

CRT - Fernbank Residential Development Proposal

Public Information Session

Attendees: Councillor Shad Qadri, Steve Gauthier, Cheryl McWilliams, Jim Burghout

On June 27th, 2011 at 7:30 pm in the Goulbourn Recreation Complex Councillor Shad Qadri held a public information session for the Fernbank Residential Development Proposal. Two City planners and the development manager for Claridge Homes were in attendance to provide information and answer any questions the public had.

Councillor Qadri welcomed residents to the meeting and introduced City Planners Steve Gauthier and Cheryl McWilliams, along with Claridge manager of development Jim Burghout.

Mr. Gauthier explained that the subdivision application for the Fernbank development proposal was circulated internally to City technical staff and various agencies and utility companies ie. Hydro Ottawa, Enbridge Gas. The proposal was also circulated to the people owning property within 120 metres of the site and nearby community associations. The developer must follow the guidelines of Community Design Plan of 2009 (CDP) as closely as possible when drafting up the proposal for development.

Mr. Gauthier said that there is still the Statutory Public Meeting that is required to be held before the Plan is finalised. Following the Statutory Public Meeting there is an approval report provided to the community Councillor and the developer for concurrence. Once there is concurrence staffs have delegated authority to approve the subdivisions, with conditions for final approval. There is notification of the decision sent out with a 20 day appeal period.

The zoning for this area of Fernbank lands is -Development Reserve with a holding symbol. The Development Reserve recognizes that the area is to be developed -and the holding symbol is in recognition of the issues that occurred with the Hazeldean Pump Station.

One hundred and eighty acres of the CRT land in Fernbank will be developed through this application and will require the construction of a storm water management system including a pond.

There is a major road, North-South arterial that will go along the east side of the development. This road is a priority for the first phase of any development in Fernbank. There is also one north south collector road running from the east west collector road to Abbott Street. Along the east west collector route there is allocation for seven schools one of which is a much needed public high school is proposed for the CRT lands.

The development is slotted at present for 646 single homes and 250 stacked town homes. Single home lots are 35-50 feet wide with respect to the Fernbank CDP. The stacked or low rise apartments will be adjacent to the arterial road.

The number of sidewalks have not yet been finalized. For servicing reasons there are certain local streets that may not match the CDP but are in the draft plan.

After draft approval it could take up to one year to meet the conditions put forward by the City and agencies for final approval

Residents asked if the Fernbank Road is going to be widened to accommodate the increase in population. Councillor Qadri explained that currently the Fernbank Road is not a part of the City's Transportation Master Plan.

There are no funds available to widen Fernbank at this time the funds could eventually come in through development charges for the City to use for future widening of the road.

The Councillor explained that the North-South arterial road that will go through the Fernbank subdivisions and will assist getting people from the community, to Abbott, to Iber, to the Queensway in the interim and when fully constructed will connect to the Palladium/Huntmar interchange on the 417. This North-South arterial will also help divert traffic coming in from such areas as Richmond, Manotick and Munster.

A resident asked how traffic will be managed on the North-South arterial. Councillor Qadri said that traffic could potentially be managed with a traffic circle and or traffic lights on this route.

There is a portion of the Fernbank lands that is set aside for a future Park and Ride.

In regards to timelines; a statutory public meeting could happen within the month. Councillor Qadri recommended that he would like to see the SPM take place in September when there is more chance for public attendance. The draft subdivision approval will potentially take two to three months.

Once approved the subdivision report has a 20 day appeal period. After the 20 day period, physical work can potentially begin in the spring of 2012, with the storm water system. Houses could be expected to be constructed in the summer of 2012.