

2. Zoning By-Law Amendment – Part of 3285 Borrisokane Road
Modification au Règlement de zonage – partie du 3285, chemin Borrisokane

Committee Recommendation

That Council approve an amendment to Zoning By-law 2008-250 for part of 3285 Borrisokane Road to permit residential uses and to allow site specific exceptions to accommodate Chapman Mills Drive right-of-way, as shown in Document 1 and as detailed in Document 2.

Recommandation du Comité

Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant une partie du 3285, chemin Borrisokane afin de permettre les utilisations résidentielles et des exceptions propres à l'emplacement, de façon à aménager l'emprise de la promenade Chapman Mills, comme l'indique le document 1 et le précise le document 2.

Documentation / Documentation

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated August 6, 2019 (ACS2019-PIE-PS-0079)

Rapport de la Directrice, Services de planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 6 août 2019 (ACS2019-PIE-PS-0079)

2. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of September 25, 2019, 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 September 11, 2019".

Résumé des observations écrites et orales à distribuer séparément avec l'ordre du jour de la réunion du 25 septembre 2019 du 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 11 septembre 2019 ».

**Planning Committee
Report 11
September 11, 2019**

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**Comité de l'urbanisme
Rapport 11
le 11 septembre 2019**

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
22 August 2019 / 22 août 2019**

**and Council
et au Conseil
11 September 2019 / 11 septembre 2019**

**Submitted on 6 August 2019
Soumis le 6 août 2019**

**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**

Contact Person / Personne ressource:

**Mélanie Gervais, Planner / urbaniste, Development Review South / Examen des
demandes d'aménagement sud**

(613) 580-2424, 24025, Melanie.Gervais@ottawa.ca

Ward: BARRHAVEN (3)

File Number: ACS2019-PIE-PS-0079

SUBJECT: Zoning By-law Amendment – part of 3285 Borrisokane Road

**OBJET: Modification au *Règlement de zonage* – partie du 3285, chemin
Borrisokane**

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 3285 Borrisokane Road to permit residential uses and to allow site specific exceptions to accommodate Chapman Mills Drive right-of-way, as shown in Document 1 and 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 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 *the Planning Act* 'Explanation Requirements' at the City Council Meeting of September 11 2019" 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 au Règlement de zonage 2008-250 visant une partie du 3285, chemin Borrisokane afin de permettre les utilisations résidentielles et des exceptions propres à l'emplacement, de façon à aménager l'emprise de la promenade Chapman Mills, comme l'indique le document 1 et le précise 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 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 de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 11 septembre 2019 », 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.

BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

Part of 3285 Borrisokane Road

Owner

Barrhaven Conservancy Inc.

Applicant

May Pham, Caivan Communities

Description of site and surroundings

The site is located south of the future Chapman Mills Drive extension, north of the Fraser-Clarke Drain and west of the Kennedy-Burnett Stormwater Management Facility.

The site is currently undeveloped and consists of a portion of the property addressed as 3285 Borrisokane Road. The site is part of a draft approved subdivision (D07-16-17-0031). Some of the lands to the north are subject to another subdivision application that have obtained draft approval for residential, parkland and commercial uses. A future school will be located to the north-west. To the east, on the other side of the Kennedy-Burnett Stormwater Management Facility, are lands designated High Density, Mixed-Use as per the South Nepean Town Centre Community Design Plan. To the south is the Jock River Flood Plain.

Summary of requested Zoning By-law amendment proposal

The Zoning By-law amendment application will accommodate development for a detached dwelling in Area A as shown in Document 1. The property is currently zoned Development Reserve (DR). This zone is reflective of the site's designation in the South Nepean Urban Area 8 Secondary Plan which protected it for future development.

The proposed zone is as follows:

- Residential Third Density YY Subzone, Exception 2559 (R3YY[2559]) to allow for a detached dwelling

The Zoning By-law amendment application will also modify Exception 2559 (Area B as shown in Document 1) as follows:

- to allow a reduced front yard setback along Chapman Mills Drive from 3 metres to 0.6 metres;
- to allow a reduced corner side yard setback along Chapman Mills Drive from 2.5 metres to 0.6 metres;
- to increase the maximum lot coverage for detached dwellings adjacent to Chapman Mills Drive from 55 per cent to 60 per cent;
- to increase the maximum area for driveways for detached dwellings adjacent to Chapman Mills Drive from 60 per cent of the area of the front yard to 65 per cent;
- to provide an exemption to providing an active side entrance for detached dwellings adjacent to Chapman Mills Drive; and
- to allow garage walls to be closer to the public street than the front wall of the dwelling.

Brief history of proposal

A cut and fill application with the Rideau Valley Conservation Authority (RVCA) was approved on September 26, 2018 and executed on October 1, 2018. The Plan of Subdivision was draft approved on October 17, 2018. A Zoning By-law amendment was approved on May 8, 2019. A subsequent cut and fill application with RVCA was submitted on April 12, 2019 to request a relatively minor cut-and-fill adjustment in order to offset the removal of Lot 126 on the draft 4M plan out of the regulatory floodplain. This application was approved by the RVCA on May 24, 2019.

Chapman Mills Drive Extension and O-Train Corridor Environmental Assessment Study (EA) was finalized in 2016. The EA requires a 41-metre right of way for Chapman Mills Drive extension for which the property owner is required to provide one half, 20.5 metres. However, on the draft 4M Plan for the subdivision, the Chapman Mills

Drive right-of-way is shown to have a shortage of ranging between 0.6 to 2.57 metres along the frontage of the development.

DISCUSSION

Public consultation

Notification of this Zoning By-law amendment was sent by mail to residents within 120 metres and signs were posted on the property. No comments were received.

Official Plan

According to Schedule B of the Official Plan, the property is designated General Urban Area, which is intended to provide a full range and choice of housing types in combination with conveniently located employment, retail, service, leisure, entertainment and institutional uses. Consideration shall be given to a balance of housing types to provide a full range of housing for a variety of demographic profiles throughout the General Urban Area.

Sections 2.5 and 4.11 of the Official Plan outline policies for compatible developments. The proposed development has been reviewed based on the following: traffic, access, parking, outdoor amenity areas, lighting, noise and air quality, sunlight, microclimate, and supporting neighbourhood services. The proposal aligns with the policies of the Official Plan by adding a detached dwelling on a new local road. The new local roads will connect to the new Chapman Mills Extension which will connect to Strandherd Drive. Adding a detached dwelling within an area currently being developed with singles, townhouses and back to back townhouses will ensure that the new development respects the character of the developing area.

According to Schedule E of the Official Plan, Chapman Mills Drive extension is classified as a Proposed Major Collector. According to Schedule D of the Official Plan, Chapman Mills Drive extension is to include a future transit corridor. The EA identifies the ultimate design for the East-West Chapman Mills Drive extension with sidewalks and cycle tracks on both sides and an O-Train running in the middle within a 41-metre right of way.

According to Schedule K of the Official Plan, part of the property is subject to the Jock River Flood Plain.

Other applicable policies and guidelines

The site is designated Residential in the South Nepean Urban Area Secondary Plan Area 8. The Residential designation permits a variety of housing types including detached dwellings, semi-detached dwellings, row dwellings and apartment dwellings.

The Draft Plan of Subdivision incorporates several measures from the Building Better and Smarter Suburbs (BBSS) initiative such as developing on a modified-grid pattern, proposing rear lanes and using the new Tree Planting in Sensitive Marine Clay Soils – 2017 Guidelines.

Planning rationale

The related Draft Plan of Subdivision proposes detached dwellings, rear lane townhouses, parkland and walkway blocks. Access to the subdivision will be provided via Chapman Mills Drive extension.

The site is proposed to be rezoned from Development Reserve to Residential Third Density Subzone YY Exception 2559. The proposed zoning is consistent with the intent of the Official Plan. This residential zone will allow for a detached dwelling (and other residential uses) and is consistent with the zoning for the rest of the subdivision.

A revised cut and fill application has been approved by the Rideau Valley Conservation Authority (RVCA) to remove Lot 126 (Area A in Document 1) from the flood plain. Blocks 62, 63 and 64 on the Draft 4M-Plan (as shown on Document 3) will remain in the flood plain. These lands will be held by the current owner and remain as Development Reserve Zone (DR). The flood plain overlay in the Zoning By-law will be amended following the completion of work and as-builts being provided to the RVCA.

In order to accommodate the Chapman Mills Drive right-of-way as per the EA, Barrhaven Conservancy Inc. agrees to modify the subdivision plan to make up for the right-of-way shortages along the development frontage. Because all servicing within the subdivision streets have been installed, shifting the whole subdivision plan will not be feasible. As a result, reduced front yard setback from 3 metres to 0.6 metres, reduced corner side yard setback from 2.5 metres to 0.6 metres along Chapman Mills Drive, increased maximum lot coverage for detached dwellings adjacent to Chapman Mills Drive from 55 per cent to 60 per cent, increased maximum area for driveways for detached dwellings adjacent to Chapman Mills Drive from 60 per cent of the area of the front yard to 65 per cent, and an exemption to providing an active side entrance for

detached dwellings adjacent to Chapman Mills Drive are being proposed. These exceptions will maintain a continuous and uniform building line along the south side of Chapman Mills Drive; they are not anticipated to adversely impact adjacent uses and are considered minor.

Another modification is also being requested to allow garage walls to be closer to the public street than the front wall of the dwelling, but still providing a minimum distance of 6 metres. This is to allow flexibilities in building location and facade design without compromising the original intent of the zoning.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Harder provided the following comment:

“This is simply an adjustment following an approval September 26, 2018 application related to this report.”

LEGAL IMPLICATIONS

There are no legal impediments to implementing the recommendations of this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

The recommendations documented in this report are consistent with the City's [Comprehensive Asset Management \(CAM\) Program](#) objectives.

The implementation of the CAM program results in timely decisions that minimize lifecycle costs and ensure the long-term affordability of assets. To fulfill its obligation to deliver quality services to the community, the City must ensure that assets supporting City services are managed in a way that balances service levels, risk and affordability. A

zoning amendment to protect for the Chapman Mills Drive Extension and O-Train Corridor Environmental Assessment allows for the appropriate supporting infrastructure to be able to be constructed at the appropriate time with the easements readily available.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts 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:

- Economic Prosperity
- Sustainable Environmental Services
- Healthy and Caring Communities
- Governance, Planning and Decision-Making

APPLICATION PROCESS TIMELINE STATUS

This application was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Draft 4M Plan (distributed separately)

CONCLUSION

The application is consistent with the Provincial Policy Statement, the Official Plan, the South Nepean Urban Area Secondary Plan - Area 8 as well as the Draft Plan of Subdivision. The Planning, Infrastructure and Economic Development Department supports the proposed Zoning By-law amendment to rezone the lands to Residential Third Density Subzone YY Exception 2559 and to modify Exception 2559 as per Documents 1 and 2.

DISPOSITION

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; 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.

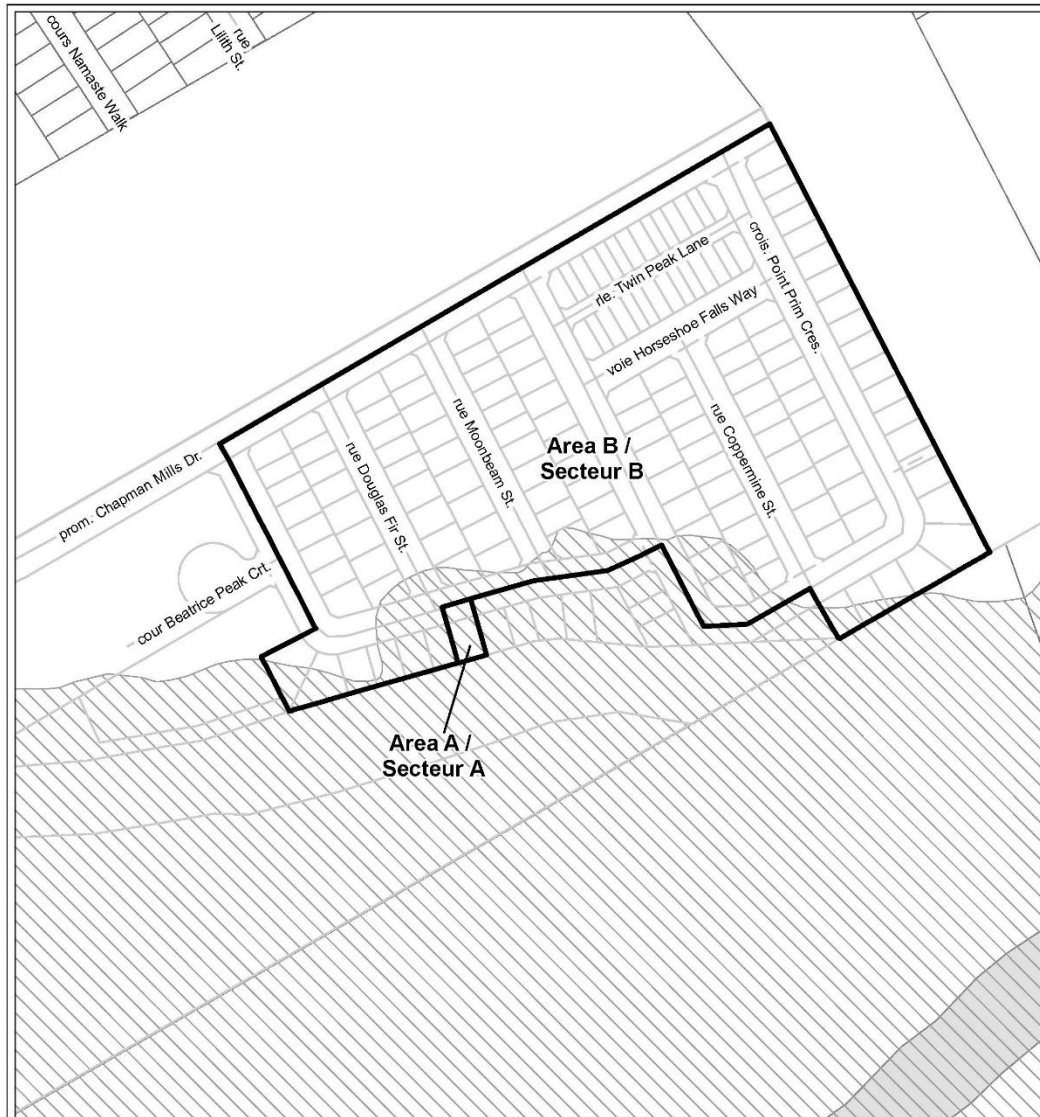
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.




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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa.

The map show the street and lot layout of the subdivision related to this rezoning.



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-19-0057	19-0559-D	Part of / Partie de 3285 chemin Borrisokane Road	
I:\CO\2019\Zoning\Borrisokane_3285_V2		Area A to be rezoned from DR to R3YY[2559] Le zonage du secteur A sera modifié de DR à R3Y[2559]	
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small>		Area B / Secteur B: R3YY[2559]	
<small>©Les données de parcelles appartient à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>		 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	
REVISION / RÉVISION - 2019 / 07 / 11			

Document 2 – Details of Recommended Zoning

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

1. Rezone the lands shown in Document 1 as follows:
 - a. Area A from DR to R3YY[2559]
2. Add the following to exception 2559 in Section 239 – Urban Exceptions:
 - a. In Column V, add the following text to the provision for zone requirements for detached dwellings, after the text, “v. minimum corner side yard setback: 2.5 m, despite the foregoing, no more than two portions of the building, not exceeding a total floor area of 3 m², may be located no closer than 2 m from the side lot line abutting a street”:

“or where the side lot line abuts Chapman Mills Drive, the minimum corner side yard setback is 0.6 m.”
 - b. In Column V, add the following text to the provision for zone requirements for detached dwellings, after the text, “vi. Maximum lot coverage: 55%”:

“except where the side lot line abuts Chapman Mills Drive, the maximum lot coverage is 60%.”
 - c. In Column V, add the following text to the provision for zone requirements for detached dwellings, after the text, “b. An active entrance must be provided on the side of the building facing the corner side yard.”:

“, except where the side lot line abuts Chapman Mills Drive.”
 - d. In column V, add the following text to the provision for the maximum area of the front yard used for a driveway, after the text, “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 Chapman Mills Drive, the maximum area of the front yard that may be used for a driveway is 65%.”

- e. In Column V, add the following text to the provision for zone requirements for townhouse dwellings with access to rear lane, after ‘iii. Minimum front yard setback 3m’:

“, except where the front lot line abuts Chapman Mills Drive where the minimum front yard setback is 0.6 m.”

- f. In Column V, delete the following text from the provision for attached garages:

“and may not be closer to the public street than the front wall of the dwelling.”