

3. Zoning By-Law Amendment and Community Design Plan Amendment – 3900 Cambrian Road, 3454, 3508 Greenbank Road and 3345 Borriskane Road

Modification au Règlement de zonage et modification au Plan de conception communautaire – 3900, chemin Cambrian, 3454 et 3508, chemin Greenbank et 3345, chemin Borriskane

Committee Recommendations

That Council approve:

- 1. an amendment to Zoning By-law 2008-250 for 3900 Cambrian Road, 3454, 3508 Greenbank Road and 3345 Borriskane Road to relocate a neighbourhood park and a residential block, and to increase the size of an apartment block within a draft plan approved subdivision, as shown in Document 2 and detailed in Document 3; and**
- 2. an amendment to the Barrhaven South Community Design Plan to relocate a neighbourhood park, as shown in Document 5.**

Recommandations du Comité

Que le Conseil approuve :

- 1. une modification au Règlement de zonage 2008-250 visant le 3900, chemin Cambrian, les 3454 et 3508, chemin Greenbank et le 3345, chemin Borriskane, afin de déplacer un parc de quartier et un îlot résidentiel, et d'augmenter la taille d'un îlot résidentiel figurant sur un plan de lotissement provisoire approuvé, comme l'illustre le document 2 et l'expose en détail le document 3;**
- 2. une modification au Plan de conception communautaire de Barrhaven-Sud, afin de déplacer un parc de quartier, comme l'illustre le document 5.**

Documentation / Documentation

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

PIE-PS-0083)

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 6 août 2019 (ACS2019-PIE-PS-0083)

2. Extract of draft Minutes, Planning Committee, August 22, 2019

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 22 août 2019

3. 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 2018 / 11 septembre 2019**

**Submitted on August 6, 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:

**Sean Moore, Planner III / Urbaniste III, Development Review South / Examen des
demandes d'aménagement sud
(613) 580-2424, 16481, Sean.Moore@ottawa.ca**

Ward: BARRHAVEN (3)

File Number: ACS2019-PIE-PS-0083

**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 relocate a neighbourhood park and a residential block, and to increase the size of an apartment block within a draft plan approved subdivision, as shown in Document 2 and detailed in Document 3; and
 - b) An amendment to the Barrhaven South Community Design Plan to relocate a neighbourhood park, 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 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 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 déplacer un parc de quartier et un îlot résidentiel, et d'augmenter la taille d'un îlot résidentiel figurant sur un plan de lotissement provisoire approuvé, comme l'illustre le document 2 et l'expose en détail le document 3;
 - b) une modification au Plan de conception communautaire de Barrhaven-Sud, afin de déplacer un parc de quartier, 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 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.

EXECUTIVE SUMMARY

The site is a 57.42-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 and 3508 Greenbank Road, and 3345 Borrisokane Road (see Document 1).

The applicant previously had a 923-unit Plan of Subdivision draft approved on April 18, 2018 and a Zoning By-law amendment application enacted on April 11, 2018 through By-law 2018-116. Phase 1 of the subdivision has been registered and an amendment to the neighbourhood park location in a subsequent phase is requiring a revision of the draft approval and a related Zoning By-law Amendment. To facilitate this park relocation an approximate 2.5-hectare area of land is proposed to be rezoned from Open Space to R3YY[1627], while an approximate 3.0-hectare area of land is proposed to be rezoned from R3YY[1627] to Open Space (see Document 2).

The applicant is further proposing to increase the size of the 'apartment block' (Block 166 in Document 4) from 0.76 to 0.93 hectares, to reduce the rear yard setback from 7.5 to 3 metres, and to reduce the landscape buffer from 3 to 1.5 metres.

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

Notice was given to all property owners within 120 metres of the affected area. In addition, a public consultation on the original draft approved subdivision was held on

November 22, 2017 at 3500 Cambrian Road, Minto Recreation Complex, in the Cambrian Room. Twelve community members attended the meeting, as well as City staff from Planning, Engineering and Transportation, plus 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.

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

RÉSUMÉ

Le terrain visé, d'une superficie de 57,42 hectares, se trouve au sud de la rivière Jock, à l'ouest du futur tracé du chemin Greenbank, à l'est du chemin Borrisokane et au nord du chemin Cambrian. Il porte comme adresses municipales le 3900, chemin Cambrian, les 3454 et 3508, chemin Greenbank et le 3345, chemin Borrisokane (document 1).

Le requérant a reçu le 18 avril 2018 l'approbation d'un plan de lotissement provisoire pour 923 unités, et sa demande de modification au Règlement de zonage a été adoptée le 11 avril 2018 (Règlement 2018-116). La phase 1 du lotissement a été enregistrée et une modification d'emplacement du parc de quartier, nécessaire pour une phase prochaine du projet, nécessite une révision de l'approbation provisoire et, par ricochet, une modification au Règlement de zonage. Pour permettre le déplacement de ce parc, il est proposé de faire passer la désignation d'un terrain d'environ 2,5 hectares de Zone d'espace vert à R3YY[1627], et celle d'un terrain d'environ 3,0 hectares de R3YY[1627] à Zone d'espace vert (document 2).

Le requérant souhaite en outre augmenter la superficie de l' « îlot résidentiel » (îlot 166 dans le document 4), qui passerait de 0,76 à 0,93 hectare, réduire de 7,5 m à 3 m le retrait de cour arrière et réduire de 3 m à 1,5 m la largeur de la zone tampon paysagée.

La Direction générale recommande d'approuver cette demande car les modifications proposées au Règlement de zonage et 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

Un avis a été envoyé à tous les propriétaires fonciers dont le terrain est situé à moins de 120 mètres de l'emplacement visé. De plus, une consultation publique a été organisée pour traiter du plan de lotissement provisoire approuvé. Elle s'est déroulée le 22 novembre 2017 au Complexe récréatif *Minto* (salle *Cambrian*), situé au 3500, chemin 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: Melissa Pettem

Applicant

Julie Carrara - FOTENN

Description of site and surroundings

The lands are 57.42 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 City has received a revised Draft Plan of Subdivision and Zoning By-law amendment by Mattamy Homes for the subject lands for the purposes of amending the previously approved draft plan of subdivision. The revisions are intended to accommodate the relocation of a park and several residential blocks; enlarge the proposed apartment block; and revise the local street and pathway locations accordingly.

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 proposal

The revised draft plan of subdivision will include 973 residential units, consisting of 447 detached dwellings, 300 townhouse dwellings, 154 back-to-back townhouse dwellings, and 72 apartment units. The original draft plan of subdivision included 923 residential units, consisting of 496 detached units, 427 townhouse and back-to-back units, with an estimate of 60 apartment units.

Additionally, the subject properties will contain a 6.07 hectare school block, 4.58 hectares of parkland, 4.07 hectares of stormwater management (two blocks), one 2.11 hectare employment block, and several new streets and pathways (see Table 1).

The Draft Plan of Subdivision revision application has been submitted in order to make modifications to the previously draft approved Draft Plan of Subdivision (D07-16-16-0023) in order to accommodate the following changes:

- Relocating the detached dwellings which were originally proposed in the southwest portion of the site further north and northwest, where Park 2 was previously located
- Relocating Park 2 from the northwest to the southwest location of the site, where the soil was deemed inadequate for homebuilding but suitable for parkland, increasing its size to 3.09 hectares (from 2.61 ha.)
- Increasing the size of the apartment block to 0.93 hectares from 0.76 hectares by extending it to the west
- Modifying the street and pathway networks to reflect the above changes

Table 1

Land Use	Area (ha)	Units
Detached Dwellings	13.81	447
Townhouse Dwellings	6.22	300
Back-to-Back Townhouse Dwellings	1.65	154
Park Blocks	4.58	n/a

Land Use	Area (ha)	Units
School Block	6.07	n/a
Stormwater Management Blocks	4.07	n/a
Employment Block	2.11	n/a
Apartment Block	0.93	72
Streets	13.85	n/a
Other (open space, walkway blocks)	4.13	n/a
	57.42	973

To account for the switch in land-use the overall park area will increase from 4.02 hectares to 4.58 hectares; the number of detached units will decrease from 519 to 447; the number of townhouse and back-to-back townhouse units will increase from 427 to 454 units.

The relocated park will be adjacent to the Cambrian Woods, providing a treed backdrop along the western edge of the park. The park will front onto Cambrian Road with a portion fronting onto Apolune Street and a local street.

Existing Zoning

The property is currently zoned R3YY[1627]), GM[1628] and O1. The general purposes of these zones are:

- The intent of the R3YY[1627] zone is to implement a range of detached and townhouse residential housing products;
- The intent of the GM[1628] zone is to permit a flexible range of higher density residential uses and commercial uses;
- The intent of the O1 zone is to identify and permit the public park and pathway network.

Summary of requested Zoning By-law amendment proposal

In order to accommodate the revised Draft Plan of Subdivision, a Zoning By-law amendment application was submitted which included the following proposals:

- Revising the GM[1628] zoning for the apartment block (Block 166) to GM[xxxx] to maintain all provisions of Urban Exception 1628 and:
 - Reduce the required rear yard setback requirements from 7.5 metres to 3.0 metres;
 - Reduce the width of required landscaping surrounding the parking lot where not abutting a street from 3.0 metres to 1.5 metres; and
 - Extend the zoning further west to include the larger proposed block area.
- Re-zone the mid-block pathway connection between Aphelion Crescent and the Community Core block from O1 to R3YY[1627] to facilitate its relocation
- Relocate the O1 zone for Park 2 to the proposed southern location adjacent Cambrian Road and the Cambrian Woods.
- Apply a R3YY[1627] zone to the residential units in the former Park 2 site.

The main zoning performance standards of the R3YY[1627] zone are identified in Table 2 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	81 m ²	4 m	3 m	6	1.5 m	2.5 m	N/A

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)
Townhouses							

DISCUSSION

Public consultation

A public consultation was held on November 22, 2017 at 3500 Cambrian Road, Minto Recreation Complex, in the Cambrian Room. Twelve community members attended the meeting, as well as City staff from Planning, Engineering and Transportation, plus Mattamy Homes representatives and an adjacent subdivision applicant, Glenview Homes. Property owners were circulated the revised subdivision and zoning amendments through the *Planning Act* requirements.

Applicable Policies

Provincial Policy Statement (PPS) 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 Area 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.

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.

The lands are also adjacent to the City-owned Cambrian Woods in the western portion of the site. The Cambrian Woods is 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.

Official Plan (OPA 150)

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 (CDP)

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 for creating complete communities as 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 (see Table 3).

Table 3

CDP Density	MMBW Unit Type	HMBW		Barrhaven South CDP
		Units	Split	
Low-Density	Detached	447	46%	Max 60%
Medium-Density	Townhouse units	300	31%	Min 30%
High-Density	Back-to-Back Townhouses and Stacked Back-to-Back Townhouse units	226	23%	Min 10%
Total		973	100%	100%

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 blocks including a large neighbourhood park providing a baseball diamond (Block 501), a neighbourhood park (Block 575), and a parkette (Block 172).

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 regard 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 regard 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 substantial changes to the Land Use Plan, such as park relocations, be subject to approval of the City's Planning Committee (see Document 5).

The proposed relocation of a neighbourhood park (Park 2) from the northwest quadrant of the plan of subdivision to the southwest quadrant is a result of soil capabilities not suitable for homebuilding, however have been deemed suitable for park development. The new neighbourhood park location will result in an increase in size from 2.61 hectares to 3.09 hectares. The new park location will provide for a central neighbourhood park, with frontage on Cambrian Road, the main collector street (Apolune Street) and a new local street. In addition, the relocated park will remain to abut the Cambrian Woods, a designated urban natural feature, on the east side, where previously it was on the north side, thus maintaining this park design feature and providing a proper buffer and transition between the active and passive open spaces.

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 land use and zoning performances according to geotechnical conditions, which will support street trees and complete streets.

Zoning By-law Amendment

The proposed Zoning By-law amendment implements the direction of the CDP where General Mixed-Use (GM[xxxx]) zoning will aid in implementing the CDP's direction on density targets. 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 proposed park relocation and Open Space (O1) zoning will aid in contributing to accessible and programmable open spaces.

For the enlarged apartment block, the reduced rear yard setback from 7.5 to 3 metres, and the reduced landscape buffer from 3 to 1.5 metres are not anticipated to adversely impact adjacent land-uses and are considered minor.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Harder provided the following comments:

“This is simply re-locating a park to flood lands which is an incredibly good Building Better Suburb principle of using land better and placing a higher value on it.”

LEGAL IMPLICATIONS

There are no legal impediments to the approval 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

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. The relocation of the community park is the best use of space for the area and based on both CAM and BBSS serves round out the proposed development with the appropriate supporting infrastructure.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

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 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. Staff recommends approval.

DISPOSITION

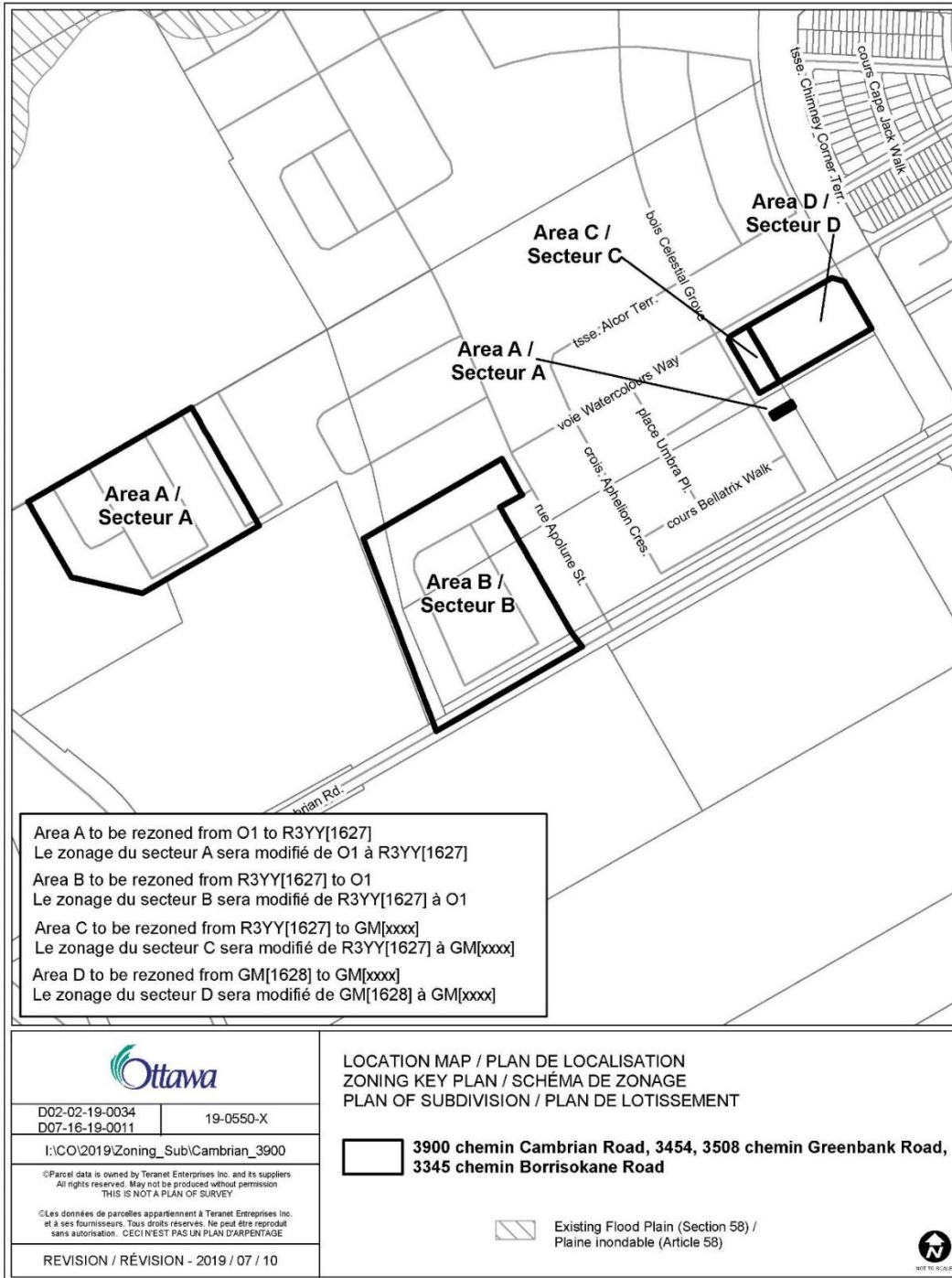
Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

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 2 – Detailed Zoning Map



Area A to be rezoned from O1 to R3YY[1627]
 Le zonage du secteur A sera modifié de O1 à R3YY[1627]

Area B to be rezoned from R3YY[1627] to O1
 Le zonage du secteur B sera modifié de R3YY[1627] à O1

Area C to be rezoned from R3YY[1627] to GM[xxxx]
 Le zonage du secteur C sera modifié de R3YY[1627] à GM[xxxx]

Area D to be rezoned from GM[1628] to GM[xxxx]
 Le zonage du secteur D sera modifié de GM[1628] à GM[xxxx]

Ottawa

D02-02-19-0034 19-0550-X
 D07-16-19-0011

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REVISION / RÉVISION - 2019 / 07 / 10

LOCATION MAP / PLAN DE LOCALISATION
 ZONING KEY PLAN / SCHÉMA DE ZONAGE
 PLAN OF SUBDIVISION / PLAN DE LOTISSEMENT

**3900 chemin Cambrian Road, 3454, 3508 chemin Greenbank Road,
 3345 chemin Borrisokane Road**

Existing Flood Plain (Section 58) /
 Plaine inondable (Article 58)

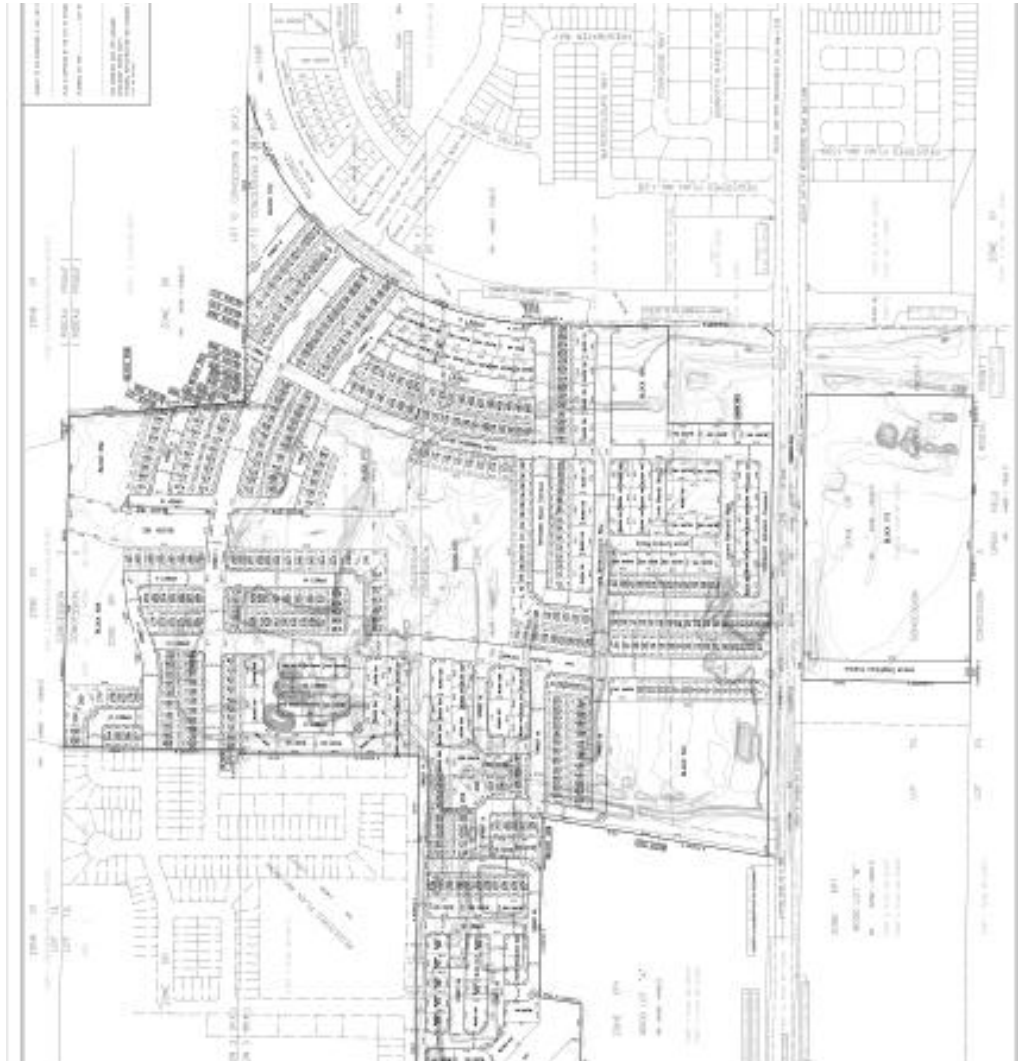
Document 3 – Details of Recommended Zoning

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 O1 to R3YY [1627].
2. Rezone the lands shown in Document 2 as Area B from R3YY[1627] to O1.
3. Rezone the lands shown in Document 2 as Area C from R3YY[1627] to GM[xxxx].
4. Rezone the lands shown in Document 2 as Area D from GM[1628] to GM[xxxx]
5. Add a new exception GM [xxx1], to Section 239 – Urban Exceptions with provisions similar in effect to the following:
 - a. In column II the text: “GM [xxx1]”.
 - b. In column IV the following use is added:
 - i. Place of Worship.
 - ii. Funeral parlour
 - iii. Drive through facility
 - iv. Technology industry
 - v. Research and development industry
 - c. In column V
 - rear yard setback is 3.0 metres.
 - width of required landscape buffer around a parking lot of 100 or more spaces is 1.5 metres
 - all outdoor loading and refuse collection areas contained within a parking lot must be located at least 2.2 metres from any other lot line
 - maximum building height is 24 metres and 6 storeys
 - there is no maximum FSI restriction

- mixed-use buildings shall not have a minimum front or corner side yard setback requirement
- no minimum landscaped areas, except that where a yard is provided and not used for required driveways, aisles, parking, loading spaces or outdoor commercial patio, the whole yard must be landscaped

Document 4 – Draft Plan of Subdivision



Document 5 – Revised CDP Land-Use Plan



Ha

LOT COUNTS

21' Village 1	21' Village 1
21' Widelot	21' Widelot
30' Single	30' Single
30' C Single	30' C Single
36' Single	36' Single
43' Single	43' Single
21' Stacked	21' Stacked



Document 6 – Consultation Details

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.

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). Property owners were circulated the revised subdivision and zoning amendments through the Planning Act requirements.