# 5615 & 5621 Fernbank Road

Fernbank Crossing Subdivision Statutory Public Meeting



#### Introductions

OPENING APPLICATIONS CONTEXT POLICY PROPOSAL STATUS & STEPS COMMENTING

Councillor Glen Gower

#### City Staff:

- Amanda Marsh (Planner File Lead)
- Kathy Rygus (Planner)
- Bess Nakashima (Planning Assistant)

#### Applicant:

Taylor Marquis, Regional Group of Companies



# Agenda

- Introduction
- The Planning Process
- The Development Proposal
- Questions and Comments
- Closing Remarks



# **Public Meeting**

OPENING APPLICATIONS CONTEXT POLICY PROPOSAL STATUS & STEPS COMMENTING

THIS IS A STATUTORY PUBLIC MEETING FOR A PLAN OF SUBDIVISION WITHIN THE CITY OF OTTAWA AS REQUIRED TO BE HELD UNDER SECTION 51(20(B)) OF THE PLANNING ACT.

IF A PERSON OR PUBLIC BODY DOES NOT MAKE ORAL SUBMISSIONS AT THE PUBLIC MEETING, OR MAKE WRITTEN SUBMISSIONS TO THE CITY OF OTTAWA IN RESPECT OF THE PROPOSED PLAN OF SUBDIVISION BEFORE THE CITY OF OTTAWA GIVES OR REFUSES TO GIVE APPROVAL TO THE DRAFT PLAN OF SUBDIVISION, THE PERSON OR PUBLIC BODY IS NOT ENTITLED TO APPEAL THE DECISION OF THE CITY OF OTTAWA TO THE LOCAL PLANNING APPEAL TRIBUNAL. THE PERSON OR PUBLIC BODY MAY NOT BE ADDED AS A PARTY TO THE HEARING OF AN APPEAL BEFORE THE LOCAL PLANNING APPEAL TRIBUNAL UNLESS, IN THE OPINION OF THE TRIBUNAL, THERE ARE REASONABLE GROUNDS TO DO SO.

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE CITY OF OTTAWA IN RESPECT OF THE PROPOSED PLAN OF SUBDIVISION YOU MUST MAKE A WRITTEN REQUEST TO AMANDA MARSH AT THE CITY OF OTTAWA, PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT, 110 LAURIER AVENUE WEST, OTTAWA ON, K1P 1J1.



# Planning Process

**Amanda Marsh, Development Review Planner** 



# **Applications**

OPENING APPLICATIONS CONTEXT POLICY PROPOSAL STATUS & STEPS COMMENTING

Two development applications for 5615 & 5621 Fernbank Road have been submitted to the City of Ottawa by Regional Group of Companies, on behalf of Abbott-Fernbank Holdings Inc:

- Plan of Subdivision
- Zoning By-law Amendment



#### What is a Plan of Subdivision?

- Divides the parcel into lots & blocks for development together with new streets. Can include blocks for parks, schools, walkways and environmental lands.
- Draft Approval establishes the general layout of the subdivision and sets conditions that the developer must fulfill (e.g. detailed landscape and engineering plans, financial requirements, and legal agreements).



#### What is a Zoning By-law Amendment?

- The Zoning By-law establishes provisions for how development will occur in terms of permitted uses, setbacks & building height.
- If an individual wishes to develop a property in a manner that deviates from the current zoning provisions, a Zoning By-law Amendment (also referred to as a rezoning) must be applied for. A Zoning By-law Amendment may deal with the use of lands, lot sizes, parking requirements, building height and other site-specific factors.



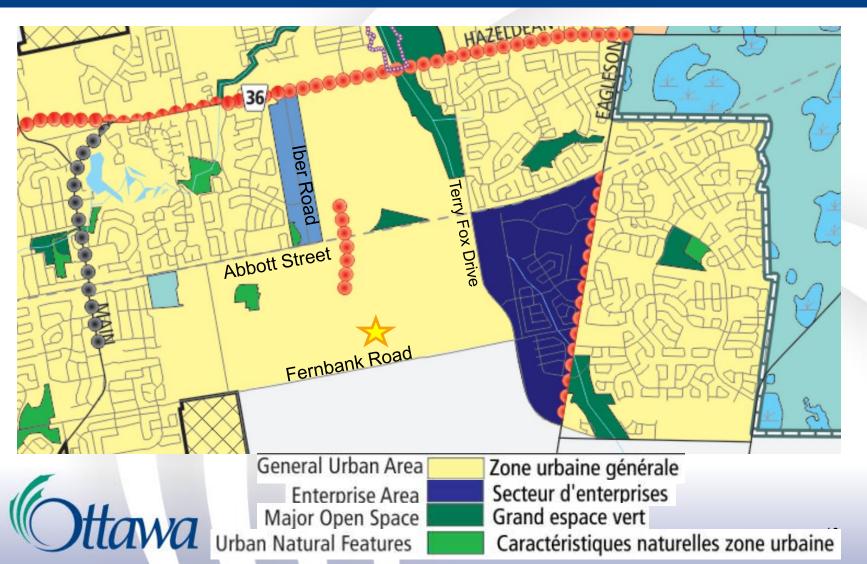
#### Location

CONTEXT POLICY PROPOSAL **STATUS & STEPS COMMENTING** 



Imagery: Google Maps

#### **Official Plan**

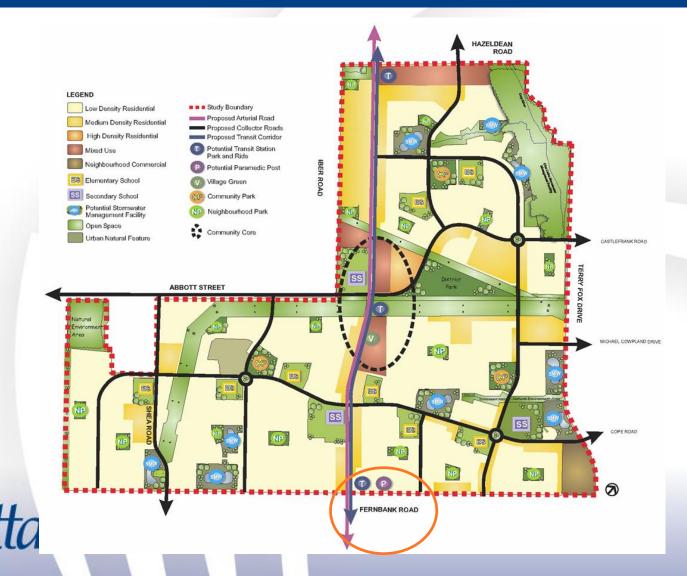


### **Existing Zoning**

PROPOSAL STATUS & STEPS **POLICY COMMENTING** 



### Fernbank Community Design Plan



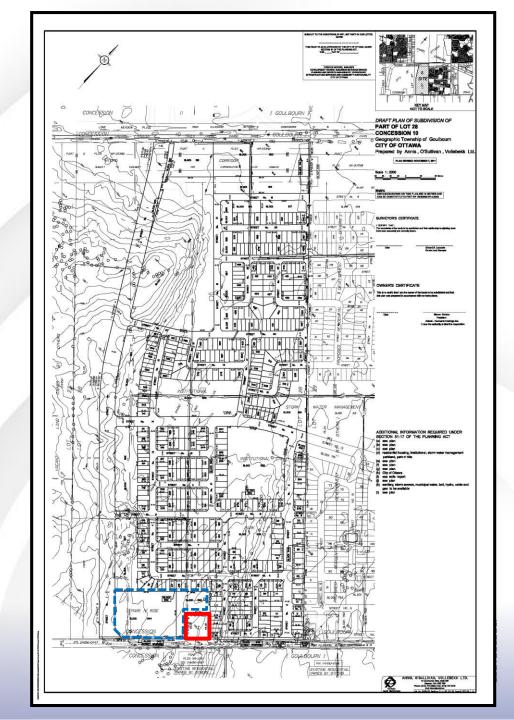
# What is proposed?

- A residential subdivision with eight blocks for the development of 47 townhomes
- A single block for a future Park & Ride facility
- One walkway/servicing block
- One new public street extending from and connecting back to Tim Sheehan Place
- An amendment to the By-law From Development Reserve (DR) and Institutional (I1A) to Residential Third Density with an Exception (R3Z[2279]) to permit the subdivision.

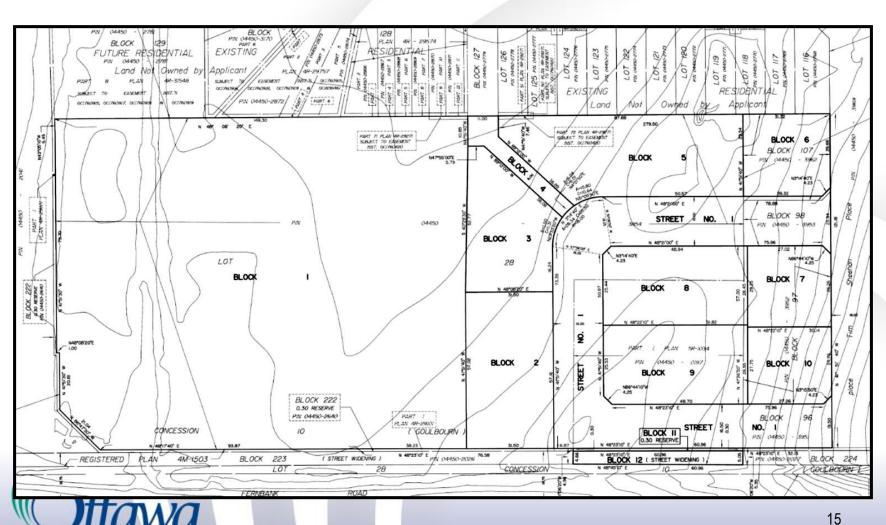


#### ORIGINAL DRAFT PLAN OF SUBDIVISION February 22, 2012





## What is proposed?



# What has happened so far?

- Abbott-Fernbank Holdings submitted a previous plan of subdivision application
- There have been four phases registered to date
- Additional land (5621 Fernbank Road), not previously included within the plan of subdivision, was sold to the developer
- A new plan of subdivision is required. This parcel now forms part of the lands to be developed as Phase 5.



# What has happened so far?

- The applications for subdivision & rezoning were submitted with supporting plans & studies
- A circulation was sent to technical agencies and the public for comments
- Comments received through the circulation process will be provided to the applicant
- The public meeting for the subdivision is being held



### What Happens Next: Subdivision

- Issues are resolved
- Draft plan and conditions of approval are finalized
- A staff report is prepared & approved by the Manager
- A Notice of Decision is sent to all who commented



### What Happens Next: Subdivision

- 20-day appeal period begins; if no appeals are received,
  Draft Approval is in effect
- The applicant satisfies all conditions of Draft Approval and the subdivision plan is then registered



# What Happens Next: Rezoning

- Subdivision receives draft approval
- A staff report is prepared for Planning Committee
- A Notice of Meeting is sent to all who commented
- Planning Committee considers the report



# What Happens Next: Rezoning

- City Council makes a decision on the proposed amendment
- A Notice of Decision is sent to owners within 120 metres of the site and others who commented
- 20-day appeal period; if no appeals are received and the zoning was approved by Council, the new zoning is in effect



# How do I Provide Input?

- Sign-in and provide comments at today's meeting
- Review the application on Ottawa.ca/Devapps
- Provide comments to planner
- Attend Planning Committee meeting

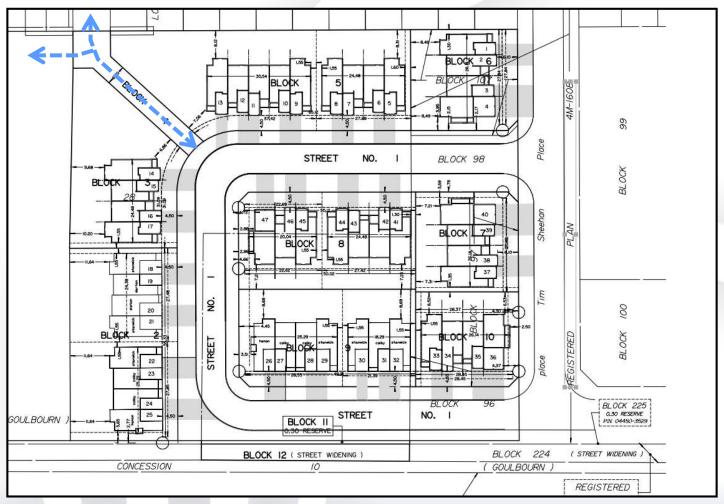


# **Development Proposal**

**Taylor Marquis, Regional Group** 



#### **Townhouse Layout Concept**





# **Proposed Townhouse Products**









\*\* Artistic Renderings



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# Questions

