

1. **ZONING BY-LAW AMENDMENT AND COMMUNITY DESIGN PLAN
AMENDMENT – 3900 CAMBRIAN ROAD, 3454, 3508 GREENBANK ROAD
AND 3345 BORRISOKANE ROAD**
- MODIFICATION AU RÈGLEMENT DE ZONAGE ET MODIFICATION AU
PLAN DE CONCEPTION COMMUNAUTAIRE – 3900, CHEMIN CAMBRIAN,
3454 ET 3508, CHEMIN GREENBANK ET 3345, CHEMIN BORRISOKANE**

COMMITTEE RECOMMENDATIONS AS AMENDED

1. That Council approve:
 - a. an amendment to Zoning By-law 2008-250 for 3900 Cambrian Road, 3454, 3508 Greenbank Road and 3345 Borrisokane Road to permit a range of low- to mid-rise residential uses, supported by leisure, employment, commercial and school uses to contribute to a complete community, as shown in Document 2 and detailed in Document 3; and
 - b. an amendment to the Barrhaven South Community Design Plan to relocate the secondary school site, stormwater management pond and park locations, as shown in Document 5.
2. **That Council suspend the notice required under Subsections 29. (3) and 34. (1) of Procedure By-law to consider this report at its meeting on 11 April 2018.**

RECOMMANDATIONS DU COMITÉ TELLES QUE MODIFIÉES

1. Que le Conseil approuve :
 - a. une modification au Règlement de zonage 2008-250 visant le 3900, chemin Cambrian, les 3454 et 3508, chemin Greenbank et le 3345, chemin Borrisokane, afin de permettre la présence d'une variété d'utilisations résidentielles de faible à moyenne hauteur, que

viendront soutenir des utilisations de loisirs, d'emploi, commerciales et d'école pour contribuer à la création d'une collectivité complète, comme l'illustre le document 2 et comme l'expose en détail le document 3; et

- b. une modification au Plan de conception communautaire de Barrhaven-Sud visant à déplacer l'école secondaire, le bassin de gestion des eaux pluviales et les parcs, comme l'illustre le document 5.
2. Que le Conseil suspende l'obligation de publier un avis, conformément aux paragraphes 29(3) et 34(1) du Règlement de procédure, en vue d'évaluer ce rapport à sa réunion du 11 avril 2017.

DOCUMENTATION/DOCUMENTATION

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated March 28, 2018 (ACS2018-PIE-PS-0046)

Rapport de la directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté 28 mars 2018 (ACS2018-PIE-PS-0046)
2. Extract of draft Minutes, Planning Committee, 10 April 2018

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 10 avril 2018

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
10 April 2018 / 10 avril 2018**

**and Council
et au Conseil
25 April 2018 / 25 avril 2018**

**Submitted on March 28, 2018
Soumis le 28 mars 2018**

**Submitted by
Soumis par:**

**Lee Ann Snedden
Director / Directrice**

Planning Services / Services de la planification

**Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique**

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Ward: BARRHAVEN (3)

File Number: ASC2018-PIE-PS-0046

**SUBJECT: Zoning By-law Amendment and Community Design Plan Amendment
– 3900 Cambrian Road, 3454, 3508 Greenbank Road and 3345
Borrisokane Road**

**OBJET: Modification au Règlement de zonage et modification au Plan de
conception communautaire – 3900, chemin Cambrian, 3454 et
3508, chemin Greenbank et 3345, chemin Borrisokane**

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve:**
 - a) An amendment to Zoning By-law 2008-250 for 3900 Cambrian Road, 3454, 3508 Greenbank Road and 3345 Borrisokane Road to permit a range of low- to mid-rise residential uses, supported by leisure, employment, commercial and school uses to contribute to a complete community, as shown in Document 2 and detailed in Document 3; and**
 - b) An amendment to the Barrhaven South Community Design Plan to relocate the secondary school site, stormwater management pond and park locations, as shown in Document 5.**

- 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 City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of 25 April 2018" 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 ce qui suit :**
 - a) Une modification au Règlement de zonage 2008-250 visant le 3900, chemin Cambrian, les 3454 et 3508, chemin Greenbank et le 3345, chemin Borrisokane, afin de permettre la présence d'une variété d'utilisations résidentielles de faible à moyenne hauteur, que viendront soutenir des utilisations de loisirs, d'emploi, commerciales et d'école pour contribuer à la création d'une collectivité complète, comme l'illustre le document 2 et comme l'expose en détail le document 3;**

- b) Une modification au Plan de conception communautaire de Barrhaven-Sud visant à déplacer l'école secondaire, le bassin de gestion des eaux pluviales et les parcs, comme l'illustre le document 5.**
- 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 de l'avocat général 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 du projet de loi 73 », à la réunion du Conseil municipal prévue le 25 avril 2018, à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.**

EXECUTIVE SUMMARY

The site is a 62.17-hectare parcel of land located south of the Jock River, west of the future realigned Greenbank Road, east of Borrisokane Road and north of Cambrian Road, at municipal addresses 3900 Cambrian Road, 3454, 3508 Greenbank Road and 3345 Borrisokane Road (Document 1).

The applicant is proposing a 923 unit Plan of Subdivision, which will be implemented through a proposed Zoning By-law amendment consisting of Residential Third Density (R3YY[1627]), Open Space (O1), Light Industrial (IL[xxx1]), General Mixed-Use (GM[1628]), Minor Institutional (I1A) and Environmental Protection (EP1) zones (Document 2). The subject development is part of a master planned community, taking direction from the Barrhaven South Community Design Plan (CDP). Through the review of the associated Plan of Subdivision the location of the secondary school, parks and stormwater management facility have relocated from the CDP's high-level land-use direction, but remain in keeping with its guiding principles and design objectives. The applicant is seeking approval for these CDP changes.

The department is recommending approval of the application because the proposed Zoning By-law amendment and CDP changes conform to the General Urban Area designation of the City's Official Plan, meet the intent of the Barrhaven South

Community Design Plan and meet design objectives of the Building Better and Smarter Suburbs Initiative and Urban Design Guidelines for Greenfield Neighbourhoods.

Public Notification / Input

A public consultation was held on November 22, 2017 at 3500 Cambrian Road, Minto Recreation Complex (Cambrian Room). Twelve community members attended the meeting, as well as City staff (Planning, Engineering and Transportation), Mattamy Homes representatives and an adjacent subdivision applicant (Glenview Homes). Residents who attended were not opposed to the zoning proposal and Plan of Subdivision proposal, but were seeking information on future growth of Barrhaven.

RÉSUMÉ

L'emplacement est une parcelle couvrant une superficie de 62,17 hectares et située au sud de la rivière Jock, à l'ouest du nouveau tracé futur du chemin Greenbank, à l'est du chemin Borrisokane et au nord du chemin Cambrian. Les adresses municipales visées sont le 3900, chemin Cambrian, les 3454 et 3508, chemin Greenbank et le 3345, chemin Borrisokane (document 1).

Le requérant propose un plan de lotissement de 923 unités d'habitation, qui sera mis en œuvre grâce à une modification au Règlement de zonage qui attribuerait les désignations de zonage suivantes : Zone résidentielle de densité 3 (R3YY[1627]), Zone d'espaces verts (O1), Zone d'industrie légère (IL[XXXX]), Zone d'utilisations polyvalentes générale (GM[1628]) et Zone de petites institutions (I1A) (document 2). L'aménagement proposé, situé dans une collectivité ayant fait l'objet d'un plan directeur, est visé par les orientations du Plan de conception communautaire (PCC) de Barrhaven-Sud. Grâce à la révision du plan de lotissement qui y est associé, l'école secondaire, les parcs et le bassin de gestion des eaux pluviales ont été déplacés de l'orientation d'utilisation du sol de haut niveau, mais demeurent conformes aux principes directeurs et aux objectifs de conception du PCC. Le requérant souhaite obtenir l'approbation de ces modifications au PCC.

La direction générale recommande d'approuver cette demande car la modification proposée au Règlement de zonage et les modifications au PCC sont conformes à la désignation de secteur urbain général du Plan officiel de la Ville, correspondent à l'esprit du Plan de conception communautaire de Barrhaven-Sud et répondent aux

objectifs de conception de l'initiative Bâtir des banlieues meilleures et plus intelligentes et des Lignes directrices sur l'aménagement urbain des nouveaux quartiers.

Avis public et commentaires

Une consultation publique a été organisée le 22 novembre 2017 au 3500, chemin Cambrian, au Complexe récréatif Minto (salle Cambrian). Douze membres de la collectivité y ont assisté, en compagnie de membres du personnel de la Ville (Planification, Génie et Transport), de représentants de la firme Mattamy Homes et d'un requérant concerné par un lotissement adjacent (Glenview Homes). Les résidents présents n'étaient pas opposés aux propositions de modifications de zonage et de plan de lotissement, mais ont demandé de l'information complémentaire au sujet de la croissance future de Barrhaven.

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

3900 Cambrian Road, 3454, 3508 Greenbank Road and 3345 Borrisokane Road

Owner

Mattamy Homes, Attn: Kevin Murphy

Applicant

Julie Carrara - FOTENN

Description of site and surroundings

The City has received a Draft Plan of Subdivision and Zoning By-law amendment by Mattamy Homes for the subject lands for the purposes of developing a residential subdivision comprising residential detached, townhouse and back-to-back units, an apartment block, two commercial blocks, an employment block, a secondary school site, three City parkland blocks and a stormwater management facility.

This application is subject to the General Urban Area policies of the City's Official Plan (2003 and as amended by Official Plan Amendment 150) and the Barrhaven Community Design Plan (CDP) (2006).

The lands are 62.17 hectares in area, and generally bounded by the Jock River to the north, the future realigned Greenbank Road to the east, Borrisokane Road to the west and Cambrian Road to the south (with the exception of a 6.07 hectare school block and 1.51 hectare commercial property located south of Cambrian Road).

The proposal has a unit distribution of 496 detached units, 427 townhouse and back-to-back units, which represent a density of 41 units per net hectare. The development will build-out in multiple phases.

The breakdown of land uses across the 62-hectare site are illustrated in Table 1 below:

Table 1:

Land Use	Area (ha)
Detached Dwellings	15.33
Back to Back and Row Townhouses	6.96
School Block	6.07
Park Blocks	4.02
Commercial Blocks	2.86
Stormwater Management Blocks	2.64
Employment Block	2.24
Apartment Block	0.76
Streets	15.95
Other (open space, walkway blocks)	5.34
	62.17

Existing Zoning

The property is currently zoned Development Reserve (DR), with a Floodplain Overlay on a small portion of the norther limits of the plan, abutting the Jock River. The general purpose of the DR zone is to identify lands intended for future urban development on lands that are designated as General Urban Areas in the City's Official Plan.

Summary of requested Zoning By-law amendment proposal

The applicant is proposing to rezone the lands from Development Reserve (DR) to Residential Third Density (R3YY[1627]), Open Space (O1), Light Industrial (IL[xxx1]), General Mixed-Use (GM[1628]), Minor Institutional (I1A) and Environmental Protection (EP1) in order to accommodate the uses within the draft Plan of Subdivision (Document 2).

Proposed R3YY[1627] zone

Urban Exception 1627 is proposed to accommodate a flexible range of ground-orientated dwelling types within the R3YY zone. These exceptions are in existence and form the zoning for Mattamy's existing and planned subdivision within Barrhaven Half Moon Bay North. Table 2 illustrates the zoning performances for lot area, setbacks and lot coverage below:

Table 2:

Dwelling Type	Lot Area (min)	Lot Width (Min)	Front Yard (min)	Rear Yard (min)	Interior Side Yard (min)	Corner Side Yard (min)	Lot Coverage (max)
Detached	220 m ²	8.8 m	3 m	6	1.8 m	2.5 m	55%
Semi-Detached	137 m ²	5.5 m	3 m	6	0.9 m	2.5 m	65%
Back-to-Back Townhouses	81 m ²	4 m	3 m	6	1.5 m	2.5 m	N/A

In brief, the residential exception 1627, proposes the following special zoning performances in addition to those listed in Table 2 above:

- The front wall of an attached garage may not be located more than 2 metres closer to the front lot line than either the front wall of the main building or the leading edge of a roofed porch.
- Minimum density is 29 units per net hectare.

- The minimum distance between a driveway and an intersection of two street lines is 6 metres measured at the street line.
- 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.
- No more than 60 per cent of the area of any front yard or corner side yard may be used as a driveway or parking space.
- Exterior parking spaces will have a minimum length of 5.5 metre and a minimum width of 2.7 metres.

Proposed GM[1628] zone

The proposed GM[1628] exception zone provides for a range of commercial and residential uses, including low-to mid rise apartments, which can either occur as integrated mixed-use development or stand-alone uses. The exception 1628 allows for a maximum building height of 24 metres (six storeys), while providing flexibility in zoning performances standards with no maximum FSI, and no minimum front or corner side yard setback. The following uses are prohibited from the parent GM zone:

- funeral parlour;
- drive through facility;
- place of worship;
- technology industry;
- research and development industry.

Proposed IL[xxx1] zone

The special exception proposed for the Light Industrial (IL[xxx1]) zone is for the addition of a 'Place of Worship' land-use to the IL zone. This additional land-use will provide flexibility in how the employment parcel identified in the CDP will develop.

Proposed EP1 zone

The proposed EP1 zone will implement a 5-metre buffer between the City owned Cambrian Woods, and the future residential uses. This buffer was a recommendation of a supporting document entitled 'Cambrian Woods Woodland Management Plan'. Further, the EP1 zone will protect the realigned creek, illustrated on the proposed plan of subdivision.

Overall, the proposed Zoning By-law amendment allows for flexibility in how the density targets of the Barrhaven South CDP can be achieved. The projected densities yielded by the associated Plan of Subdivision and proposed zoning are illustrated in Table 3 below. These numbers do not account for any mixed-use development occurring on the proposed commercial core blocks, represented by the GM[1628] zone.

Table 3:

CDP Density	MMBW Unit Type	HMBW		Barrhaven South CDP
		Units	Split	
Low-Density	Detached	496	50%	Max 60%
Medium-Density	Wide-lot Townhouses	255	26%	Min 30%
Medium-Density / High-Density	Back-to-Back Townhouses	172	18%	Split between the medium- and High Density categories
High-Density	Back-to-Back Townhouses (Block 589)	~60	~6%	Min 10%
Total		983	100%	100%

DISCUSSION

Public consultation

A public consultation was held on November 22, 2017 at 3500 Cambrian Road, Minto Recreation Complex (Cambrian Room). Twelve community members attended the meeting, as well as City staff (Planning, Engineering and Transportation), Mattamy Homes representatives and an adjacent subdivision applicant (Glenview Homes).

Residents who attended were not opposed to the zoning proposal and Plan of Subdivision proposal, but were seeking information on future growth of Barrhaven.

Applicable Policies

Provincial Policy Statement 2014

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.

Healthy liveable communities promote efficient development patterns, with employment and commercial opportunities, while providing for an appropriate range and mix of residential dwelling types. These communities are to be designed to minimize impacts on existing neighbourhoods and are to be supported by a full range and equitable distribution of publicly accessible built and natural settings, such as parks, open space and linkages.

Within liveable communities, densities should be provided to ensure an efficient use of resources, appropriate for infrastructure (including public facilities), support active transportation, and in appropriate locations. These densities should be provided in an appropriate range and mix of housing to meet projected population requirements. Development should be directed towards locations where appropriate levels of infrastructure and public service facilities are or will be available and which efficiently use land and support the use of active transportation and transit.

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.

Official Plan (Volume 1)

The property is designated General Urban within the City's Official Plan, which is intended to accommodate the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances, in combination with

conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses. This will facilitate the development of complete and sustainable communities.

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 and the proposed development has demonstrated careful consideration to the natural features of the woodlot in both the proposed draft plan conditions and layout of the Plan of Subdivision.

The City's Official Plan designates the site General Urban Area, which is intended to accommodate the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses. This will facilitate the development of complete, sustainable and liveable communities.

To aid in fulfilling the 'complete community' vision, the General Urban Area also permits and encourages the provision of a variety of small, locally-oriented convenience and service uses that complement adjacent residential land uses, and are of a size and scale consistent with the needs of nearby residential areas.

Official Plan (OPA150)

Official Plan Amendment 150 (OPA 150) was approved by the Minister of Municipal Affairs and Housing on April 24, 2014. Notice of the Approval was given on April 30, 2014 and appeals to all and to parts the amendment were received with portions of the amendment only coming into force on December 21, 2017, after these applications were filed. Thus, the Official Plan as amended by Official Plan Amendment 76 provides the relevant Official Plan policies for these applications.

Barrhaven South Community Design Plan

The Barrhaven South CDP is the Council-approved guide to the long-term growth and development of Barrhaven South. The purpose of the CDP is to create a framework for the future development of these lands, which fulfills the policy directions outlined in the City's Official Plan and sets the specific objectives for the Barrhaven South community.

The CDP's Land Use Plan is intended to create a complete residential community, containing a full range of housing choices. The lands are predominantly designated a range of 'Low Density to High Density Residential' land-uses, with the support of 'Park', 'Secondary School', 'Stormwater Management Pond and Tributaries', 'Community Core', '100-year Flood Plain', and 'Employment' within the subject lands.

The distribution of low-, medium- and high-density residential dwelling types within the proposed Plan of Subdivision achieves the desired mix of no more than 60 per cent low density, at least 30 per cent medium density and a minimum of 10 per cent high density.

To achieve the desired community core, Blocks 602 and 603 will be established on the Plan of Subdivision. These blocks will permit both the community core and employment lands to develop as per the CDP direction. The purpose of the Community Core land use category is to provide an area that will be the "heart" of the Barrhaven South community. This area is located where the key transportation routes of the community intersect, and where commercial activities and services will be concentrated. The proposed GM[1628] zone implements the direction for this area.

The purpose of the Employment land use category is to provide enough land for employment-generating uses within the community in order to meet the Official Plan's jobs-to-housing balance targets. The Employment Area land use category is located along the western periphery of the community, with good access to the arterial road network and adjacent to Highway 416. The intent is to establish a range of uses in a high-quality business park setting that serve the interests of Barrhaven South, as well as those of the larger community. Industrial uses, warehouse uses, automotive uses, and offices, are all permitted within the Employment land use category and will be implemented through the proposed Light Industrial, exception zone (IL[xxx1]). The addition of 'place of worship' to the Light Industrial exception zone is consistent with the CDP direction and Official Plan.

The CDP identifies a range of recreational opportunities from active spaces such as sports fields and organized play areas, to more passive leisure areas. The Plan of Subdivision implements the CDP vision for a range of parks by providing three park block locations for a large neighbourhood park providing a baseball diamond (Block 592), a neighbourhood park (Block 590), and a parkette (Block 591).

A secondary school is proposed to be located along the southern boundary of Cambrian Road, west of the future Greenbank Realignment. The school block relocation from the original location north of Cambrian Road in the CDP is a result of the need to drain residential lands to the proposed stormwater management pond (Clarke Pond). The school site will have major flows controlled on site. The Ottawa District School Board has provided comments supporting this relocation.

The Barrhaven South CDP speaks to adjacent land-uses that could pose adverse impacts on future residential, these being the Trail Road waste disposal site across Highway 416 to the west and the existing sand and gravel extraction pits to the south. In regards to the waste disposal site, the subject subdivision is within 500 to 1000 metres of the facility and thus requires warning clauses on title regarding potential odours. These conditions have been included and comprise of both warning clauses of potential odours and requirements for air-conditioning units to ensure homeowners can shut windows and doors in the summer months. The second policy consideration for adverse impacts is in regards to the adjacency of the 'Mineral Resource Area' of the City's Official Plan for the sand and gravel extraction site. This site is beyond 300 metres of the subject lands and thus in compliance with CDP and OP policy.

Amendment to the Barrhaven South Community Design Plan

Section 7.1 of the CDP requires substantive changes to the Land Use Plan, being changes to high-density residential yields, community core, employment area, school site or park relocations, and changes to stormwater management ponds sizes and locations, be subject to approval of the City's Planning Committee (Document 5).

School relocation

A secondary school is proposed to be located along the southern boundary of Cambrian Road, west of the future Greenbank Realignment. The school block relocation from the original location identified in the CDP is a result of the need to drain residential lands to the proposed stormwater management pond (Clarke Pond). The school site will have major flows controlled on site. The Ottawa District School Board has provided comments supporting this relocation.

Stormwater Management Pond relocation

The Clarke Pond location was revised during an amendment to the 2013 Master Servicing Study (MSS) amendment. The location of the pond on the associated Plan of Subdivision application, and zoning map (as shown in Document 2), conforms with this MSS amendment.

Park relocations

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.

The need to balance the needs of the various land-owners (Glenview Homes, Mattamy Homes and Tamarack Homes) through the subdivision process has resulted in a revised parks planning program for the Barrhaven South CDP area. Further, the relocation of the Clarke Pond and relocation of the proposed public secondary school have factored into the redistribution of parkland. The proposed Zoning By-law amendment and associated Plan of Subdivision implements the CDP vision for a range of parks by providing three park block locations for a larger neighbourhood park (Block 592), a neighbourhood park (Block 590), and parkette (Block 591).

Building Better and Smarter Suburbs Initiative

On May 28, 2014, Council approved the Vision and Principles for the Building Better and Smarter Suburbs (BBSS) report. The report addresses the challenge of supporting land efficiency and functionality in new suburban subdivisions, while at the same time improving urban design. The principles of efficient, accessible, well designed and financially sustainable suburban communities are implemented through a series of solution-based approaches to challenges on matters such as street network, land-use, parks and open space, stormwater management, and school sites.

The proposed Zoning By-law amendment implements the principles of BBSS by supporting a hierarchy of parks and open spaces in walking distances to all residents; supporting a diversity of dwelling types and minimum densities to maximize land-use efficiencies; and to set zoning performances that coupled with geotechnical conditions, will support street trees and complete streets.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Harder provided the following comment:

“I am very pleased to support this application. In particular, the great attention to both BBSS and Infrastructure rules recently approved will certainly improve the quality of life for new residents plus contribute to better service costs to the City. I am very pleased to see the use of sump pumps considered as part of this community.”

LEGAL IMPLICATIONS

There is no legal impediment to the adoption of the recommendations in this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the recommendation in this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations of this this report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

SE1 – Improve client experience through established service expectations

GP1 – Strengthen public engagement

APPLICATION PROCESS TIMELINE STATUS

The application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to significant time allocated to resubmission of revised materials, and issue resolution.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Detailed Zoning Map

Document 3 Details of Recommended Zoning

Document 4 Draft Plan of Subdivision

Document 5 Revised CDP Land Use Plan

Document 6 Consultation Details

CONCLUSION

The General Urban Area permits a range of low- to mid-rise residential uses intended to accommodate people with varying income, life circumstances and housing needs. The General Urban Area also permits commercial, employment, parks and institutional uses that could all contribute to a complete community. This direction is carried over into the Barrhaven South CDP where specific direction is given for location of these uses in achieving a complete community.

The proposed Zoning By-law amendment implements the direction of the CDP where Light Industrial (IL[xxx1]) and General Mixed-Use (GM[1628]) zoning will directly implement the CDP's direction on employment and community core uses. With respect to residential, the proposed R3YY[1627] zone will contribute to a mixture of dwelling types, and aids in achieving a balancing of housing types within the General Urban area. The range of units includes detached dwellings, townhouse dwellings, back-to-back townhouse dwellings, and three-storey stacked back-to-back townhouse dwelling products. Opportunities existing within the zoning for low-to mid rise apartment dwellings (up to six storeys) on the community core blocks.

The proposal meets the intent of the City's Official Plan and the Barrhaven South CDP where the proposed zoning will contribute towards the creation of a complete community.

DISPOSITION

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

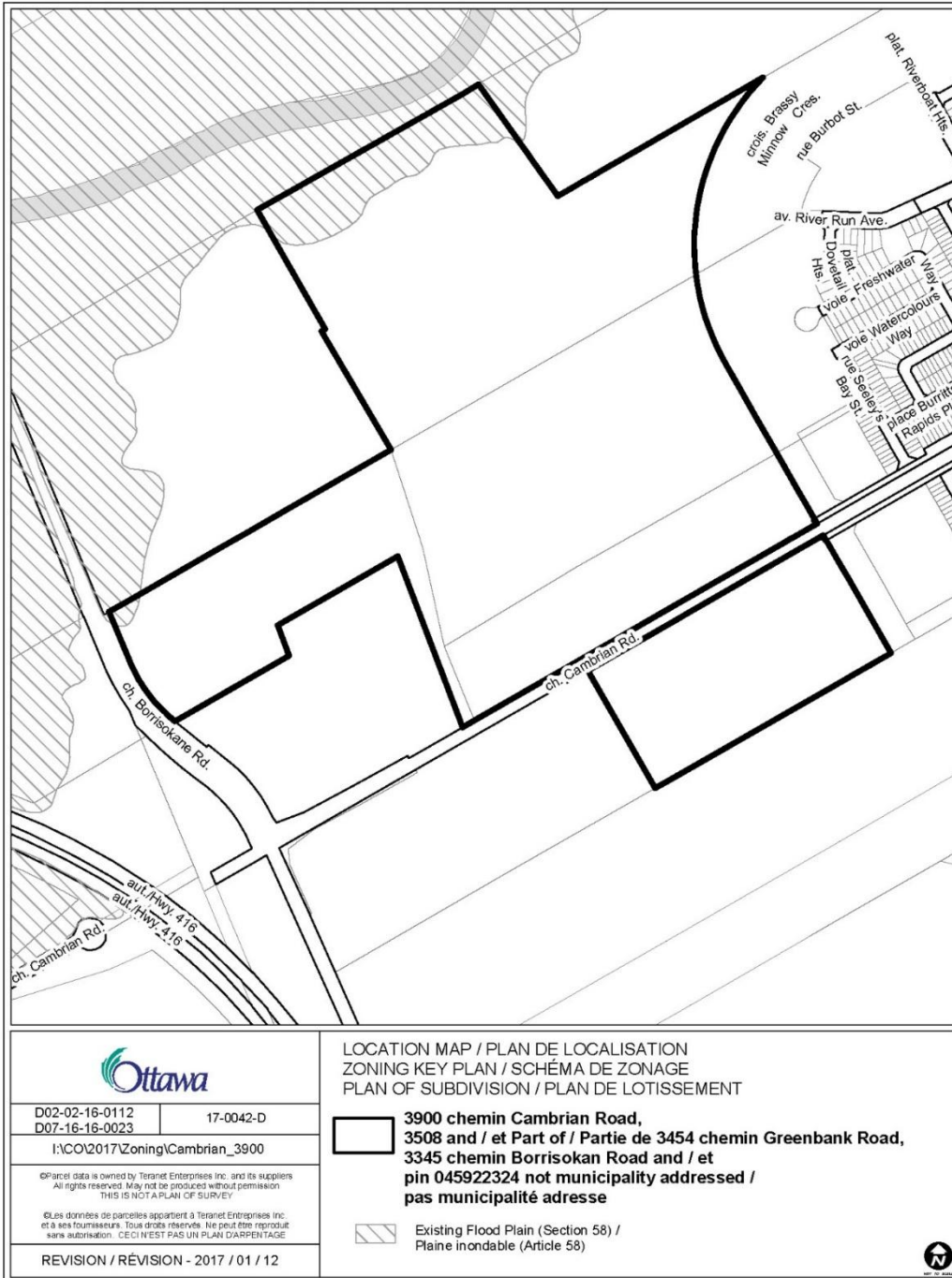
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

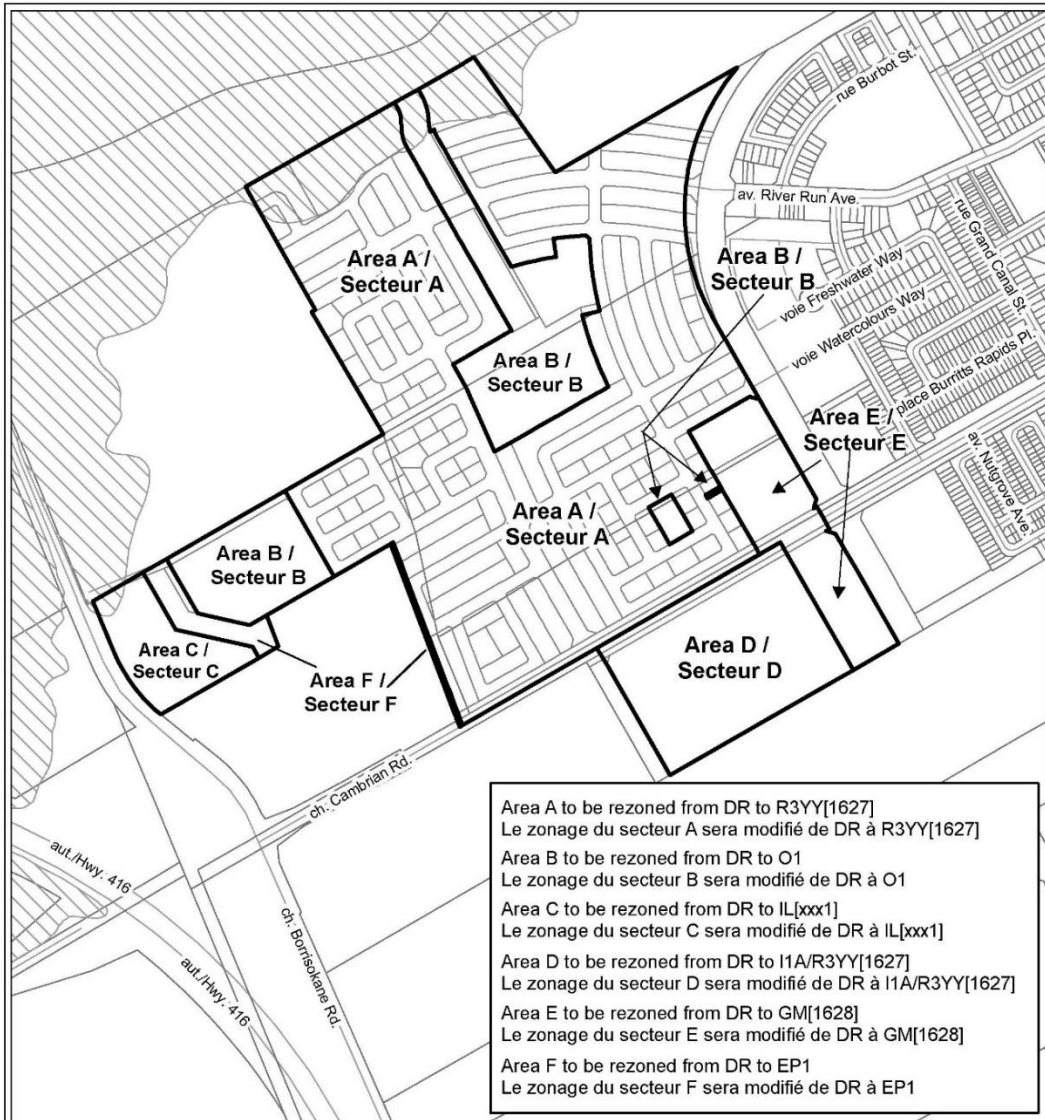
Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa.



Document 2 – Detailed Zoning Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-16-0112	18-0292-X	<div style="border: 1px solid black; width: 40px; height: 15px; display: inline-block; margin-right: 5px;"></div> 3900 chemin Cambrian Road, 3454, 3508 chemin Greenbank Road, 3345 chemin Borrisokane Road	
I:\CO\2018\Zoning\Cambrian_3900			
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REVISION / RÉVISION - 2018 / 03 / 19		Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	

Document 3 – Details of Recommended Zoning

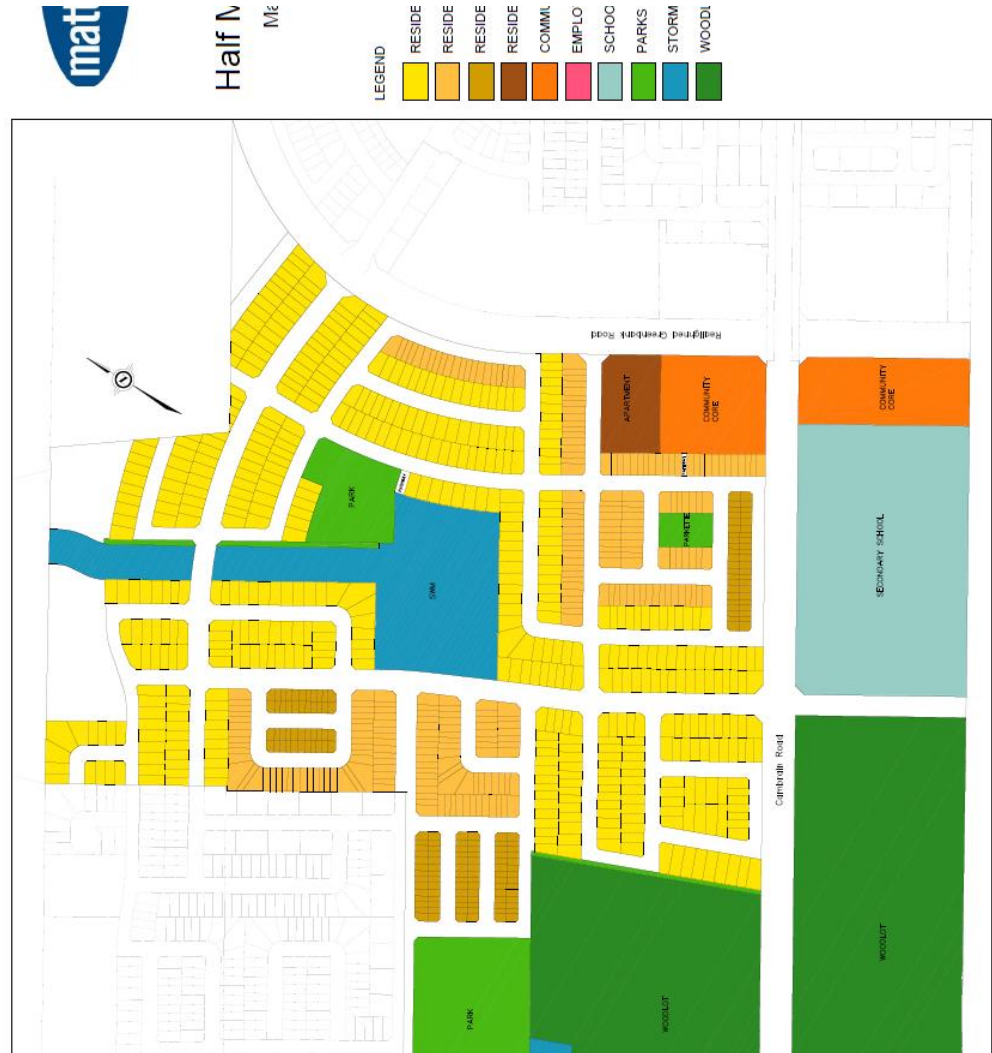
The proposed changes to the City of Ottawa Zoning By-law 2008-250 for 3900 Cambrian Road, 3454, 3508 Greenbank Road and 3345 Borrisokane Road are as follows:

1. Rezone the lands shown in Document 2 as Area A from DR to R3YY [1627].
2. Rezone the lands shown in Document 2 as Area B from DR to O1.
3. Rezone the lands shown in Document 2 as Area C from DR to IL [xxx1].
4. Rezone the lands shown in Document 2 as Area D from DR to I1A/R3YY [1627].
5. Rezone the lands shown in Document 2 as Area E from DR to GM [1628].
6. Rezone the lands shown in Document 2 as Area F from DR to EP1.
7. Add a new exception IL [xxx1], to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a. In column II the text: “IL [xxx1]”.
 - b. In column III the following use is added:
 - i. Place of Worship.

Document 4 – Draft Plan of Subdivision



Document 5 – Revised CDP Land-Use Plan



Document 6 – Consultation Details

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.

A public consultation was held on November 22, 2017 at 3500 Cambrian Road, Minto Recreation Complex (Cambrian Room). Twelve community members attended the meeting, as well as City staff (Planning, Engineering and Transportation), Mattamy Homes representatives and an adjacent subdivision applicant (Glenview Homes). Residents who attended were not opposed to the zoning proposal and Plan of Subdivision proposal, but were seeking information on future growth of Barrhaven.

Summary of Public Input

Feedback received on the proposal for 3900 Cambrian Road, 3454, 3508 Greenbank Road and 3345 Borrisokane Road included, timing of development, including the future re-aligned Greenbank Road, commercial core at Cambrian Road, and future improvements to the Barrhaven South transportation network.