from vehicles on-site, the City's Idling Control By-law is enforceable. All lighting will be designed with no light spillage on adjacent property lines and commercial lighting is to be designed with sharp cut-off light fixtures.

Trees and Landscaping and Open Space

Comment: There are concerns about removal of mature trees, and the loss of mature trees on the property. Why remove them and plant smaller ones.

Response: In order to develop the site, it requires grading changes, to help ensure stormwater is retained on the property, and to ensure there is sufficient cover over proposed sanitary and water infrastructure in the ground. The Site Plan application has an associated Tree Conservation Report which identifies trees along Fallowfield Road can be retained, while the remaining trees on site need removal.

Comment: The original proposal has no open space available for this type of density.

Response; The latest site plan drawings illustrate a large private park (2,680 square metres) for the enjoyment of these new residents, and to act as a buffer and place to

plant trees.

Engineering

Comment: With respect to stormwater, where will it flow, will it be contained on site and not flow onto existing properties?

Response: The Site Plan Control application requires approval of grading and stormwater management plans. All stormwater must be retained on site, where pre-development conditions and post development conditions are maintained. The applicant will use grading to ensure stormwater does not drain on adjacent properties, and will use stormwater mitigation measures to ensure stormwater flows into City storm sewers at acceptable rates.

Property Values

Comment: There are concerns about property values going down due to higher density

Response: Property values are assessed by MPAC, and to understand how an assessment is made you can view the 'residential methodology guide' found on their website: <https://www.mpac.ca/en/Homepage>