

**Subject: Zoning By-law Amendment - 3713 Borrisokane Road**

**File Number: ACS2022-PIE-PS-0033**

**Report to Planning Committee on 14 April 2022**

**and Council 27 April 2022**

**Submitted on March 23, 2022 by Lily Xu, Acting Director, Planning, Real Estate  
and Economic Development**

**Contact Person: Kelby Lodoen Unseth, Planner II, Development Review South**

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

**Ward: Rideau-Goulbourn (21)**

**Objet : Modification du Règlement de zonage – 3713, chemin Borrisokane**

**Dossier : ACS2022-PIE-PS-0033**

**Rapport au Comité de l'urbanisme**

**le 14 avril 2022**

**et au Conseil le 27 avril 2022**

**Soumis le 23 mars 2022 par Lily Xu, Directrice par intérim, Direction générale de  
la planification, des biens immobiliers et du développement économique**

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

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

**Quartier : Rideau-Goulbourn (21)**

## **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3713 Borrisokane Road, 672 B, 673 A, and 673 B Dundonald Drive, and two unaddressed parcels to permit low-rise residential dwelling units and two park blocks, as detailed in Document 2.**
- 2. That Planning 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 April 27, 2022,” 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 l’urbanisme recommande au Conseil d’approuver une modification du Règlement de zonage 2008-250 visant le 3713, chemin Borrisokane, les 672 B, 673 A et 673 B, promenade Dundonald et deux parcelles sans adresse, afin de permettre la construction d’immeubles résidentiels de faible hauteur et l’aménagement de deux îlots de parc, comme l’expose en détail le document 2.
2. Que le Comité de l’urbanisme donne son approbation à ce 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 greffier 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 prévue le 27 avril 2022», 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 3713 Borrisokane Road, 672 A, 673 A, and 673 B Dundonald Drive, and two unaddressed parcels

### Owner

Caivan (Greenbank North) Inc.

## **Applicant**

Colin Haskin

## **Description of site and surroundings**

The subject property is known municipally as 3713 Borrisokane Road, 672 B, 673 A and 673 B Dundonald Drive, 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 also known as the former Drummond aggregate extraction pit. Surrounding land uses include a low-rise residential neighbourhood to the east and proposed, but undeveloped, residential subdivision lands to the north and south.

The property is 20.36 hectares and is currently vacant as it was previously used for an aggregate extraction operation. The extraction license from the Ministry of Natural Resources and Forestry has been surrendered in February 2020 (Document 4), allowing for development of the site to proceed.

## **Summary of requested Zoning By-law amendment proposal**

The property is currently zoned mostly Mineral Extraction Zone, Subzone 2 (ME2), with small portions of the land zoned RG[895r] (Rural General Industrial Zone, rural exception 895r), O1 (Parks and Open Space Zone), DR (Development Reserve Zone), and MR1 (Mineral Aggregate Reserve Zone, Subzone 1).

The requested Zoning By-law amendment proposes to introduce the following zones on the subject lands to reflect the draft approved subdivision on the property (Document 3):

- Residential, Third Density, Subzone YY, Urban Exception XXX1 (R3YY[XXX1]) to allow the development of detached dwellings and townhouses with site-specific performance standards.
- Residential, Third Density, Subzone YY, Urban Exception XXX2 (R3YY[XXX2]) to allow the development of back-to-back townhouses with site-specific performance standards.
- Parks and Open Space (O1) will be applied to two park blocks of 2.0 hectares and 0.13 hectares to be utilized for City parkland within the development area.

Urban exception [XXX1] includes specific performance standards for the single detached and townhouse dwelling types proposed for the subdivision. Urban exception

[XXX2] is proposed to create performance standards for a new back-to-back townhouse typology that does not include a garage. A separate exception for this dwelling type has been created to define where this new dwelling type may be implemented.

The change of a portion of the property from RG(895r) to R3YY[XXX1] is due to a mapping error by the applicant's surveyor on the location of the urban boundary. A similar issue had recently been amended on an adjacent property under City file D02-02-20-0041.

### **Related Applications**

The associated Plan of Subdivision (D07-16-20-0015) application was draft approved on October 16, 2021. The subdivision proposes 60 single detached dwelling units, 432 townhouse dwelling units, 158 back-to-back townhouse dwelling units, and two City park blocks.

## **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 a sign was posted on the site. The statutory public meeting for the concurrent Plan of Subdivision application (D07-16-20-0015) was held over the Zoom platform on March 17, 2021. No members of the public were in attendance, and no comments were received.

### **Official Plan designation(s)**

#### **Current Official Plan**

The subject property is designated as Developing Community (Expansion Area) on Schedule B of the current City of Ottawa Official Plan (current OP). Lands designated Developing Community contribute to the provision of sufficient urban land supply to support residential demands of the projected population. An overall minimum average density target of 34 units per net hectare is required.

On Schedule C, the future Greenbank Road alignment is identified as a cycling Spine Route. Schedule D also identifies the future Greenbank Road alignment as a Bus Rapid-Transit corridor with at-grade crossings. Schedule E identifies the future Greenbank Road as an arterial roadway, with Elevation Road as a collector.

## **New Official Plan**

Within the new City of Ottawa Official Plan (new 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.

Under Section 8.2 of the BSUEA, the subject lands had been provided with an overlay designation called "Developing Community (Expansion Area)" to allow for the gravel pit lands to be integrated into the Barrhaven South CDP at a later date once the pit licences are retired, and zoning amendments to change the land uses are approved. The aggregate extraction license held with the Ministry of Natural Resources and Forestry has been surrendered as of February 12, 2020.

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 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.

A Record of Site Condition (RSC) is required as the use of the land is being changed from mineral extraction zone to residential. An RSC summarizes the environmental condition of a property based on the submission of one or more Environmental Site Assessments. The RSC is a condition of subdivision and is to be filed with the Ministry of Environment to ensure the contents of the RSC meet regulatory requirements.

### **Planning rationale**

The subdivision proposes 60 single detached dwelling units, 432 townhouse dwelling units, 158 back-to-back townhouse dwelling units, and two park blocks of 2.0 hectares and 0.13 hectares. The product type and density of 54 units per net hectare meet both the Developing Community (Expansion Area) and Neighbourhood / Evolving Neighbourhood policies of both Official Plans.

The proposed land use, road network and block patterns had been reviewed through the associated plan of subdivision and were regarded as consistent with the surrounding context and the Community Design Plan.

The Barrhaven South Community Design Plan (CDP) identifies this area as Low Density Residential, which permits single-detached and townhouse dwellings. Street townhouses and other similar ground-oriented multiple dwellings are also permitted in order to accommodate a variety of housing choices, to increase affordability and to create interesting streetscapes throughout neighbourhoods.

A centrally located Neighbourhood Park is proposed to be 2.0 hectares in size, and a smaller parkette of 0.13 hectares is to be located in the northwest portion of the site adjacent to the stormwater management pond.

The exception requested with the R3YY zone includes specific performance standards for the single detached and townhouse dwelling types proposed for the subdivision under exception [XXX1]. Additionally, new provisions are outlined under exception [XXX2] to create performance standards for a new back-to-back townhouse typology that does not include a garage. A separate exception for this dwelling type has been created to define and limit where this new dwelling type may be implemented.

Furthermore, the associated draft plan of subdivision locates this new product on streets where there is no sidewalk to maximize driveway lengths and off-street parking for vehicles.

The majority of the lands are currently zoned Mineral Extraction Zone, Subzone 2 (ME2). Amending the zoning to R3YY and O1 will allow for residential uses, city parkland, and formally acknowledge the surrender of the extraction license from the Ministry of Natural Resources and Forestry (Document 4).

### **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 COUNCILLORS**

Councillors Moffatt and Harder are 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:

- Thriving Communities

## **APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-20-0047 was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the complexity of issues associated with the development.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map and Zoning Key

Document 2 Proposed Zoning By-law Amendment

Document 3 Proposed Draft Plan of Subdivision

Document 4 Surrender of Aggregate Resource Act Licence

## **CONCLUSION**

The Planning, Real Estate and Economic Development Department recommends approval of the application to rezone the lands from ME2, RG[895r], O1, DR, and MR1 to R3YY[XXX1] and R3YY[XXX2] to allow the development of detached and townhouse dwelling units, as well, the rezoning to O1 to establish two city park blocks.

The application is consistent with the Provincial Policy Statement, the Official Plan, and the Barrhaven South Urban Expansion Area Community Design 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 Services Department (Mail Code: 26-76) of City Council's decision.

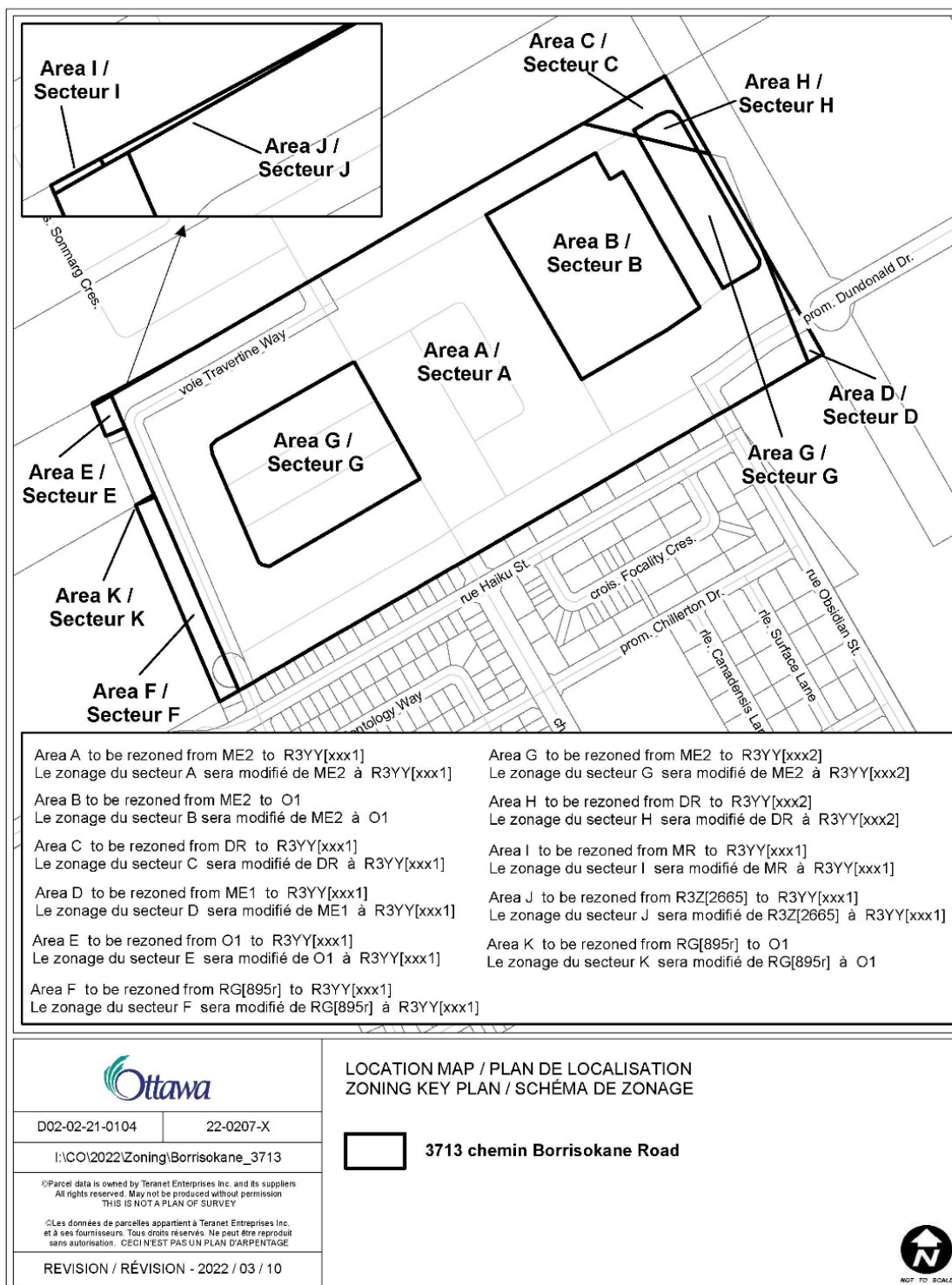
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.



Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

## Document 1 – Location 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 Road and 673 B Dundonald Drive:

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 II, add the text “R3YY[XXX1]”

b) In Column V, add the text:

Zone requirements for detached dwellings:

- Minimum lot area: 195 sq.m.
- Minimum lot width: 9m
- Minimum front yard setback: 3 m
- Minimum front yard setback for an attached garage: 3.5m.
- Minimum interior side yard setback: Total 1.8m, with one minimum no less than 0.6m
- Where there is a corner lot, the minimum interior side yard setback is 0.6 m.
- Minimum corner side yard setback: 2.5m
- Despite the foregoing, no more than two portions of the building, not exceeding a total floor area of 3m<sup>2</sup>, may be located no closer than 2 m from the side lot line abutting a street.
- Detached dwellings on corner lots must keep street facing side yards consistent in the quality and detail of the front elevation.
- Minimum rear yard setback: 6m
- The rear yard setback may to a minimum of 4.5 m for a maximum of 50% of the lot width, the total area of the rear yard must not be less than 54 m<sup>2</sup>.
- For a corner lot, the minimum rear yard setback may be reduced to 2.5 m for part of the building that is no higher than 4.5 m and any part of the building, excluding

projections, located less than 6 m from the rear lot line must be located at least 4 m from any interior side lot line.

- Maximum building height: 12m
- Maximum lot coverage: 55%

Zone requirements for townhouse dwellings:

- Minimum lot area: 137 sq.m.
- Minimum lot width: 5.5m
- Minimum front yard setback: 3m
- Minimum interior side yard setback: 1.5m
- Minimum corner side yard: 1.5m
- Minimum rear yard setback: 6m
- Minimum rear yard setback may be reduced to a minimum of 4.5 m for a maximum of 50% of the lot width, the total area of the rear yard must not be less than 33 m<sup>2</sup>.
- Maximum building height: 14m
- Maximum lot coverage: 65%

Zone requirements for townhouse with rear lane access dwellings:

- Minimum lot area: 110 sq.m.
- Minimum lot width: 5.5m
- Minimum front yard setback: 3m
- Minimum interior side yard setback: 1.5m
- Minimum corner side yard: 2.5m
- Minimum rear yard setback: 0m
- Maximum building height: 14m

- Maximum lot coverage: No maximum

#### General Provisions

- a. A maximum of 60% 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, except where the side lot line abuts New Greenbank Road.
- b. 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 m from the nearest edge of the sidewalk
- c. Despite Table 65 Row 6(b), the steps of a porch may project 2.5 m into a required yard, but may be no closer than 0.2 m from a lot line other than a corner lot line abutting a street, from which they can be as close as 0.2 m.
- d. Despite Table 65 Row 6(b), the steps of a porch may project 2.5 m into a required yard but may be no closer than 0.2 m from a lot line other than a corner lot line abutting a street, from which they can be as close as 0 m.
- e. Balconies and porches, including those higher than 0.6 metres above adjacent grade, may project to within 1.0 m from the front lot line and 0.6 m from a side lot line abutting a street, and may project to within 0.0 m of an interior lot line and corner lot line.
- f. Despite Table 65, Row 8, an air conditioning condenser unit may project 2 m, but no closer than 0.2 m to a lot line. An air conditioning condenser unit may not be located in a corner side yard except in the case of a townhouse dwelling and may not be located in a front yard except in the case of a townhouse with rear lane access and back-to-back townhouse dwellings.
- g. In the case of a home based business operating within a townhouse, back-to-back townhouse, or semi-detached dwelling, a parking space is only required if a non-resident employee works on-site.
- h. Section 136 does not apply.

3. Add a new exception, XXX2 to Section 239 – Urban Exceptions with provisions similar in effect to the following:

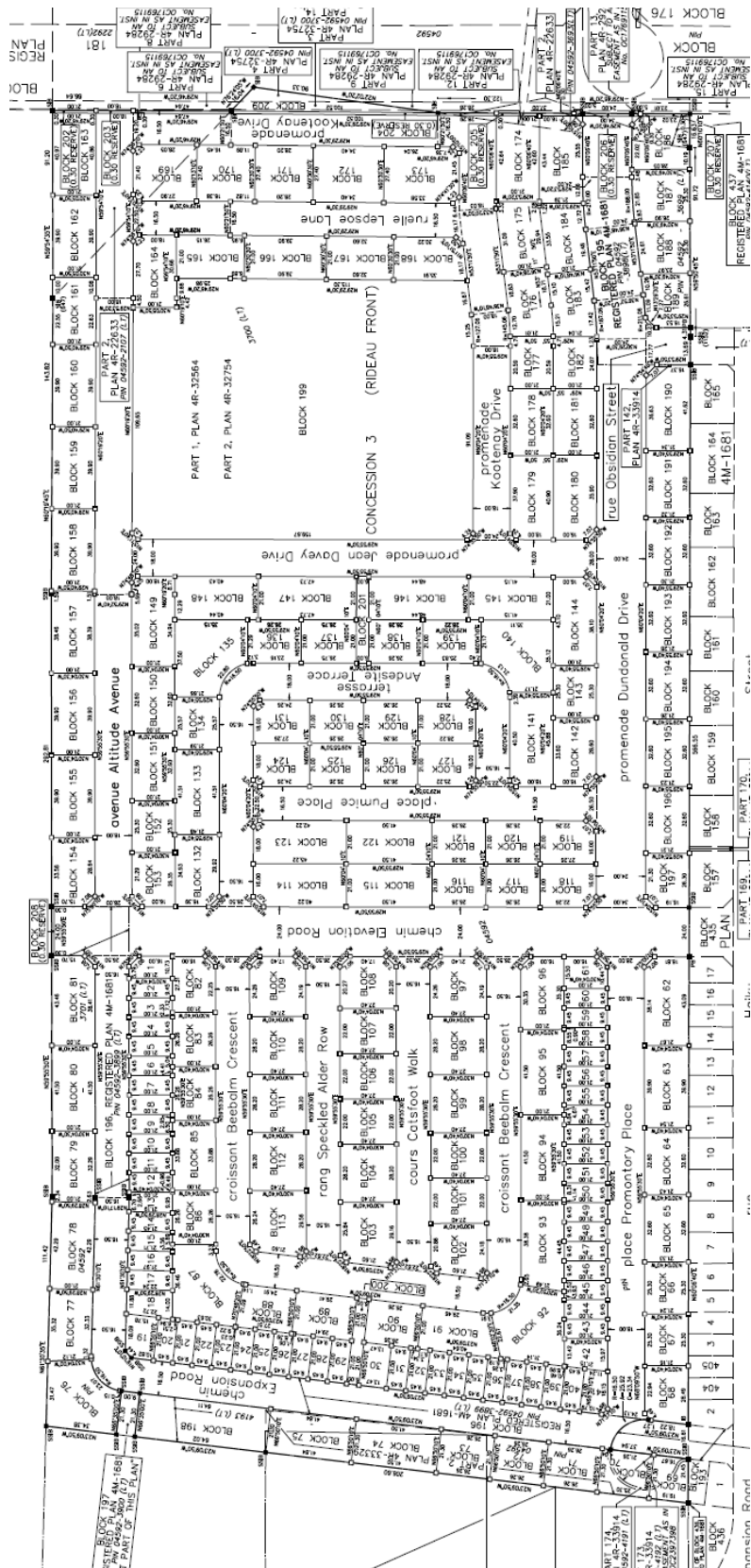
a) in Column II, add the text “R3YY[XXX2]

b) In Column V, add the text:

Zone requirements for back-to-back townhouse dwellings:

- Minimum lot area: 81 sq.m.
  - Minimum lot width: 5.5m
  - Minimum front yard setback: 3m
  - Minimum interior side yard setback: 1.5m
  - Minimum corner side yard setback: 2.5m
  - Minimum rear yard setback: 0m
  - Maximum building height: 14m
  - Maximum lot coverage: No maximum
- a. A maximum of 60% 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, except where the side lot line abuts New Greenbank Road and except in the case of a back-to-back townhouse, where a maximum of 75 per cent of the area of the front yard may be used for driveway/parking and storage enclosure.
  - b. Despite Table 65, Rows 1, 2 and 3, a chimney, chimney box, fireplace box, eaves, eave-troughs, gutters, and ornamental elements such as sills, belts, cornices, parapets, and pilasters may project 1 m into a required interior side yard but no closer than 0.2 m to the lot line.
  - c. Despite Table 65, Row 6(b), balconies, and porches may project to within 0.6 m of a side lot line abutting a street and 0 m of a corner lot line.
  - d. Despite Table 65 Row 6(b), the steps of a porch may be no closer than 0.5 m to a front lot line and 0.2 m to a side lot line abutting a street.

- e. Despite Table 65, Row 6(a), any portion of a deck with a walking surface higher than 0.3 m but no higher than 0.6 m above adjacent grade may project to within 0.6 m of a front lot line or side lot line abutting a street, and any portion of a deck with a walking surface equal to or less than 0.3 m may project to within 0.3 m of a front lot line or side lot line abutting a street.
- f. Despite Table 65, Row 8, an air conditioning condenser unit may project 2 m, but no closer than 0.2 m to a lot line and cannot be located in a corner side yard.
- g. Section 57 does not apply.
- h. In the case of a home based business operating within a townhouse, back-to-back townhouse, or semi-detached dwelling, a parking space is only required if a non-resident employee works on-site.
- i. Section 136 does not apply.
- j. Despite Section 102 – Table 102, no visitor parking is required on the same lot as a townhouse without a garage.
- k. Despite Section 107(3)(b), driveways may be located in a front yard if the permitted parking space is also in the front yard.
- l. Despite Section 109(3), the required parking space may be established in a required and provided front yard.
- m. Balconies and porches, including those higher than 0.6m above adjacent grade, may project to within 0 m of an interior lot line.
- n. Storage enclosures are permitted to project 2.5 m to the front lot line.





## Document 4 – Surrender of Aggregate Resources Act Licence

Ministry of Natural Resources &  
Forestry  
Kemptville District

10-1 Campus Drive  
Kemptville ON K0G 1J0  
Tel: 613 258-8204

Ministère des Richesses naturelles  
et des Forêts  
District de Kemptville

10-1 Campus Drive  
Kemptville ON K0G 1J0  
Tél: 613 258-8204



February 12, 2020

Via Email: [REDACTED]

Attn: [REDACTED]

Subject: **Surrender of Aggregate Resources Act Licence No. 4074**  
*'Drummond Costello Pit'*  
Pt, Lot 9, Concession 3RF  
Former Geographic Township of Nepean, City of Ottawa

Dear Mr. Drummond,

Further to your request, a final inspection of this licensed property was completed on January 17, 2020. It was determined during this inspection that the final rehabilitation grades have been achieved for this property.

Further to our discussion, and in consideration of both a conditional sale agreement for the land and the development potential of the property, the requirement to topsoil and seed the site is hereby waived. You hereby accept any and all liability for the site in its current condition,

Due to the fact that the rehabilitation has been ongoing for several years, and that there has been no recent aggregate production, the surrender will be backdated to December 31, 2019 to align with the reporting requirements of The Ontario Aggregate Resources Corporation.

The licence is hereby surrendered, and you have no further obligations under the Aggregate Resources Act for this property. The file for this licence will be closed and archived. Please remove the ARA signage from the entrance to the site.

Thank you for your effort and cooperation in the rehabilitation of this site.

Sincerely,

Christopher M. Bierman

Aggregate Resources Technical Specialist  
Kemptville District – City of Ottawa & East Lanark Areas  
[REDACTED]

cc. Sean Moore, Development Review Services – City of Ottawa  
John DeRick – The Ontario Aggregate Resources Corporation