

**Subject: Zoning By-law Amendment – part of 3285 and 3305 Borrisokane
Road**

File Number: ACS2025-PDB-PSX-0019

Report to Planning and Housing Committee on 4 June 2025

and Council 11 June 2025

**Submitted on May 29, 2025 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 – une partie de 3285 et 3305
chemin Borrisokane**

Dossier : ACS2025-PDB-PSX-0019

Rapport au Comité de la planification et du logement

le 4 juin 2025

et au Conseil le 11 juin 2025

**Soumis le 29 mai 2025 par Derrick Moodie, Directeur, Services de la planification,
Direction générale des services de la planification, de l'aménagement et du
bâtiment**

**Personne ressource: Mélanie Gervais, Urbaniste III, Examen des demandes
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Quartier : Barrhaven-Ouest (3)

REPORT RECOMMENDATIONS

That Planning and Housing Committee:

1. Recommend Council approve an amendment to Zoning By-law 2008-250 for 3285 and 3305 Borrisokane Road, as shown in Document 1, to permit detached dwellings, townhouse dwellings and stacked townhouse dwellings within a residential subdivision, as detailed in Document 2.
2. 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 11, 2025" subject to submissions received between the publication of this report and the time of Council's decision.

RECOMMANDATIONS DU RAPPORT

Que le Comité de la planification et du logement :

1. Recommande au Conseil d'approuver une modification du Règlement de zonage 2008-250 visant les 3285 et 3305, chemin Borrisokane, des biens-fonds illustrés dans le document 1, afin de permettre la construction d'habitations isolées, en rangée et en rangée superposées dans un lotissement résidentiel, comme l'expose en détail le document 2.
2. 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 juin 2025 », 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 and 3305 Borrisokane Road

Owner

Barrhaven Conservancy Development Corporation

Applicant

Barrhaven Conservancy Development Corporation

Description of site and surroundings

The subject lands are approximately 12 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 were draft approved for a residential subdivision known as Conservancy East in 2021. The site known as Conservancy East Phases three and four was recently re-draft approved to create a block for a Planned Unit Development, increase the road rights-of-way from 16.5m to 18m and to slightly amend the size of the park block.

To the north and east are residential uses and the Barrhaven Town Centre. To the south is the Jock River. To the west are rear-lane town blocks fronting on Borrisokane Road and the Conservancy West subdivision on the west side of Borrisokane Road.

Summary of proposed development

The current zoning on the whole property was approved by Council on April 27, 2022. The subject lands, phases three and four, will include 508 dwelling units consisting of single--family homes, townhouses and stacked townhouses. The area is currently zoned R3YY[2766] which permits the proposed uses but requires changes to specific provisions.

Summary of requested Zoning By-law amendment

A Zoning By-law amendment application to modify some of the zoning provisions that were approved three 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. Additionally, a block for a Planned Unit Development was introduced in the subdivision which requires its own zoning.

In December 2024 a similar Zoning By-law amendment application was approved for phase 2B which created exception 3008. This new exception slightly reduced the minimum lot area, increased the maximum lot coverage, modified the minimum rear yard setback and permitted projection for decks for townhouse dwellings. Additionally, the maximum height for detached dwelling was 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 was increased. The majority of the site will be rezoned to R3YY[3008] to match with the phase 2B zoning (Area A in Document 1).

Additionally, another exception will be required to add to and modify exception 3008 to reduce the rear yard setback and increase lot coverage to accommodate the wider road rights-of-way for a small area within the subdivision (Area C in Document 1).

The Planned Unit Development block (Area B in Document 1) is proposed to be rezoned to an R4 Zone with exception to reflect the higher density proposed on that block. The minimum rear yard setback is proposed to be reduced from 6.0 metres to 4.5 metres. Parking spaces per unit are also proposed to be reduced from 1.2 to 1 per dwelling unit for residents and from 0.2 to 0.1 per dwelling unit for visitors.

The park block is changing slightly as per the draft plan of subdivision. One section is proposed to be dual zoned to allow both residential and park (Area D in Document 1) and another section is proposed to be rezoned to O1 to account for a small shift in the park boundary.

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[3008]) and (R3YY[XXXX]) and to Residential Fourth Density Zone, Subzone Z, with exception (R4Z[YYYY]). This will allow for a wide variety of residential buildings ranging from fully detached homes to apartment buildings no higher than four storeys. The proposed new zones and 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 which maintains and/or enhances the character of the neighbourhood. The changes to the exception provisions from exception 2766 are noted below:

R3YY[3008]

- 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 12.0 metres to 14.0 metres.
- For semi-detached and townhouse dwellings the changes are as follows:

	Exception 2766	Exception 3008
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 of 33 m ²	4.5 m for a maximum of 55% of the lot width and a minimum rear yard area of 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

R3YY[XXXX]

- In addition to the changes proposed in exception 3008, the minimum rear yard setback is reduced from 6.0 metres to 5.5 metres and can be reduced to 4.1 metres for a maximum of 55 per cent of lot width.
- Maximum lot coverage is increased slightly to 67 per cent.

R4Z[YYYY]

- Section 54 states that the lot line fronting Conservancy Drive shall be deemed the Front Lot Line for zoning purposes.
- The number of required parking spaces is reduced from 1.2 to 1.0 per unit.
- The number of required visitor parking spaces is reduced from 0.2 to 0.1 per unit.
- For stacked dwellings, the maximum building height is 15.0 metres which would allow for development of around 4 stories.
- Setbacks for interior side yards and front yards are 3.0 metres.

O1 Zone Readjustment

As part of the implementation of the related draft plan of subdivision, part of the O1 Zone boundary has been readjusted in two locations:

- to allow for more residential space (Area D in Document 1), this area is being dual zoned (R3YY[3008]/O1) in case the park area has to be increased in the future;
- to account for a small shift in the park boundary on the west side, Area E in Document 1.

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 Planning 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 to 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 impediments to implementing the report recommendations.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

There are potential Asset Management Implications. A non-conventional stormwater management approach (Stormwater Treatment Train) was approved in 2021 for the Barrhaven Conservancy East subdivision on condition of completion of performance monitoring demonstrating compliance with stormwater management criteria. No performance monitoring has been completed to date. Phases 3-4 of the Barrhaven Conservancy East subdivision proposes use of the same unverified Stormwater Treatment Train approach. The need for preparation of a Contingency Plan in the event the performance monitoring identifies compliance problems has been included as a Draft Plan condition.

AMS prefers the approach used in the zoning by-law amendment approved for the subdivision development at 6240 Ottawa Street West in 2024 that also involves use of the same Stormwater Treatment Train approach for stormwater management. There, the Contingency Plan was required to be prepared in advance of the approval of the Zoning By-law Amendment, and a holding zone was established that applies to the lands that were identified in the Contingency Plan, that can be removed subject to satisfactory results of the performance monitoring program.

The approvals history for this application pre-dates the zoning by-law amendment approval for 6240 Ottawa Street West. Phase 3-4 were previously granted draft plan approval, detailed design approval, and a provincial Environmental Compliance Approval. This application is related to changes requested by the developer to the lot fabric and density.

Due to site grading constraints that limit viable stormwater management alternatives, approving the Zoning By-law Amendment in advance of completing the Contingency Plan may prove to be presumptive and/or premature, should the Contingency Plan require changes in the Grading Plan to be made and/or land to be set aside in the Plan of Subdivision to implement a more conventional stormwater management approach (such as a stormwater management pond, for example). However, the developer may propose a Contingency Plan that does not involve as extensive surface grading as would be required for a stormwater management pond. Furthermore, the City imposed draft plan conditions that require the developer to convey any lands needed for the Contingency Plan. If lands are required, the City will require re-zoning of those lands to preserve them up until such time that either it is proven that the implementation of a Contingency Plan is not required or until the Contingency Plan is implemented.

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: D02-02-24-0073) 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 June 23, 2025.

SUPPORTING DOCUMENTATION

- Document 1 Zoning Key Map
- Document 2 Details of Recommended Zoning
- Document 3 Consultation Details
- Document 4 Draft Plan of Subdivision

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 3008 (R3YY[3008]), Residential Third Density Subzone YY Exception XXXX (R3YY[XXXX]), Residential Fourth Density Subzone Z Exception YYYY (R4Z[YYYY]) and Parks and Open Space (O1) and to rezone the lands from O1 to Residential Third

Density Subzone YY Exception 3008 / Parks and Open Space (R3YY[3008]/O1)), 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 and 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.

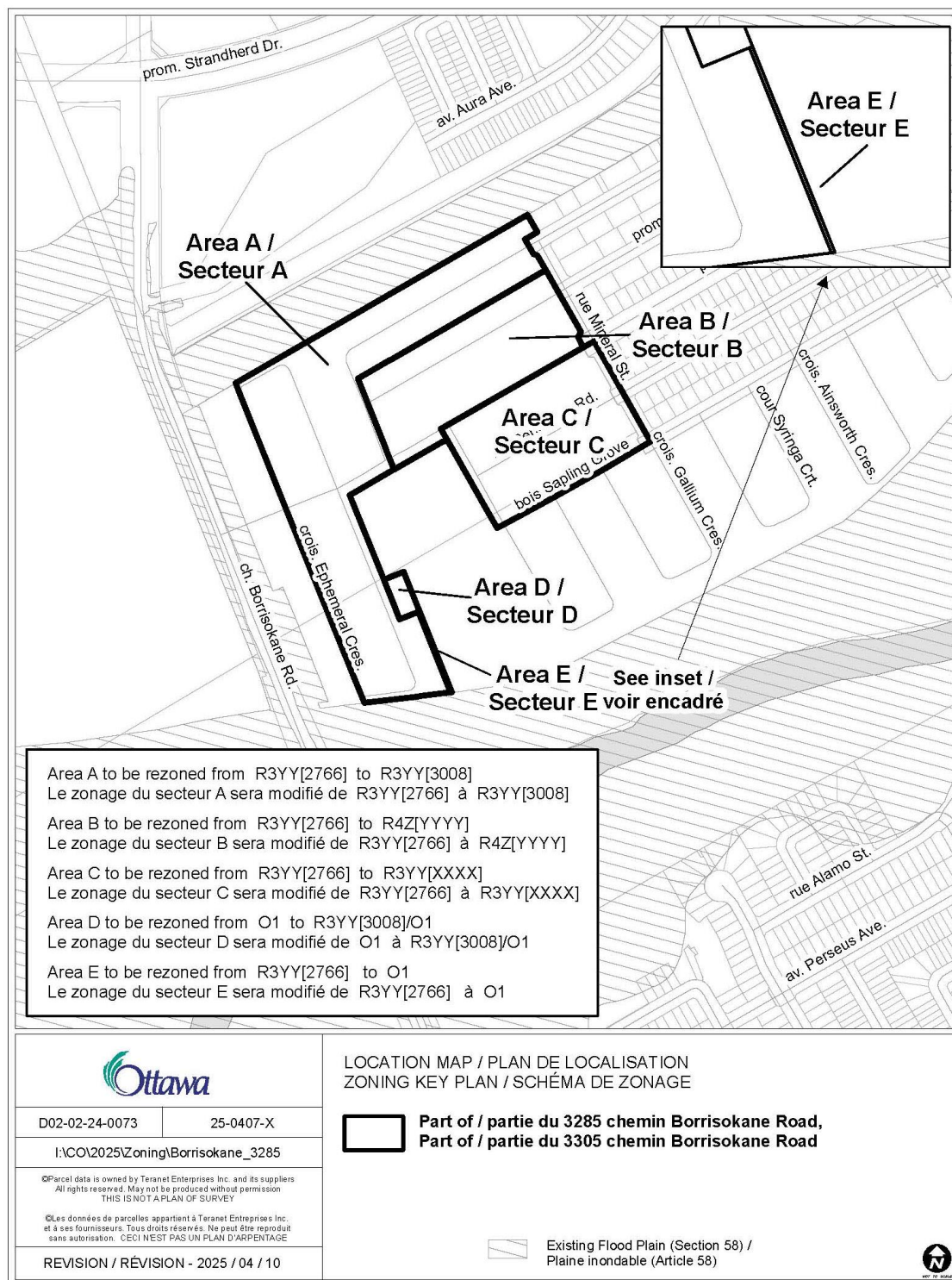
Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification

Document 1 – Location Map / Zoning Key Map

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

Location map showing the boundaries of the various zoning requests.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for part of 3285 and 3305 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 2.0 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 townhouse dwellings:
 1. Minimum lot area: 120 metres squared
 2. Minimum lot width: 5.5 metres
 3. Minimum front yard setback: 3.0 metres
 4. Minimum interior side yard setback: 1.5 metres
 5. Minimum corner side yard setback: 2.5 metres
 6. Minimum rear yard setback: 5.5 metres
 7. Maximum building height: 14.0 metres
 8. Maximum lot coverage: 67 per cent
 9. Minimum rear yard setback may be reduced to 4.1 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 29.0 metres squared.
 10. 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.
 11. 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.
 12. Any portion of a deck with a walking surface not higher than 0.6 metres above adjacent grade may project to within 0.0 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
3. Add a new exception, YYYY, to Section 239 – Urban Exceptions with provisions similar in effect to the following:
- a. In Column I, add the text “YYYY”

- b. In Column II, add the text “R4Z[YYYY]”
- c. In Column V, add the text
 - Despite the definition of Front Lot Line in Section 54, the lot line fronting on Conservancy Drive shall be deemed the Front Lot Line for zoning purposes.
 - Despite Table 65, Row 5(b):
 1. Where at or below the ground floor level, open stairways, stoop, landing, steps and ramps, may extend to
 - in the case of the interior side yard or rear yard: no limit, and
 - in the case of the front yard or corner side yard: no closer than 0.4m to a lot line,
 2. other cases:
 - In the case of any yard: 1.5 m, but not closer than 1 m to a lot line; except that, switchback stairs and landings may project 2.2 m into the rear yard where these are intended to provide a means of egress for dwelling units located on the second and higher storeys.
 - Minimum required parking shall be 1.0 per dwelling unit.
 - Minimum required visitor parking shall be 0.1 per dwelling unit.
 - Stacked dwellings:
 1. Minimum lot area: 1,400 square metres
 2. Minimum lot width: 18 metres
 3. Minimum front yard setback: 3.0 metres
 4. Minimum interior side yard setback: 3.0 metres
 5. Minimum corner side yard setback: 3.0 metres
 6. Minimum rear yard setback for a stacked dwelling within a planned unit development: 4.5 metres
 7. Maximum building height: 15 metres

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.

Comment:

One Comment was received which supports the increase in density but offers comment/concerns concerning lack of commercial uses, street naming, side walks/cycle tracks, street calming measures, parks and too much parking within the Stacked town home block.

Response:

These comments relate to elements that were reviewed through the Plan of Subdivision application (D07-16-24-0011) and/or the Site Plan Control application (D07-12-24-0097). Street naming was approved by the Municipal Addressing group. Street calming sidewalks, cycle tracks and Multi-Use Pathways have been reviewed and approved by the Transportation Project Manager. The size and location of the parks have been reviewed and approved by the Parks Planner. As for the number of parking spaces for the Stacked townhome block, the minimum requirement is being reduced through this Zoning By-law Amendment application.

