

**Subject: Part of 3713 Borrisokane, 646, 660, 706 and 714 Expansion Road, 542
and 554 Promontory Place**

File Number: ACS2024-PDB-PS-0075

**Report to Planning and Housing Committee on 19 June 2024
and Council 26 June 2024**

**Submitted on June 10, 2024 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

**Contact Person: Kelby Lodoen Unseth, Planner II, Development Review South
613-580-2424 ext.12852, Kelby.LodoenUnseth@ottawa.ca**

Ward: Barrhaven West (3)

**Objet : Partie du 3713, chemin Borrisokane; 646, 660, 706 et 714, chemin
Expansion; 542 et 554, place Promontory**

Dossier : ACS2024-PDB-PS-0075

Rapport au Comité de la planification et du logement

le 19 juin 2024

et au Conseil le 26 juin 2024

**Soumis le 10 juin 2024 par Derrick Moodie, Directeur, Services de la planification,
Direction générale des services de la planification, de l'aménagement et du
bâtiment**

**Personne-ressource : Kelby Lodoen Unseth, Urbaniste II, Examen des demandes
d'aménagement sud**

613-580-2424 ext.12852, Kelby.LodoenUnseth@ottawa.ca

Quartier : Barrhaven-Ouest (3)

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for Part of 3713 Borrisokane, 646, 660, 706 and 714 Expansion Road, 542 and 554 Promontory Place, as shown in Document 1, to permit townhouse units and a parkette, as detailed in Document 2.
2. That Planning and Housing 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 June 26, 2024," 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 la planification et du logement recommande au Conseil municipal d'approuver une modification du *Règlement de zonage* (n° 2008-250) pour une partie du 3713, chemin Borrisokane, pour les 646, 660, 706 et 714, chemin Expansion, ainsi que pour les 542 et 554, place Promontory, comme l'indique la pièce 1, afin d'autoriser l'aménagement d'habitations en rangée et d'un mini-parc, selon les modalités précisées dans la pièce 2.
2. Que le Comité de la planification et du logement approuve l'intégration de la section Détails de la consultation du rapport dans la « brève explication » du Résumé des mémoires déposés par écrit et de vive voix, à rédiger par le Bureau du greffe municipal et à soumettre au Conseil municipal dans le rapport intitulé « Résumé des mémoires déposés par écrit et de vive voix par le public sur les questions assujetties aux "explications obligatoires" de la *Loi sur l'aménagement du territoire* à la réunion tenue par le Conseil municipal le 26 juin 2024 », sous réserve des mémoires qui seront déposés entre la publication de ce rapport et la date à laquelle le Conseil municipal rendra sa décision.

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

Part of 3713 Borrisokane, 646, 660, 706 and 714 Expansion Road, 542 and 554 Promontory Place

Owner

Caivan (Greenbank North) Inc.

Applicant

Colin Haskin

Description of site and surroundings

The subject property is known municipally as part of 3713 Borrisokane Road, 660, 706 and 714 Expansion Road, 542 and 554 Promontory Place as well as two unaddressed parcels, and is located in Barrhaven, south of Cambrian Road, west of the proposed Greenbank Road realignment, east of Highway 416. The subject property is part of Phase 4 of the Ridge subdivision. Surrounding land uses include a low-rise residential neighbourhood to the east and south and developing residential subdivision lands to the north.

Summary of proposed development

The property is within the Ridge Phase 3 and 4 subdivisions. Phase 3 of the Ridge subdivision includes 40 single detached dwellings, 151 townhouse units, 122 back-to-back townhouse units, and a 1.66-hectare park block. Phase 4 is to include 21 single detached dwellings, 141 townhouse units, and a 0.14-hectare parkette.

Summary of requested Zoning By-law amendment

The property is currently a mix of Residential, Third Density, Subzone YY, Urban Exception 2767 (R3YY[2767]), Residential, Third Density, Subzone YY, Urban Exception 2617 (R3YY[2617]), and Parks and Open Space (O1) which were previously zoned through a zoning by-law amendment (File No. D07-16-20-0015).

The requested Zoning By-law amendment proposes to introduce a new zone to the subject lands Residential, Third Density, Subzone YY, Urban Exception XXX1 (R3YY[XXX1]).

Urban exception XXX1 includes specific performance standards for the townhouse typology consisting of 19-feet (5.8 metres) wide lots, whereas the parent R3YY zone requires a minimum lot width of 6.0 metres for townhouse.

The change of a portion of the property from R3YY[2767] to O1 and a portion of O1 to R3YY[2767] is to implement a minor lot line adjustment between a parkette and residential lots as shown in Document 1.

The associated Phase 3 Plan of Subdivision (D07-16-20-0015) was draft approved on October 16, 2021. Phase 4 Plan of Subdivision (D07-16-23-0010) was draft approved on March 1, 2024.

DISCUSSION

Public consultation

Public consultation was conducted in accordance with the procedure for Zoning By-law amendment applications. Owners within 120 metres of the subject site were notified through a direct mailing and two signs were placed within the subdivision with one on Elevation Road and one on Dundonald Drive. No comments have been received.

For this proposal's consultation details, see Document 3 of this report.

Official Plan designation(s)

Within the City of Ottawa Official Plan (OP), the lands are identified on Schedule B6 as part of the Suburban Transect, with a mix of the Neighbourhood designation and Evolving Neighbourhood overlay. The policies relating to this transect recognize a suburban pattern of built form while supporting an evolution to a 15-minute neighbourhood, where services and amenities are located in close proximity to existing neighbourhoods. A full range of low-rise housing options are permitted, including ground-oriented dwellings such as detached, semi-detached, and townhouses, as well as low-rise apartment building forms. The Evolving Overlay will be applied generally to the properties that have a lot line along a Minor Corridor; lands 150 meters from the boundary of a Hub or Mainstreet designation; and to lands within a 400-metre radius of a rapid transit station.

Schedule C1 identifies the future Greenbank Road alignment as 'Transitway – at grade'. Schedule C4 identifies the Greenbank Road alignment as an arterial road, with Elevation Road as a collector road.

Other applicable policies and guidelines

The Barrhaven South Urban Expansion Area Urban Expansion Area Community Design Plan (BSUEA CDP) provides a guide to development of the subject lands. The BSUEA area is generally located east of Borrisokane Road, north of Barnsdale Road, southwest of the existing Barrhaven South CDP lands, and west of the existing Greenbank Road. Residential land uses comprise the majority of the development within the BSUEA and include low-medium density land uses such as detached and semi-detached dwellings, and townhouses.

The subject lands are beyond the 500-metre influence area of the Trail Waste Facility, with the majority of lands within 1000 metres. As specified in section 7.7 of the Community Design Plan (CDP), land uses between 500 and 1000 metres of the landfill site will be subject to draft plan of subdivision conditions, including 'warning notices on title' noting the proximity of the landfill operation and its potential impacts, particularly odour impacts, and the requirement for fully sealed units with installation of air conditioning units. The appropriate conditions related to odour impacts have been included in the draft plan of subdivision.

Planning rationale

The zoning by-law amendment will modify the existing residential zone within the subject lands to allow for a 19 feet (5.8 metres) wide townhouse typology reduced from a typical 6.0-7.0 metre wide townhouse product. This is not considered to be a major reduction and similar townhouse widths are already permitted in areas of Barrhaven. The dwelling includes a single car garage, a 1.5 metre deep by 3.27-metre-wide single-storey bump-out into the rear yard which retains a rear yard of no less than 30.8 square metres.

The minimum lot width through exception XXX1 will be 5.5 metres to allow flexibility in construction. Preliminary Composite Utility Plans have been provided to demonstrate that sufficient space is maintained to allow proper services, maintenance and operations, front yard landscaping, and street tree planting.

The increased residential density requires additional parkland dedication from what was created through the Plan of Subdivision. The original subdivision included a 700 square metres parkette in the northwest corner of the subdivision on Expansion Road but will be increased to 1,400 square metres.

The zoning change supports the Official Plan through an increase in residential dwelling types to provide a full range of low-rise housing options, including townhouse dwellings. The majority of the dwellings that will be built with the narrower width are within 400 metres of the future Greenbank Road alignment and rapid transit corridor, which falls

within the Evolving Neighbourhood Overlay supporting the allowance for new building forms and typologies and an evolution toward a more urban built form.

Overall, the proposed townhouse development is compatible with the surrounding community in terms of land use and built form and is considered acceptable for the Neighbourhood designation. The associated increase in parkland dedication helps to provide greenspace for area residents and strengthen the 15-minute neighbourhood in this area.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

RURAL IMPLICATIONS

There are no direct implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Hill is aware of the application related to this report.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the recommendations contained within this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The Zoning By-law amendment proposal relates to new buildings that will be constructed in accordance with the Ontario Building Code; there are no accessibility impacts.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- A city that has affordable housing and is more liveable for all.

APPLICATION PROCESS TIMELINE STATUS

The statutory 90-day timeline for making a decision on this application under the *Planning Act* will expire on July 24, 2024.

SUPPORTING DOCUMENTATION

Document 1 Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

The Planning, Development, and Building Services Department recommend approval of the application to rezone the lands shown as Area A in Document 1 from R3YY[2767] to O1, Area B from R3YY[2767] to R3YY[XXX1], Area C from R3YY[2617] to R3YY[XXX1], and Area D from O1 to R3YY[2767] to allow minor alterations to the development standards of townhouses, and amend zoning lines along the parkette to align with property boundaries. The application is consistent with the Provincial Policy Statement and Official Plan.

DISPOSITION

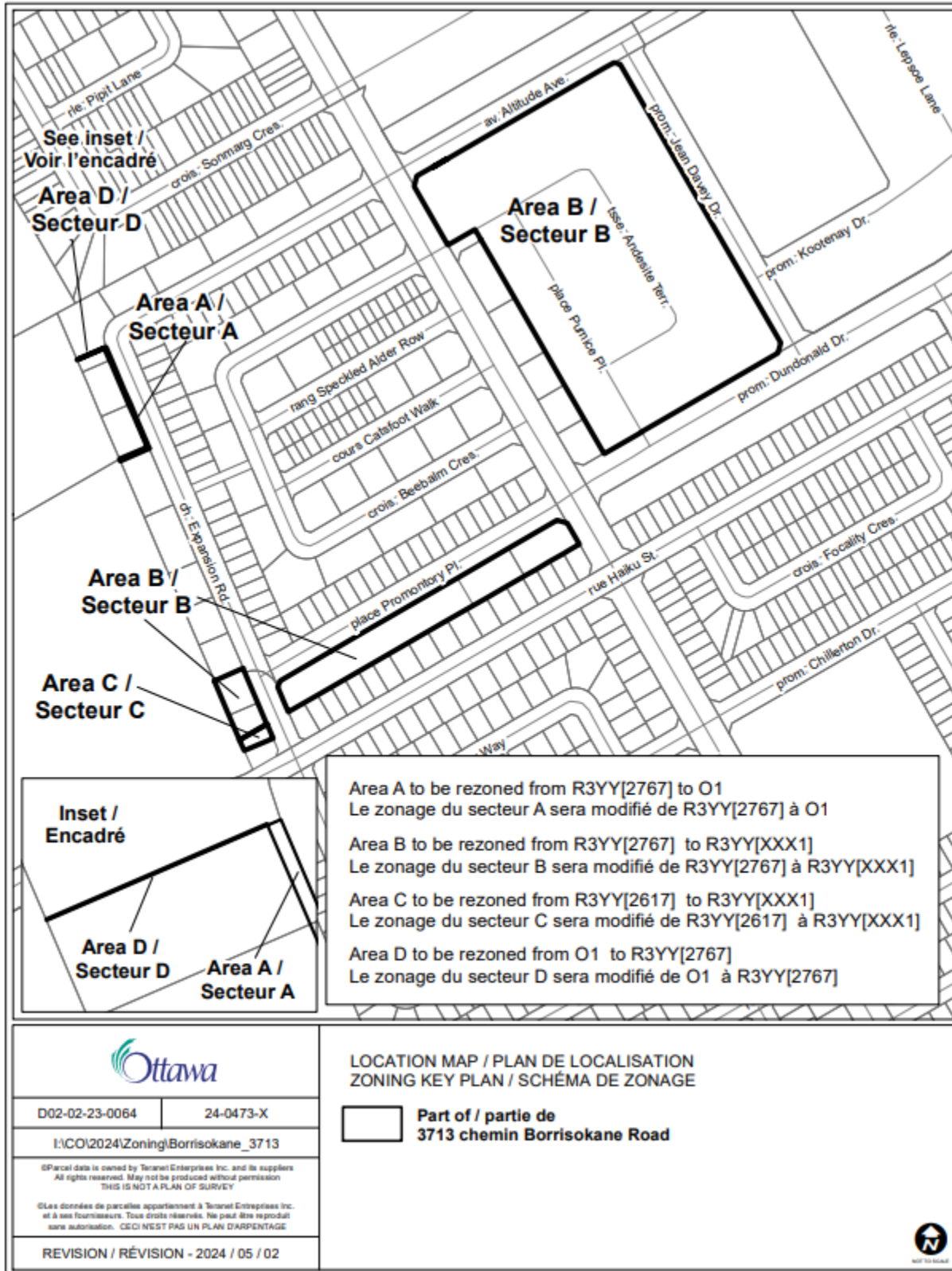
Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

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

Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Zoning Key Map



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for Part of 3713 Borrisokane, 646, 706 and 714 Expansion Road, 542 and 554 Promontory Place:

1. Rezone the lands shown in Document 1
2. Add a new exception XXX1 to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a) In Column I – Exception Number, add the text “XXX1”
 - b) In Column II – Applicable Zones, add the text “R3YY[XXX1]”
 - c) In Column V – Exception Provisions – Provisions, add the text:

Zone requirements for townhouse dwellings:

- Minimum lot area: 120 square metres.
- Minimum lot width: 5.5 metres.
- Minimum front yard setback: 3.0 metres.
- Minimum interior side yard setback: 1.5 metres.
- Minimum corner side yard: 1.5 metres.
- Minimum rear yard setback: 6.0 metres.
- Minimum rear yard setback may be reduced to a minimum of 4.5 metres for a maximum of 55 per cent of the lot width, the total area of the rear yard must not be less than 30 square metres.
- Maximum building height: 14 metres.
- Maximum lot coverage: 66 percent.

General Provisions:

1. A maximum of 60 percent of the area of the front yard, or the required minimum width of one parking space, whichever is the greater, may be used for a driveway, and the remainder of the yard, except for areas occupied by projections permitted under Section 65 and a walkway with a maximum width of 1.8 metres, must be landscaped with soft landscaping.

2. Where an attached garage accesses a public street by means of a driveway that crosses a sidewalk, the attached garage must be setback at least 5.2 metres from the nearest edge of the sidewalk.
3. Despite Table 65, Row 6(b), the steps of a porch may project 2.5 metres into a required yard but may be no closer than 0.2 metres from a lot line other than a corner lot line abutting a street, from which they can be as close as 0 metres.
4. Balconies and porches, including those higher than 0.6 metres above adjacent grade, may project to within 1.0 metres from the front lot line and 0.6 metres from a side lot line abutting a street, and may project to within 0.0 metres of an interior lot line and corner lot line.
5. An air-conditioning condenser unit may project 2 metres, but no closer than 0.2 metres to a lot line and the air conditioning condenser may not be located in a front yard but may be located in a corner side yard.
6. In the case of a home based business operating within a townhouse, a parking space is only required if a non-resident employee works on-site.
7. Section 136 does not apply.

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. No comments were received from the public.