

<p>2. Zoning By-law Amendment – part of 3285 Borrisokane Road</p> <p>Modification du <i>Règlement de zonage</i> – partie du 3285, chemin Borrisokane</p>
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Committee recommendation

That Council approve an amendment to Zoning By-law 2008-250 for part of 3285 Borrisokane Road to permit 45 rear lane townhouses, eight detached dwellings and to modify the minimum lot area and minimum rear yard setback for one lot, 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 Borriskane, afin de permettre l'aménagement de 45 maisons en rangée sur ruelle arrière et de huit maisons isolées et de modifier la superficie minimale de lot ainsi que le retrait minimal de la cour arrière d'un lot, comme l'indique le document 2.

Documentation/Documentation

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated April 23, 2020 (ACS2020-PIE-PS-0019)

Rapport du Directeur, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 23 avril 2020 (ACS2020-PIE-PS-0019)

2. Extract of draft Minutes, Planning Committee, June 11, 2020

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 11 juin 2020

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
11 June 2020 / 11 juin 2020**

**and Council
et au Conseil
24 June 2020 / 24 juin 2020**

**Submitted on 23 April 2020
Soumis le 23 avril 2020**

**Submitted by
Soumis par:
Douglas James,
Acting Director / Directeur par intérim
Planning Services / Services de la planification
Planning, Infrastructure and Economic Development Department / Direction
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Ward: BARRHAVEN (3)

File Number: ACS2020-PIE-PS-0019

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

**OBJET: Modification du 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 45 rear**

lane townhouses, eight detached dwellings and to modify the minimum lot area and minimum rear yard setback for one lot, as detailed in Document 2.

2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* 'Explanation Requirements' at the City Council Meeting of June 24, 2020," 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 Borriskane, afin de permettre l'aménagement de 45 maisons en rangée sur ruelle arrière et de huit maisons isolées et de modifier la superficie minimale de lot ainsi que le retrait minimal de la cour arrière d'un lot, comme l'indique le document 2.
2. Que le Comité de l'urbanisme donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 24 juin 2020 », 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 an approved Subdivision (D07-16-17-0031) and is legally described as Lot 1, Blocks 62, 63 and 64 on Plan 4M-1645. Some of the lands to the north are subject to another subdivision application that are working towards draft approval while lands to the further north 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 Mixed-Use Corridor and Residential as per the Barrhaven Downtown Secondary Plan. To the south are vacant lands that are designated as the Jock River Flood Plain.

Summary of requested Zoning By-law amendment proposal

The Zoning By-law amendment application will accommodate development of 45 rear lane townhouses and eight detached dwellings as shown in Document 4. 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 defines the lands for future development. Blocks 62 and 63, as well as the southwestern corner of Block 64 also have a Flood Plain Overlay under the current Zoning By-law.

The proposed zone is as follows:

- Residential Third Density YY Subzone, Exception 2559 (R3YY[2559]) to allow residential uses.

The Zoning By-law amendment application will also modify Exception 2559 as follows:

- To allow a reduced lot width for the westernmost property fronting on Chapman Mills Drive to account for the irregular lot shape.
- To allow a reduced lot area and reduced rear yard setback for Lot 1 on Plan 4M-1645.

Brief history of proposal

The Plan of Subdivision for Barrhaven Conservancy Phase 1 received draft approval on October 17, 2018; the Zoning By-law amendment implementing this Plan was carried by Planning Committee on April 25, 2019; By-law 2019-128 was passed by Council on May 8, 2019; and the subdivision was registered on December 4, 2019 as Plan 4M-1645. The blocks subject to this application had not been rezoned in 2019 because they were located within the flood plain as per a Cut and Fill permission issued on September 26, 2018 by the Rideau Valley Conservation Authority (RVCA).

A new Cut and Fill permission (No. RV5-4419) was issued by the RVCA on November 12, 2019 and validated on November 13, 2019. The Draft Plan of Subdivision was thus revised to accommodate development within these Blocks and the City issued a Revision of Draft Plan approval on March 6, 2020 (Document 4).

The RVCA has reviewed the as-builts of the Cut and Fill works and issued an approval letter dated May 31, 2020. This as-built approval effectively removes the lands from the Flood Plain.

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.

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

Official Plan designations

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 wide 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 detached dwellings and rear lane townhouses on new local roads. The new local roads will connect to the new Chapman Mills Extension which will connect to Strandherd Drive. Adding detached dwellings and rear lane townhouses 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 and according to Schedule D of the Official Plan, Chapman Mills Drive extension is to include a future transit corridor. The Chapman Mills Drive Extension and O-Train Corridor Environmental Assessment Study (EA) identifies the ultimate design for the East-West Chapman Mills Drive extension with sidewalks and cycle tracks on both sides and a Bus Rapid Transit running in the middle within a 41-metre right of way.

According to Schedule K of the Official Plan, part of the property is also identified as 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 revision proposes detached dwellings and rear lane townhouses. 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 detached dwellings and townhouses (and other residential uses) and is consistent with the zoning for the rest of the subdivision.

A new Cut and Fill permission (No. RV5-4419) was issued by the RVCA on November 12, 2019 and validated on November 13, 2019 to remove Blocks 62, 63, 64 and 122 on Plan 4M-1645 from the flood plain (Plan 4M-1645 is shown in Document 5). The flood plain overlay in the Zoning By-law will be amended through an Omni-bus By-law once the RVCA sends the updated flood plain information to the City.

An exception is also being requested to allow a reduced lot width for the westernmost unit along Chapman Mills Drive. Given the irregular shape of the future lot caused by the large sight triangle located at the corner of Chapman Mills Drive and Canoe Street, the measured lot width is only 2.2 metres.

Lastly, exceptions are also being requested to allow a reduced lot area for Lot 1 on Plan 4M-1645 from 220 square metres to 216 square metres and to allow a reduced rear yard setback for the same lot from six metres to 5.5 metres. The requested reductions are minor in nature.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014 and the Provincial Policy Statement, 2020.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

The Councillor is aware of the application related to this report.

LEGAL IMPLICATIONS

There are no legal impediments to adopting the recommendations in 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. The proposed stormwater management ponds, paths, parks and school location, developed using the Building Better Smarter Suburbs principles, serves to round out the proposed development with the appropriate supporting infrastructure.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

ENVIRONMENTAL IMPLICATIONS

The proposal will remove the Flood Plain designation on a portion of the development land which was examined and approved through the Cut-and-Fill permit by the Rideau Valley Conservation Authority.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Integrated Transportation
- Thriving Communities
- Sustainable Infrastructure

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-19-0141) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to additional zoning provisions requested by the applicant which triggered a re-circulation.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Revised Draft Plan

Document 5 Registered Plan 4M-1645

CONCLUSION

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 (R3YY[2559]), to reduce the lot width for the westernmost unit along Chapman Mills Drive and to reduce the lot area and rear yard setback for Lot 1 of plan 4M-1645 as per Documents 1 and 2. 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.

DISPOSITION

Legislative Services, Office of the City Clerk, to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Program Manager, Tax Billing and Control, Finance Services department (Mail Code: 26-76) of 613-580-2424 x24025, 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.

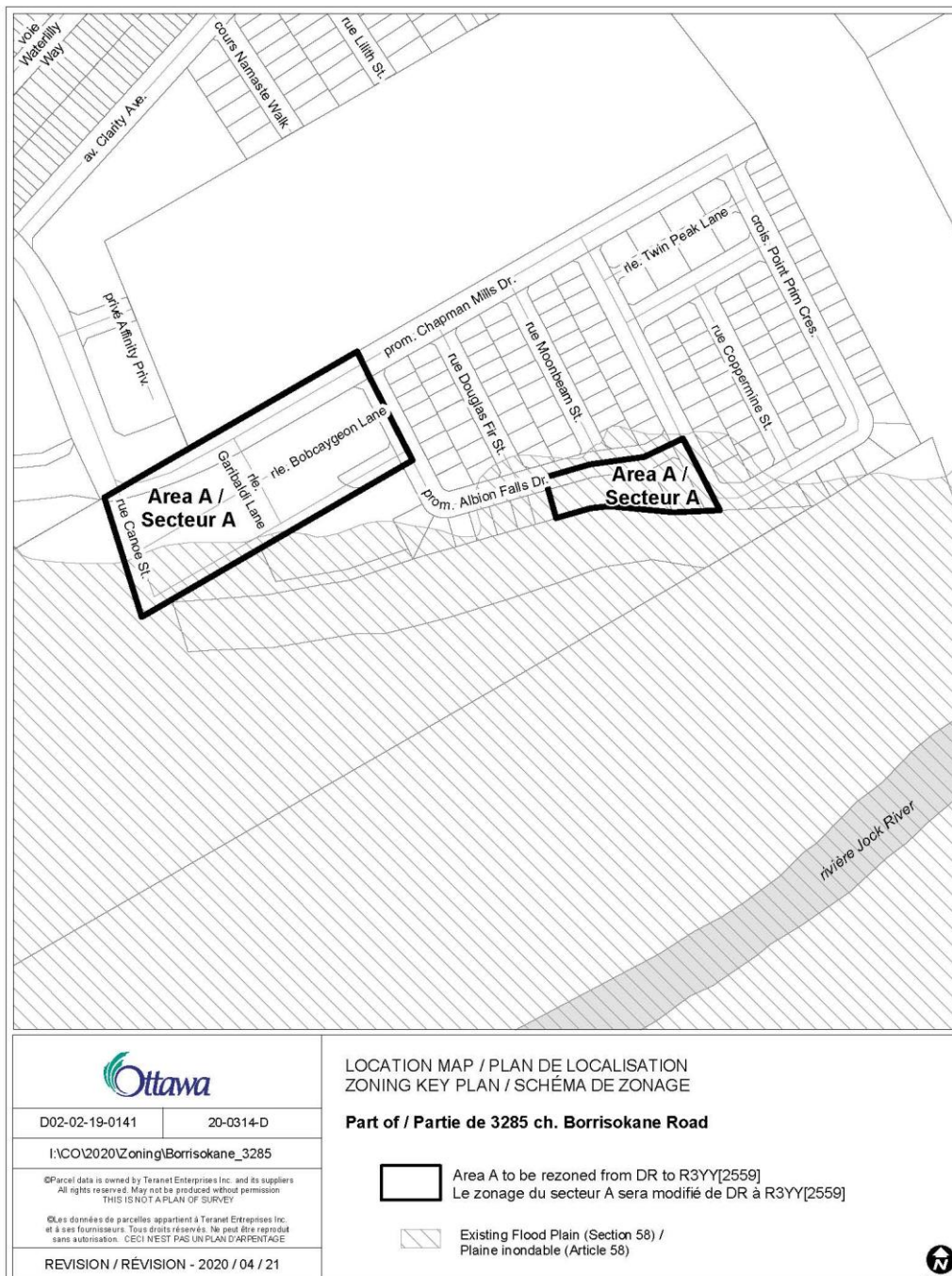
Legal Services, Innovative Client Services Department, to forward the implementing by-law to City Council.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa.

The map shows the location of the proposed rezoning related to the street layout.



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. Amend 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 semi-detached and townhouse dwellings, after the text, “ii. Minimum lot width: 5.5 m”:

“except for the westernmost corner lot fronting onto Chapman Mills Drive, the minimum lot width is 2.2 m.”
 - b. In Column V, add the following text to the provision for zone requirements for detached dwellings, after the text,

“viii. for a detached dwelling on a corner lot:

 - 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.”:

“c. the minimum rear yard setback for Lot 1 on Plan 4M-1645 is 5.5 m”
 - c. In Column V, add the following text to the provision for zone requirements for detached dwellings, after the text, “i. minimum lot area: 220m²”:

“except for Lot 1 on Plan 4M-1645, the minimum lot area is 216 m²”

Document 3 – 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.

Public Comments and Responses

No comments were received.