

Subject: Zoning By-law Amendment - 3345 Borrisokane Road, 3900 Cambrian Road, 1108 Apolune Street

File Number: ACS2022-PIE-PS-0034

Report to Planning Committee on 12 May 2022

and Council 25 May 2022

Submitted on April 28, 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: Barrhaven (3)

Objet : Modification du Règlement de zonage – 3345, chemin Borrisokane, 3900, chemin Cambrian, 1108, rue Apolune

Dossier : ACS2022-PIE-PS-0034

Rapport au Comité de l'urbanisme

le 12 mai 2022

et au Conseil le 25 mai 2022

Soumis le 28 avril 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 : Barrhaven (3)

REPORT RECOMMENDATIONS

That Planning Committee recommend Council approve the following:

- 1. Amend the Zoning By-law 2008-250 for part of 3345 Borrisokane Road, Part of 3900 Cambrian Road, and Part of 1108 Apolune Street, to permit the**

creation of an Environmental Protection block, a Parks and Open Space block, and a low-rise residential zone, as detailed in Document 2.

2. Amend the Barrhaven South Community Design Plan to relocate a neighbourhood park, as shown in Document 5.
3. 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 May 25, 2022," subject to submissions received between the publication of this report and the time of Council's decision.

RECOMMANDATIONS DU RAPPORT

Que le Comité de l'urbanisme recommande au Conseil d'approuver ce qui suit :

1. Modifier le Règlement de zonage 2008-250 visant une partie du 3345, chemin Borrisokane, une partie du 3900, chemin Cambrian, et une partie du 1108, rue Apolune, afin de permettre la création d'un îlot de protection de l'environnement, d'un îlot de parc et d'espace vert et d'une zone résidentielle de faible hauteur, comme l'expose en détail le document 2;
2. Modifier le Plan de conception communautaire de Barrhaven-Sud afin de déplacer un parc de quartier, comme l'illustre le document 5.
3. 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 25 mai 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 3345 Borrisokane Road, Part of 3900 Cambrian Road, and Part of 1108 Apolune Street

Owner

Mattamy Homes Canada

Applicant

Fotenn Planning + Design, Attn: Nico Church

Description of site and surroundings

The subject sites are located in Phase 3 of the Half Moon Bay West Subdivision, in Barrhaven South, Ward 3. The overall subdivision lands are approximately 57.42 hectares in area and are generally bounded by Flagstaff Drive to the north, future Greenbank Road to the east, Borrisokane Road and Highway 416 to the west, and Cambrian Road to the south. The southwest portion of the site is adjacent to the city-owned Cambrian Woods, which are designated 'Urban Natural Feature' in the City's Official Plan. The surrounding lands include a developing low-rise residential community, which also includes a school block and stormwater management pond.

Summary of requested Zoning By-law amendment proposal

The specific areas subject to this rezoning are currently zoned R3YY[1627] (Residential, Third Density, Subzone YY, Urban Exception 1627) and O1 (Parks and Open Space). The requested Zoning By-law amendment will:

The purpose is to rezone Blocks 42-44 on the draft 4M-Plan from "Parks and Open Space Zone" (O1) to "Residential Third Density, Subzone YY, Urban Exception XXX1 (R3YY[XXX1]) to allow for future development of three-storey back-to-back townhouse dwellings.

- Rezone Blocks 42-44 on the draft 4M-Plan (Document 4) from “Parks and Open Space Zone” (O1) to “Residential Third Density, Subzone YY, Urban Exception XXX1 (R3YY[XXX1]) to allow for future development of three-storey back-to-back townhouse dwellings.
- Rezone Block 57 from “Residential Third Density Subzone YY, Urban Exception 1627” (R3YY[1627]) to “Parks and Open Space Zone” (O1) in order to accommodate a city park.

Brief history of proposal

The related plan of subdivision was originally draft approved (file no. D07-16-16-0023) and zoned (file no. D02-02-16-0112, By-law 2018-116) in 2018. The 2018 zoning (ASC2018-PIE-PS-0046) included a neighbourhood park in the northwest portion of the site (fronting onto Flagstaff Drive, and adjacent to the northern portion of the Cambrian Woods) to accommodate a city baseball diamond. In 2019, through subdivision revisions, the city parkland was to be relocated to the southern portion of the site along Cambrian Road, adjacent to the Cambrian Woods, and a Zoning By-law amendment ([ACS2019-PIE-PS-0083](#)) was enacted to reflect this change (Document 5).

Subsequently, through detailed engineering design it was discovered that an artesian groundwater condition existed in the future city parkland block. This condition meant neither residential homes, nor city parkland could be built over this geotechnical condition, resulting in the subject application to reinstate the city baseball diamond in the northwest portion of the subdivision area. Furthermore, a city park will remain in the southern section as per the developer’s obligations for both the parkland requirements of this subdivision and the commitments made to provide parkland to home purchasers along Apolune Street.

Coinciding with the recommendations to Planning Committee and Council on the Zoning By-law Amendments in 2018 and 2019 were recommendations to amend the Barrhaven South Community Design Plan accordingly and were approved in both reports.

The Plan of Subdivision has undergone two phased registrations, north of Cambrian Road, along Apolune Street, and east and north of Apolune Street. As a result, phases of this subdivision are constructed and occupied by residents.

DISCUSSION

Public consultation

Public consultation for this application was conducted in accordance with the procedure for Zoning By-law amendment applications. Owners within 120 metres of the site were notified through Canada Post mailing, and two signs posted onsite.

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

Official Plan designation(s)

Current Official Plan

The subject property is designated as General Urban Area, according to Schedule B of the current Official Plan (current OP). The intent of this designation, according to Section 3.6.1, is to encourage the development of a range of housing types to meet varying types of ages and incomes, and within these neighbourhoods, allowing for recreational sites to meet needs of the residents. Development is restricted to low-rise built form and is encouraged to be ground-oriented in nature, such as detached, semi-detached, townhouse products and low-rise apartment buildings.

The lands are adjacent to the City-owned Cambrian Woods in the western portion of the site. The Cambrian Woods are designated 'Urban Natural Features' in the City's Official Plan, which is intended to preserve natural features that are currently managed for conservation or passive leisure uses. The proposed location of two city parks and an environmental protection block abutting the Cambrian Woods will provide an open space buffer to this natural feature, as well as providing passive walking trail connectivity through the woods connecting both city parks, as envisioned by the Cambrian Woods Management Plan.

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 and Greenspace designations. Schedule C4 identify both Apolune Street and Flagstaff Drive as collector roads.

Neighbourhood designations (Section 6.3), with Hubs and Corridors, will permit a mix of building forms and densities within the suburban area to meet the minimum densities outlined within the new OP. The Neighbourhood designation will also guide neighbourhoods to function as 15-minute neighbourhoods. The permitted building

heights shall be low-rise, except where site-specific circumstances permit additional height. It is outlined in Section 6.3.1.5 that permitted densities will be distributed in the neighbourhood by allowing higher densities and permitted height in areas closer to rapid-transit station, corridors, and major neighbourhood amenities. This allows relatively lower densities and predominantly ground-oriented dwelling forms further away from corridors and major amenities, which is suitable to this area.

Section 4.4 Parks and Recreation Facilities outlines the importance of greenspace areas on quality of life. The plan includes the modification of an existing park block, the creation of an environmental protection zone, and the addition of a park space that can house a baseball diamond, in addition to an existing woodlot and wildlife corridor. Further to Section 4.4.1, and 4.8, the parkland is dedicated in accordance with the City's Parkland Dedication By-law, where the land dedicated for park blocks meet the requirements based on dwelling units within the development area. A requirement of parkland dedication is that the lands are to be unencumbered, which is the reason for the lands with the artesian groundwater condition turned into environmental protection lands.

Other applicable policies and guidelines

The Barrhaven South Community Design Plan (CDP) identifies this area as Low- and Medium-Density Residential, which permits single-detached, semi-detached and duplex 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.

Parks within the plan area are intended to accommodate a full range of recreational opportunities, ranging from active spaces such as sports fields and organized play areas, to more passive leisure areas including pathways, trails and seating areas. Urban Natural Area #57 (Cambrian Woodlot) is located along both sides of Cambrian Road near the community's western boundary. The proposed Environmental Protection Area will be adjacent to this woodlot.

Amendment to the Barrhaven South Community Design Plan

Section 7.1 of the CDP requires substantive changes to the Land Use Plan, including park relocations, be subject to approval of the City's Planning Committee (Document 5).

Barrhaven South is comprised of a hierarchy of four levels of parks: District, Community, and Neighbourhood level parks, and Parkettes, with the three higher level parks designated on the Land Use Plan. In 2018, the CDP was amended by Council to

relocate a neighbourhood park to the northwest corner of the site to accommodate a baseball diamond, and subsequently in 2019 the CDP was again amended by Council to relocate that baseball diamond to the southwest segment of the subdivision along Cambrian Road.

Staff are recommending the CDP be amended to reflect the final location of the neighbourhood parks as shown in Document 5.

Planning rationale

The locations subject to the Zoning By-law amendment are within the Half Moon Bay Phase 3 subdivision. The proposed changes, which reflect the draft approved subdivision, include the redesignation of Parks and Open Space (O1) to an Environmental Protection Zone (EP) on Block 54, the rezoning of Block 57 from Residential Third Density (R3YY[1627]) to Parks and Open Space (O1), and a portion of Parks and Open Space (O1) to Residential Third Density (R3YY[XXX1]) on Blocks 42-44 (Document 4).

Block 54 is to be created along the eastern boundary of the Cambrian Woodlot and zoned EP in response to an artesian groundwater condition on the lands. Due to the encumbrance of the artesian groundwater condition within the block, the lands are not considered acceptable for parkland dedication.

Block 57 is being created to accommodate a park which is to include a baseball diamond. This block is located to the north of the Cambrian Woodlot, and a wildlife corridor extends further from the woodlot northward along the west side of the park.

Blocks 42-44 are being created along Watercolours Way to create three blocks of three-storey townhouses resulting in 15 dwelling units as part of the reconfiguration of the subdivision plan. The townhome units are consistent with the various dwelling typologies within the community and are located outside of the artesian groundwater condition.

The Barrhaven South Community Design Plan (CDP) identifies this area as low- and medium-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.

Two centrally located parks are proposed in the community, in addition to the Cambrian Woodlot Urban Natural Feature, which is consistent with the CDP policies to provide park space within close proximity to residences.

The purpose of this rezoning application is to accommodate modifications to the design of the subdivision, including subdivision Blocks 42-44, 54 and 57. 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.

Provincial Policy Statement

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

The PPS focuses on growth and development within the urban and rural settlement areas. It recognizes that the wise management of land use change may involve directing, promoting, or sustaining development. Land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns.

Overall, the proposed development and its implementing zoning meet the PPS goals and policies through the implementation of a master planned community whereby servicing, transportation, land-use, and design have been planned to guide future development.

RURAL IMPLICATIONS

There are no direct implications associated with this the report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Harder is aware of this report to committee

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

It has been confirmed that there is sufficient capacity in the existing water, wastewater and stormwater infrastructure systems to accommodate the proposed development. Assets acquired through development of these lands will add to City's

inventory for operations and maintenance, as well as lifecycle renewal and replacement in the long term. The development will rely on non-standard infrastructure to contain artesian groundwater conditions, which will introduce unique inspection, maintenance and future renewal requirements.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

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

ENVIRONMENTAL IMPLICATIONS

The proposal increases the amount of lands dedicated to park space. Additionally, the EP lands are to be placed adjacent to the Cambrian Woodlot, which will be maintained in a more natural state than programmed park space.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Support an environmentally sustainable Ottawa
- Healthy and Caring Communities
- Governance, Planning and Decision-Making

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-21-0104) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to complexity of issues associated with the application.

SUPPORTING DOCUMENTATION

Document 1	Location Map
Document 2	Details of Recommended Zoning
Document 3	Public Consultation Details
Document 4	Proposed Draft Plan of Subdivision
Document 5	Revised CDP Land-Use Plan

CONCLUSION

The Planning, Real Estate and Economic Development Department recommends approval of the application to rezone the lands from R3YY[1627] to O1, O1 lands to R3YY[XXX1], and O1 lands to EP, to allow the development of townhouse dwelling units and parkland. Furthermore, staff recommend an amendment to the Barrhaven South Community Design Plan to accommodate the final neighbourhood park locations.

The application is consistent with the Provincial Policy Statement, the current Official Plan, and the new Official Plan.

DISPOSITION

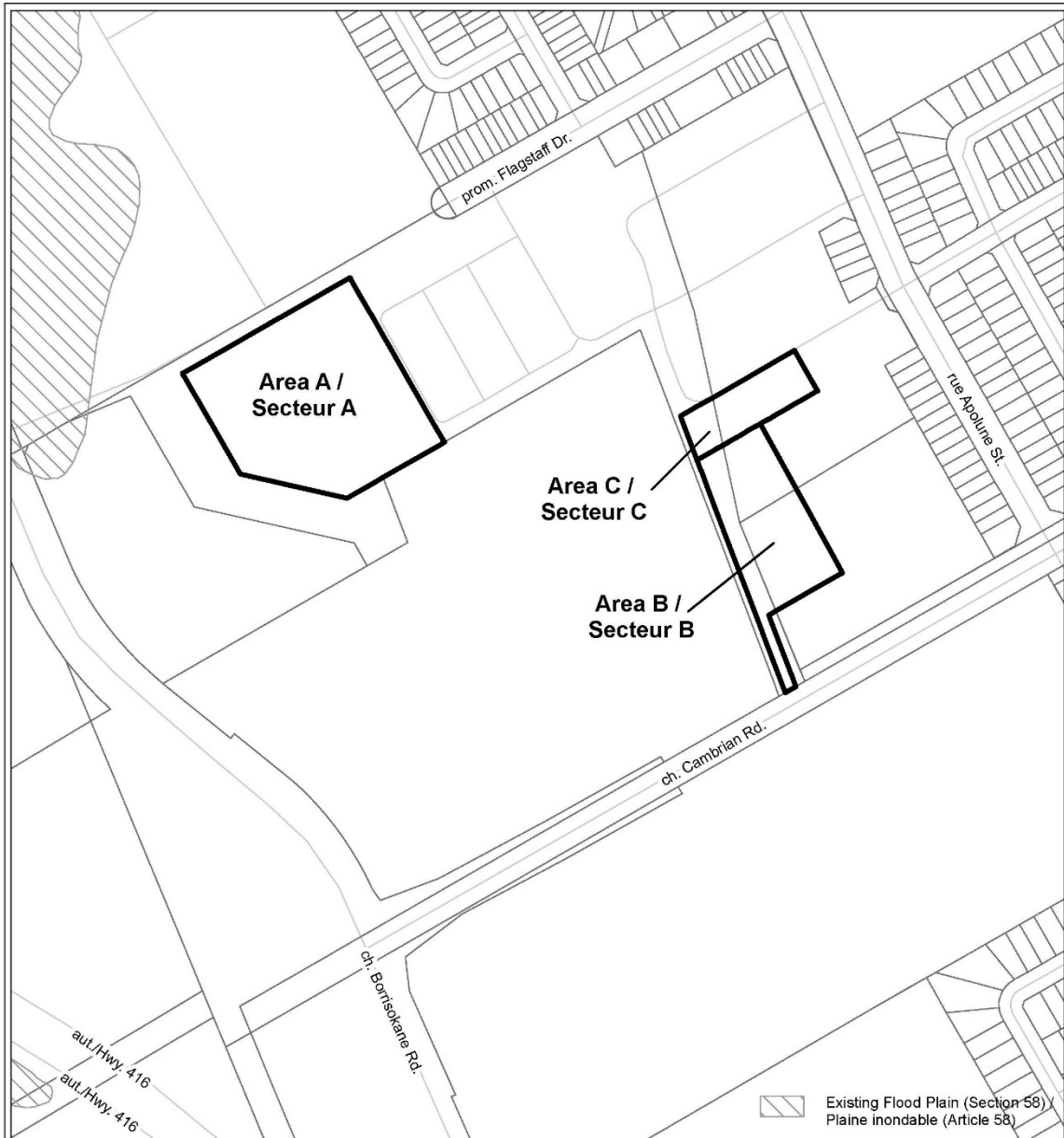
Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing and Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.



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



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE PART OF / PARTIE DE 3345, CHEMIN BORRISOKANE ROAD PART OF / PARTIE DE 3900, CHEMIN CAMBRIAN ROAD, AND/ET PART OF / PARTIE DE 1108, RUE APOLUNE STREET	
D02-02-21-0104	22-0218-Y		
I:\CO\2022\Zoning\Borrisokane\3345		Area A to be rezoned from R3YY[1627] to O1 Area B to be rezoned from O1 to EP Area C to be rezoned from O1 to R3YY[XXX1]	
<small>©Parcel data is owned by Terranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small>		Secteur A devant être rezoné de R3YY[1627] à O1 Secteur B devant être rezoné de O1 à EP Secteur C devant être rezoné de O1 to R3YY[XXX1]	
<small>©Les données de parcelles appartiennent à Terranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE</small>		 <small>NOT TO SCALE</small>	
REVISION / RÉVISION - 2022 / 04 / 21			

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for part of 3345 Borrisokane Road, part of 3900 Cambrian Road, part of 1108 Apolune Street:

1. Rezone the lands shown in Document 1 as follows:

- a. Area A from R3YY[1627] to O1
- b. Area B from O1 to EP
- c. Area C from O1 to R3YY[XXX1]

2. Add a new exception XXX1 to Section 239 – Urban Exceptions with provisions similar in effect to the following:

- a. In Colum II, add the text “R3YY[XXX1]”
- b. In Column V, add the text:

- A - General:

1. Where access to a lot is provided by a street with sidewalks provided under the requirements of the plan of subdivision, the front yard setback for an attached garage will be measured from the garage to the nearest edge of the sidewalk, for a minimum setback of 6m from the back edge of the sidewalk
2. The front wall of an attached garage may not be located more than 2m closer to the front lot line than either the front wall of the main building or the leading edge of a roofed porch
3. Minimum density is 29 units per net hectare
4. The minimum distance between a driveway and an intersection of two street lines is 6m measured at the street line
5. The minimum distance between a driveway for a town house dwelling on a public lane and an intersection of two street lines is 3.5m measured at the street line
6. Outdoor amenity areas are permitted on top of garages in townhouse dwellings located on rear lanes

7. More than one detached dwelling is permitted on an existing lot of record for the purpose of serving as a model home provided a draft Plan of Subdivision has been approved for the lot of record
8. For detached dwellings:
 - a. Minimum lot area is 220m²
 - b. Minimum lot width is 8.8m
 - c. Minimum front yard setback is 3m for the principle building and attached garage
 - d. Minimum combined interior side yard setback is 1.8m with a minimum of 0.6m on one side
 - e. Minimum rear yard for a corner lot is 0.6m
 - f. Minimum corner side yard is 2.5m
 - g. Maximum lot coverage is 55%
9. For semi-detached dwellings:
 - a. Minimum lot area is 137m²
 - b. Minimum lot width is 5.5m
 - c. Minimum front yard setback is 3m for the principle building and attached garage
 - d. Minimum corner side yard is 2.5m
 - e. Minimum rear yard setback for a townhouse dwelling and garage on a rear lane is 0m
 - f. Maximum lot coverage is 65%
 - g. Maximum building height is 12m
10. For back-to-back and/or townhouse dwellings:
 - a. Minimum lot area is 81m²
 - b. Minimum lot width is 4m

- c. Minimum front yard setback is 3m for the principle building and attached garage
 - d. Minimum rear yard setback for a townhouse dwelling and garage on a rear lane is 0m
 - e. Minimum corner side yard is 2.5m
 - f. Minimum interior side yard setback is 1.5m and 0m on the common lot line of attached buildings
 - g. Maximum building height is 14m
- B - General:
 1. When access to a lot is provided by a public rear lane a minimum of 8.5m wide, and that lot also abuts a public park, the public park frontage shall be considered to be a “frontage on a public street” for interpretation of the provisions of this Zoning By-law
 2. A sill, belt course, cornices, eaves, gutters, chimneys, chimney box, fireplace box, overhangs or pilasters may project 1m into the required front and corner side yard and 1m, but no closer than 0.2m, into the interior side yard
 3. Balconies may project 2m, but no closer than 1m from the property line and no closer than 0m from a property line abutting a sight triangle, into the front, corner side, and rear yard. Balconies may be located up to 0m from an interior lot line.
 4. Open, roofed or unroofed porches and entrance features not exceeding one storey in height may project 2m, but no closer than 1m from the property line and no closer than 0m from a property line abutting a sight triangle, into the front and corner side yard, and 1m into a rear yard
 5. A deck may project 2m, but no closer than 1m from the property line, into a front and corner side yard; in a rear and interior side yard a deck may project to within 0.3m of a lot line and an additional 0.3m setback from every 0.3m or portion thereof that is constructed above finished grade

6. Steps attached to a porch may project 2.5m, but no closer than 0.5m from property line and no closer than 0m from a property line abutting a sight triangle, into a front and corner side yard
7. An air conditioning condenser unit may project two metres into an interior side yard, and two metres into a rear yard, but no closer than 0.2 metres to a lot line and may not be located in a front yard.
8. Corner sight triangles shall have the following distances:
 - a. 10 metre triangles when involving arterial roads
 - b. 5 metres when involving only local roads
 - c. 3 metres when involving a public lane
9. In the case of a home-based business operating within a townhouse or semi-detached dwelling, the required parking space is only required if the business involves an outside employee
10. No more than 60% of the area of any front yard or corner side yard may be used as a driveway or parking space
11. Exterior parking spaces will have a minimum length of 5.5m and a minimum width of 2.7m
12. Blocks of townhouse dwellings that are attached along the rear and side walls shall be limited to sixteen attached dwelling units within each block
13. 0 metre setback required from the lot line at a corner lot line

Document 3 – Public Consultation Details

Notification and Consultation Process

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments, including on-site signs and mailed notices.

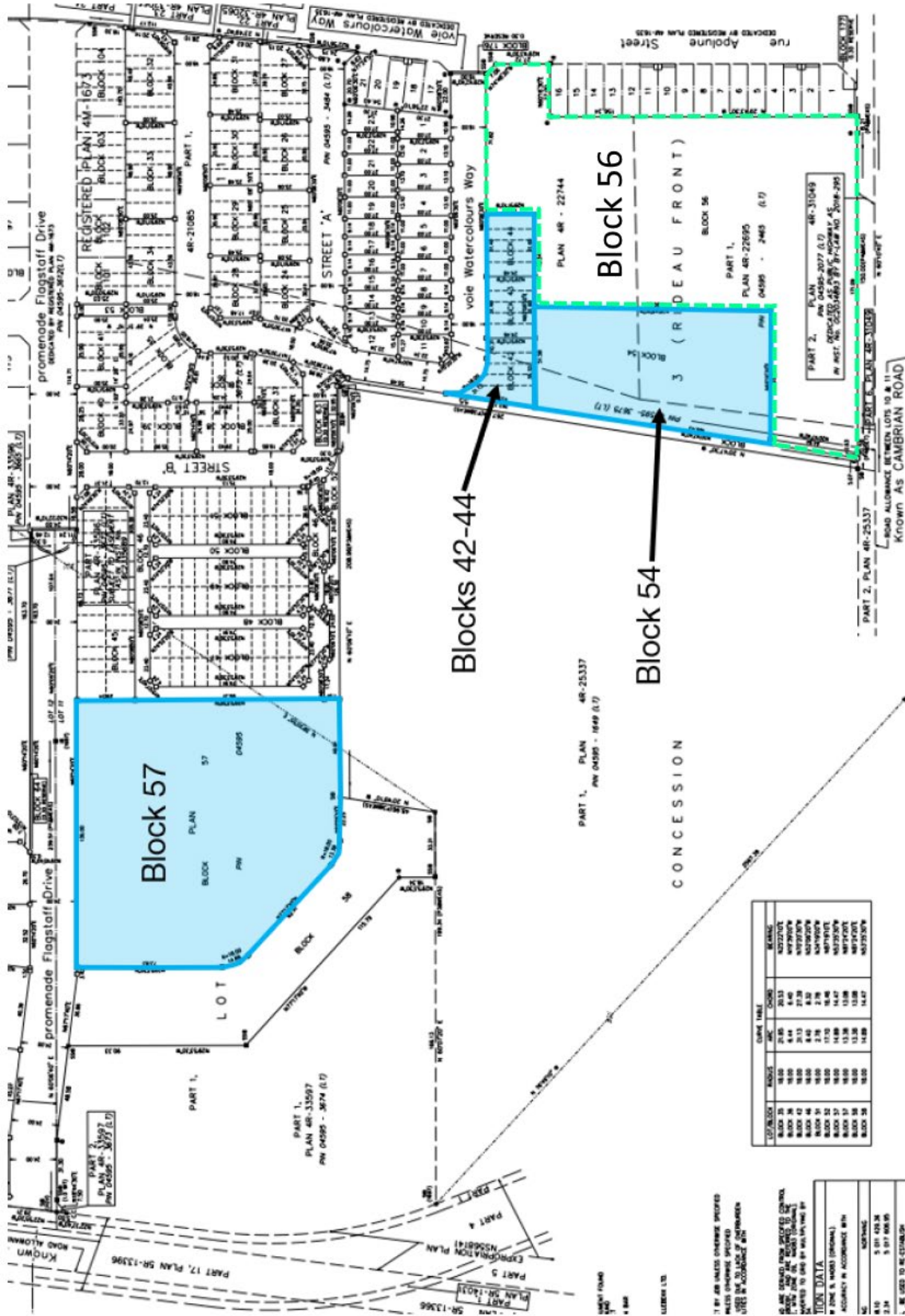
Comments and questions received:

- The removal of the park space is not fair to the homeowners who bought properties along Apolune Street.
 - Response:

Block 56 (Document 4) is the park space, which is to remain as a park, and will remain a park space immediately adjacent to the houses on Apolune Street. Block 54 is to be designated as Environmental Protection Zone due to an artesian well condition on the lands and cannot be accepted as park land dedication. The reduction in green space is approximately 0.24 hectares.
- The relocation of the park space from Apolune Street and Cambrian Road to Flagstaff Road is not fair to homeowners who have already purchased properties along Apolune Street.
 - Response:

The park block along Cambrian Road is not to be relocated to Flagstaff Road but Block 57 (Document 4) is to be a park block added to the community.

Document 4 – Proposed Draft Plan of Subdivision



Document 5 – Revised CDP Land-Use Plan

