

Subject: Zoning By-law Amendment - 3285 Borrisokane Road

File Number: ACS2024-PDB-PSX-0037

Report to Planning and Housing Committee on 4 December 2024

and Council 11 December 2024

**Submitted on November 28, 2024 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

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Ward: Barrhaven West (3)

Objet: Modification du Règlement de zonage – 3285, chemin Borrisokane

Dossier : ACS2024-PDB-PSX-0037

Rapport au Comité de la planification et du logement

le 4 décembre 2024

et au Conseil le 11 décembre 2024

**Soumis le 28 novembre 2024 par Derrick Moodie, Directeur, Services de la
planification, Direction générale des services de la planification, de
l'aménagement et du bâtiment**

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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 3285 Borrisokane Road, as shown in Document 1, to permit detached and townhouse dwellings within a residential subdivision, 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 December 11, 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 d'approuver une modification du Règlement de zonage 2008-250 visant une partie du 3285, chemin Borrisokane, un bien-fonds illustré dans le document 1, afin de permettre la construction d'habitations isolées et en rangée dans un lotissement résidentiel, comme l'expose en détail le document 2.
2. Que le Comité de la planification et du logement donne son approbation afin que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffe 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 du 11 décembre 2024 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil 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 3285 Borrisokane Road

Owner

Barrhaven Conservancy Development Corporation

Applicant

Barrhaven Conservancy Development Corporation

Description of site and surroundings

The subject lands are approximately 5.6 hectares in area and located south of Strandherd Drive, north of the Jock River and east of Borrisokane Road.

The existing site conditions comprise primarily of former agricultural lands which have been draft approved for a residential subdivision known as Conservancy East. The site known as Conservancy East Phase 2B is currently under construction through an Early Servicing Agreement and conditional building permits for some of the detached dwellings.

To the north and east are residential uses and the Barrhaven Town Centre. To the south is the Phase 1 of the same subdivision which is registered and partly constructed. To the west is the remainder of the Conservancy East subdivision to be developed in the future.

Summary of proposed development

The Plan of Subdivision for a residential subdivision (D07-16-20-0021) known as Conservancy East received draft approval on December 7, 2021, and the current zoning on the whole property was approved by Council on April 27, 2022. The subject lands, phase 2B, will include 140 townhouses and 40 detached dwellings and are currently zoned R3YY[2766] which permits the proposed uses.

Summary of requested Zoning By-law amendment

A Zoning By-law amendment application to modify some of the zoning provisions that were approved over two years ago is necessary as some of the performance standards listed in exception 2766 conflict with new townhouse dwelling models and some of the new detached dwelling models that the owner wants to introduce. Therefore, a new exception is proposed for phase 2B which would slightly reduce the minimum lot area, increase the maximum lot coverage and modify the minimum rear yard setback and permitted projection for decks for townhouse dwellings. Additionally, the maximum

height for detached dwelling is proposed to be increased to match with the maximum height for semi-detached and townhouse dwellings and the minimum setback from a garage to the edge of sidewalk is proposed to be increased.

The Zoning By-law Amendment application initially covered phases 2B, 3 and 4 of Conservancy East. Given that phases 3 and 4 are subject to changes to the draft plan of subdivision (file number D07-16-24-0011), the applicant decided to remove phases 3 and 4 from this application and proceed with rezoning for phase 2B. A subsequent Zoning By-law Amendment application will be submitted at a later date for phases 3 and 4.

DISCUSSION

Public consultation

Notification of this Zoning By-law amendment was sent by mail to residents within 120 meters and signs were posted on the property.

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

Official Plan designation(s)

The subject lands are within the Suburban Transect on Schedule A of the Official Plan (OP) and are designated Neighbourhood with an Evolving Neighbourhood overlay, as shown on Schedule B6 of the Official Plan. The applicable policies are set out in Sections 5.4, 5.6 and 6.3 of the Plan. Neighbourhoods, within the Suburban Transect, are contiguous urban areas that permit a mix of building forms and densities and are planned for ongoing gradual, integrated, sustainable and context-sensitive development, generally towards the model of 15-minute neighbourhoods. The Evolving Neighbourhood overlay promotes the gradual evolution through intensification to a more urban built form.

Planning rationale

The subject lands currently zoned Residential Third Density Zone, Subzone YY, exception 2766 (R3YY[2766]), are to be zone to Residential Third Density Zone, Subzone YY with exception (R3YY[XXXX]). The proposed new exception provisions are appropriate for the greenfield development to allow a range of low-rise residential buildings with a slight increase in intensification through built form. The changes to the exception provisions are noted below:

- For all unit types, the setback from a garage to the edge of a sidewalk is increased from 5.2 metres to 5.7 metres.

- For detached dwellings, the maximum building height is increased from 12 metres to 14 metres.
- For semi-detached and townhouse dwellings the changes are as follows:

	Exception 2766	Proposed new exception
Minimum lot area	137 m ²	120 m ²
Maximum lot coverage	65%	66%
Minimum rear yard setback	4.5 m for a maximum of 50% of the lot width and a minimum rear yard area 33 m ²	4.5 m for a maximum of 55% of the lot width and a minimum rear yard area 30 m ²

- Zoning By-law Table 65 6a permits deck under 0.6 metres in height to project to the lot lines in the interior and rear yards. The proposed exception will permit decks for semi-detached and townhouse dwellings that are higher than 0.6 metres but no higher than the finished first floor elevation to project to within 0.25 metres from the interior side lot line.

The Evolving Neighbourhood overlay supports these modified provisions as the policies encourage low-rise intensification through modified built form and the proposed built form and site design attributes generally meet most of the urban characteristics described in Table 6 of Section 5 in the Official Plan.

Through the subdivision review process, other development matters related to environment, servicing, engineering, local road network and urban design have been reviewed.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2024 Provincial Planning Statement.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR(S)

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

ADVISORY COMMITTEE(S) COMMENTS

There are no advisory committee comments associated with 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 implications.

ASSET MANAGEMENT IMPLICATIONS

There are no water or wastewater servicing constraints resulting from recommendations of this report. The original Draft Plan approval of the Barrhaven Conservancy East subdivision included a condition requiring monitoring of the performance of the stormwater management 'Treatment Train' that includes infiltration trenches. Terms of the monitoring program are still being discussed, and the performance of the stormwater management system remains unknown.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

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.
- A city that is more connected with reliable, safe and accessible mobility options.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-24-0046) was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

The statutory 90-day timeline for making a decision on this application under the *Planning Act* will expire on December 25, 2024.

SUPPORTING DOCUMENTATION

Document 1 Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Draft 4M plan

CONCLUSION

The Planning, Development and Building Services Department supports the proposed Zoning By-law Amendment to rezone the lands from Residential Third Density Subzone YY Exception 2766 (R3YY[2766]) to Residential Third Density Subzone YY Exception XXXX (R3YY[XXXX]) as per Documents 1 and 2. The application is consistent with the Provincial Planning Statement, the Official Plan and the draft approved Plan of Subdivision.

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.

The Planning, Development and Building Services Department will prepare an implementing by-law and forward it to Legal Services.

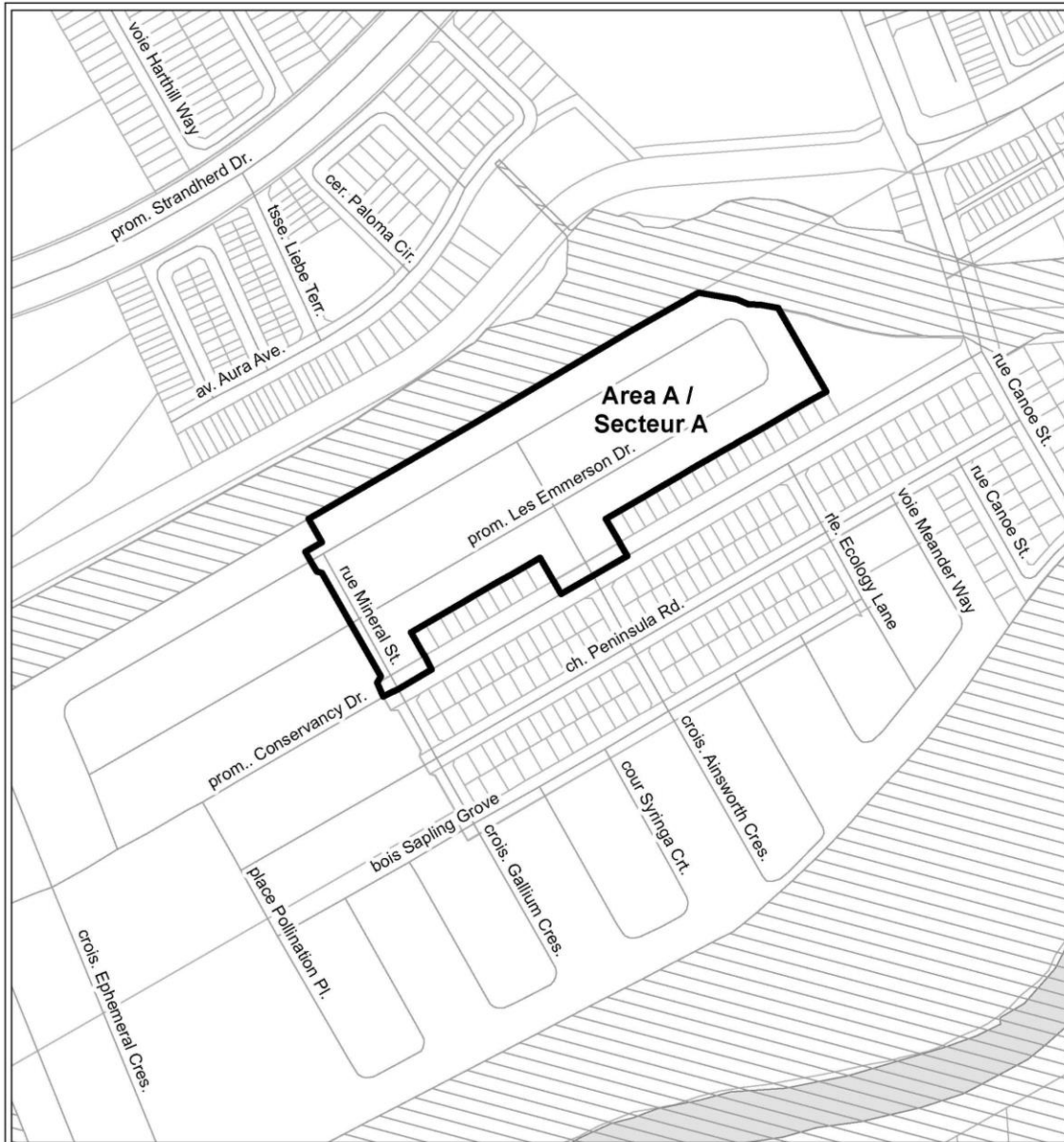
Legal Services, City Manager's Office to forward the implementing by-law to City Council.


Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Zoning Key Map

For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoottawa.com)

Location map showing the area subject to this Zoning By-law Amendment.



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-24-0046	24-1270-X	Part of / partie du 3285 chemin Borrisokane Road, Part of / partie du 3305 chemin Borrisokane Road	
I:\CO\2024\Zoning\Borrisokane_3285			
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©Les données de parcelles appartient à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE			
REVISION / RÉVISION - 2024 / 11 / 12		<div style="display: flex; align-items: center; margin-bottom: 5px;"> <div style="border: 2px solid black; width: 20px; height: 10px; margin-right: 5px;"></div> <div> Area A to be rezoned from R3YY[2766] to R3YY[XXXX] Le zonage du secteur A sera modifié de R3YY[2766] à R3YY[XXXX] </div> </div> <div style="display: flex; align-items: center; margin-bottom: 5px;"> <div style="border: 1px solid black; width: 20px; height: 10px; margin-right: 5px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, gray 2px, gray 4px);"></div> <div> Existing Flood Plain (Section 58) / Plaine inondable (Article 58) </div> </div>	

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for part of 3285 Borrisokane Road:

1. Rezone the lands shown in Document 1.
2. Add a new exception, XXXX, to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a. In Column I, add the text “XXXX”
 - b. In Column II, add the text “R3YY[XXXX]”
 - c. In Column V, add the text:
 - A maximum of 60 per cent 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.
 - 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 5.7 metres from the nearest edge of the sidewalk.
 - A chimney, chimney box, fireplace box, eaves, eave-troughs, gutters and ornamental elements such as sills, belts, cornices, parapets and pilasters may project 1 metre into a required interior side yard but no closer than 0.2 metres to the lot line.
 - Balconies and porches may project to within 0.6 metres from the side lot line abutting a street and may project to within 0.0 metres of an interior lot line and corner lot line.
 - Any portion of a deck with a walking surface higher than 0.3 metres but no higher than 0.6 metres above adjacent grade may project to within 0.6 metres of a front lot line, side lot line abutting a street and/or corner lot line, and any portion of a deck with a walking surface equal to or less than 0.3 metres may project to within 0.3 metres of a front lot line, side lot line abutting a street and/or corner lot line.

- 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 except in the case of a back-to-back multiple dwelling or townhouses with rear lane access but may be located in a corner side yard.
- Section 57 does not apply.
- In the case of a home based business operating within a townhouse or semi-detached dwelling, a parking space is only required if a non-resident employee works on-site.
- Zone requirements for detached dwellings:
 1. Minimum lot area: 220 metres squared
 2. Minimum front yard setback 3 metres
 3. Minimum total interior side yard setback is 1.8 metres with a minimum of 0.6 metres on at least one side. Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard.
 4. Minimum corner side yard setback: 2.5 metres, despite the foregoing, no more than two portions of the building, not exceeding a total floor area of 3 metres squared may be located no closer than 2 metres from the side lot line abutting a street.
 5. Maximum building height: 14 metres
 6. Maximum lot coverage: 55 per cent
 7. Minimum rear yard setback may be reduced to 4.5 metres for a maximum of 50 per cent of the lot width, the total area of the contiguous rear and interior yards must not be less than 54 metres squared.
 8. For a detached dwelling on a corner lot:
 - Minimum rear yard setback may be reduced to 2.5 metres for part of the building that is no higher than 4.5 metres and any part of the building, excluding projections, located less than 6 metres from the rear lot line must be located at least 4 metres from any interior side lot line.

- Detached dwellings on corner lots must keep street facing side yards consistent in the quality and detail of the front elevation.
9. The steps of a porch may project 2.5 metres into a required yard, but may be no closer than:
- 0.5 metres from a front lot line and side lot line;
 - 0.2 metres from a side lot line abutting a street; and
 - 0.0 metres from a corner lot line.
- Zone requirements for semi-detached and townhouse dwellings:
 1. Minimum lot area: 120 metres squared
 2. Minimum lot width: 5.5 metres
 3. Minimum front yard setback: 3 metres
 4. Minimum interior side yard setback: 1.5 metres
 5. Minimum corner side yard setback: 2.5 metres
 6. Maximum building height: 14 metres
 7. Maximum lot coverage: 66 per cent
 8. Minimum rear yard setback may be reduced to 4.5 metres for a maximum of 55 per cent of the lot width (limited to 4.5 metres in height measured from the ground floor to the top of the roof), the total area of the contiguous rear and interior yards must not be less than 30 metres squared.
 9. 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, may project to within 0.6 metres from the side lot line abutting a street, and may project to within 0.0 metres of an interior lot line and corner lot line.
10. The steps of a porch may project 2.5 metres into a required yard, but may be no closer than:
- 0.5 metres from a front lot line;
 - 0.2 metres from a side lot line abutting a street; and

- 0.0 metres from a corner lot line and side lot line.
11. Any portion of a deck with a walking surface not higher than 0.6 metres above adjacent grade may project to within 0 metres of the interior side lot line and/or rear lot line, and any portion of a deck with a walking surface higher than 0.6 metres above adjacent grade but no higher than the finished floor elevation of the first floor may project to within 0.25 metres of the interior side lot line.

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. Notification was sent by mail to residents within 120 metres and signs were posted on the property.

No comments were received from the public or Community Organization.

Document 4 – Draft 4M plan

