
Zoning By-Law Amendment – Part of 3285 Borrisokane Road

ACS2020-PIE-PS-0019

Barrhaven (3)

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.

The committee heard one delegation, as follows:

- Frank Cairo, Caivan Communities (applicant)¹ provided context on the application, noting there had been some misinformation about the proposal and potential flood plain impacts in Barrhaven. He indicated the Cut/Fill works approved as part of the S.28 Permit have been completed to the satisfaction of the Rideau Valley Conservation Authority; no reductions in 1/100 year flow rates have been utilized in Cut/Fill modelling; significant environmental benefits will result from the riparian restoration of the Jock River Corridor; and, significant open space improvements and amenities will be delivered at no cost to the city.

The following correspondence was provided to the committee coordinator between June

¹ Submission on file

1 (the date the report was published to the City's website with the agenda for this meeting) and the time it was considered on June 11, a copy of which is held on file:

- Email dated June 10 from Faith Blacquiere

Lily Xu, Manager, Development Review – South, Planning, Infrastructure and Economic Development department, responded to questions on the report.

The Committee CARRIED the report recommendations as presented on a division of 7 yeas and 2 nays and, as follows:

YEAS (7): Councillors, L. Dudas, T. Tierney, S. Moffatt, A. Hubley, E. El-Chantiry (ex officio), Vice-chair G. Gower, Chair J. Harder

NAYS (2): Councillors J. Leiper, R. Brockington