
Zoning By-Law Amendment and Official Plan Amendment – 2740 Cedarview Road,
4190, 4200, 4210 and 4236 Fallowfield Road

ACS2020-PIE-PS-0068

Barrhaven (3)

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.

The committee heard the following two delegations on this matter:

- Adam Ferrone¹ indicated he and his wife had made their life decisions to stay in their 'rural residential' home, adjacent to the proposed development site, based on the information in the Secondary Plan for this area; specifically that there would be an Institutional / Institutional Office area at the location in question to provide employment to the area while amalgamating three different communities, and given that there would be no widening of Fallowfield Road until post 2031. He submitted the applicant's proposal to build a 188-unit apartment building and some other townhomes on segregated land, 26 metres adjacent to their home, is contrary to the Secondary Plan, contrary to Official Plan guidelines, and contrary to Provincial Policy guidelines. He also suggested it doesn't follow the Transportation Impact Assessment (TIA) guidelines and would force the early widening of Fallowfield by inserting traffic into an arterial roadway, uncontrolled (no lights).
- Greg Winters, Novatech (applicant), disagreed with Mr. Ferrone's assertions about compliance with the Official Plan (OP) and Secondary Plan, noting the Secondary Plan is outdated and wouldn't stand the test today under the Provincial Policy Statement or current City strategy under the new OP. He followed that more development must be encouraged with moderate density increases in the urban area if the desire intensification targets are to be achieved, and submitted that allowing some development to occur in this neighbourhood, where people could actually walk to work, is good planning. He also stated that their study did follow the TIA guidelines and met the level of service requirements, that they are not triggering a widening to Fallowfield Road, but rather development in the entire west end of the city and south end of Barrhaven is creating that need for transportation improvements.

Sean Moore, Planner III, Planning, Infrastructure and Economic Development department, responded to questions.

¹ Submission on file

The Committee Carried the report recommendations as presented.