

6. Zoning By-Law Amendment – 3288 Greenbank Road
Modification Au Règlement De Zonage – 3288, Chemin Greenbank

Committee recommendation

That Council approve an amendment to Zoning By-law 2008-250 for 3288 Greenbank Road to rezone the lands from Development Reserve (DR) to Mixed Use Centre (MC[xxx1], MC[xxx2], MC[xxx3]), Minor Institutional / Mixed Use Centre (I1A/MC[xxx1]), and Parks and Open Space (O1), to facilitate the development of 850 residential units within a draft approved subdivision and an associated public park, as shown in Document 2 and detailed in Document 3;

Recommandation du Comité

Que le Conseil approuve une modification du Règlement de zonage (n° 2008-250) concernant le 3288, chemin Greenbank, visant à faire passer le zonage des terrains de zone d'aménagement futur (DR) à zone de centres d'utilisations (MC[xxx1], MC[XXX2], MC[xxx3]), zone de petites institutions / zone de centres d'utilisations polyvalentes (I1A/MC[xxx1]) et zone de parc et d'espace vert (O1), pour permettre l'aménagement de 850 unités résidentielles dans un lotissement provisoirement approuvé et d'un parc public, comme le montre le document 2 et le détaille le document 3

Documentation/Documentation

1. Acting Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated October 28, 2020 (ACS2020-PIE-PS-0107)

Rapport du Directeur par intérim, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 28 octobre 2020 (ACS2020-PIE-PS-0107)

2. Extract of draft Minutes, Planning Committee, November 10, 2020

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 10 novembre 2020

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
10 November 2020 / 10 novembre 2020**

**and Council
et au Conseil
25 November 2020 / 25 novembre 2020**

**Submitted on October 28, 2020
Soumis le 28 octobre 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
générale de la planification, de l'infrastructure et du développement économique**

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613-580-2424, 16481, Sean.Moore@ottawa.ca**

Ward: BARRHAVEN (3)

File Number: ACS2020-PIE-PS-0107

SUBJECT: Zoning By-law Amendment – 3288 Greenbank Road

OBJET: Modification au Règlement de zonage – 3288, chemin Greenbank

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3288 Greenbank Road to rezone the lands from Development Reserve (DR) to Mixed Use Centre (MC[xxx1], MC[xxx2], MC[xxx3]), Minor Institutional / Mixed Use Centre (I1A/MC[xxx1]), and Parks**

and Open Space (O1), to facilitate the development of 850 residential units within a draft approved subdivision and an associated public park, as shown in Document 2 and detailed in Document 3;

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 25 November, 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 du Règlement de zonage (n° 2008-250) concernant le 3288, chemin Greenbank, visant à faire passer le zonage des terrains de zone d'aménagement futur (DR) à zone de centres d'utilisations polyvalentes (MC[xxx1], MC[xxx2], MC[xxx3]), zone de petites institutions / zone de centres d'utilisations polyvalentes (I1A/MC[xxx1]) et zone de parc et d'espace vert (O1), pour permettre l'aménagement de 850 unités résidentielles dans un lotissement provisoirement approuvé et d'un parc public, comme le montre le document 2 et le détaille le document 3;
2. Que le Comité de l'urbanisme donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation, 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 25 novembre 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.

EXECUTIVE SUMMARY

Assumption and Analysis

The property is municipally addressed as 3288 Greenbank Road. Situated in the Barrhaven Town Centre, the 12.61-hectare property is bordered by Greenbank Road to the east, the future extension of Chapman Mills Drive to the north, the Kennedy-Burnett stormwater management pond to the west, and a developing residential neighbourhood to the immediate south. This area of the Barrhaven Town Centre forms part of the residential component, south of the Strandherd Retail District.

The Zoning By-law amendment was submitted to rezone the lands from Development Reserve (DR) to Mixed-Use Centre (MC[xxx1]), (MC[xxx2]), (MC[xxx3]), Minor Institutional / Mixed-Use Centre (I1A/MC[xxx1]) and Parks and Open Space (O1). The zoning would implement the development of a range of back-to-back townhouses, stacked townhouses and high-rise apartments, fulfilling the density requirements of the Barrhaven Downtown Secondary Plan.

Staff recommend approval based on the proposed zoning compliance with Provincial Policy Statement, the 'Mixed Use Centre' designation of the City's Official Plan (Volume 1), and the 'Mixed Use Corridor', 'Residential' and 'Park' designations of the Barrhaven Downtown Secondary Plan.

This application is subject to a Plan of Subdivision which received draft approval on March 13, 2020 (D07-16-19-0015).

Public Notification / Input

Notice was given as per the *Planning Act*, to property owners within 120 metres of the subject site and two on-site signs were posted along the frontage, advising of the subject applications. The application information was posted to the City's website and local community groups were notified via email.

A public consultation was held on September 11, 2019 from 6:30 pm to 9:00 pm at 3500 Cambrian Road, Minto Recreation Complex in Cambrian Room. Three community members attended the meeting, as well as City staff and the applicant (Mattamy Homes representatives and Caivan Communities representatives). Property owners were circulated the revised subdivision and zoning amendments according to the *Planning Act* requirements.

RÉSUMÉ

Hypothèse et analyse

La propriété porte la désignation municipale du 3288, chemin Greenbank. Situés dans le centre-ville de Barrhaven, ces 12,61 hectares sont bordés par le chemin Greenbank à l'est, par le futur prolongement de la promenade Chapman Mills au nord, par le bassin de rétention des eaux pluviales Kennedy-Burnett à l'ouest ainsi que par un secteur résidentiel en construction tout juste au sud. Ce secteur du centre-ville de Barrhaven fait partie de la composante résidentielle au sud du secteur commercial de Strandherd.

La modification du Règlement de zonage a été proposée pour faire passer le zonage de ces terrains de zone d'aménagement futur (DR) à zone de centres polyvalents (MC[xxx1], MC[xxx2], MC[xxx3]), zone de petites institutions / centres polyvalents (I1A/MC[xxx1]) et zone de parc et d'espace vert (O1). Ce zonage permettrait d'aménager une gamme d'habitations en rangée dos à dos, de logements superposés en rangée et d'immeubles d'appartements de grande hauteur, et ainsi de satisfaire aux exigences en matière de densité du Plan secondaire du centre-ville de Barrhaven.

Le personnel recommande d'approuver la proposition, puisque celle-ci respecte la Déclaration de principes provinciale, la désignation « centre polyvalent » du Plan officiel de la Ville (volume 1) et les désignations « corridor polyvalent », « résidentiel » et « parc » du Plan secondaire du centre-ville de Barrhaven.

Cette demande fait l'objet d'un plan de lotissement qui a été provisoirement approuvé le 13 mars 2020 (D07-16-19-0015).

Consultation publique et commentaires

Conformément à la Loi sur l'aménagement du territoire, un avis a été remis aux propriétaires des biens-fonds situés dans un rayon de 120 mètres du site concerné, et deux enseignes ont été installées devant le site pour aviser les résidents des demandes en question. La proposition a été publiée sur le site Web de la Ville, et les groupes communautaires locaux ont été avisés par courriel.

Une consultation publique a été tenue le 11 septembre 2019 de 18 h 30 à 21 h dans la salle Cambrian du Complexe récréatif Minto, au 3500, chemin Cambrian. Trois membres de la communauté ont assisté à la rencontre, de même que des employés de la Ville et le requérant (des représentants de Mattamy Homes et de Caivan Communities). Les versions révisées du plan de lotissement et du projet de modification

du zonage ont été distribuées aux propriétaires, conformément à la Loi sur l'aménagement du territoire.

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

3288 Greenbank Road

Owner

Caivan Communities Inc.

Applicant

Paul Black – FOTENN

Description of site and surroundings

The property is municipally addressed as 3288 Greenbank Road. Situated in the Barrhaven Town Centre, the 12.61-hectare property is bordered by Greenbank Road to the east, the future extension of Chapman Mills Drive to the north, the Kennedy-Burnett stormwater management pond to the west, and a developing residential neighbourhood by Claridge Homes (City File D07-16-17-0001) to the immediate south. The lands are within 800 metres of the existing Market Place Bus Rapid Transit Station in the Town Centre, and within 400 metres of two future transit stations along the Chapman Mills Drive and Greenbank Road corridors, as shown on Official Plan Schedule D, Rapid Transit Priority and Transit Priority Network.

Existing Official Plan Designation

The property is designated 'Mixed Use Centre' with a "Town Centre" overlay on Schedule B of the City's Official Plan Volume 1.

The Town Centres are strategically located on the rapid transit network and act as central nodes of activity within their surrounding communities, and the city. These Centres are a critical element in the City's growth management strategy. The Town Centres have been long standing cores of the suburban areas with the vision of these

centres to be the 'downtowns' of the suburbs, where growth would be in the form of compact and mixed-use developments. These areas are to grow with a mix of housing, entertainment, employment and community services, and are intended to achieve transit-supportive uses and densities.

Barrhaven Downtown Secondary Plan Designation

The Barrhaven Downtown Secondary Plan (File D01-01-18-0006) was adopted by Council on December 11, 2019 ([ACS2019-PIE -PS-0122](#)). The new secondary plan is in full force and effect and repealed the former South Nepean Town Centre Secondary Plan and Community Design Plan.

The vision for the Barrhaven Downtown Secondary Plan (BDSP) is to develop a compact and transit-supportive Town Centre, acting as the centre of the growing Barrhaven Community, becoming a meeting place for residents and providing opportunities for residents to live, work, and play in proximity to their homes. Taller buildings are directed to within 400 metres of the future transit stations and the existing Market Place Station. Height in the upper range of 30 storeys is also encouraged along the major road networks, within 400 metres to transit stations along Chapman Mills Drive and Greenbank Road.

The lands are designated within the BDSP as 'Mixed-Use Corridor' (Subdivision Blocks 1, 2 and 3, as shown on Document 5), 'Residential' (Blocks 4, and 8-15), 'Park' (Block 5) and 'School' (Block 6).

The 'Mixed-Use Corridor' designation permits a range of transit supportive uses, including residential and commercial, at a minimum building height of two storeys and a minimum density of 75 units per net hectare.

The 'Residential' designation permits a range of residential uses at a minimum building height of two storeys and a minimum density of 50 units per net hectare.

There are eight park designations identified in Schedule A of the BDSP (Document 7), with Park #5 being within the lands discussed in this report. The park policies of the plan speak to parks in the general range of 0.4 and 1.0 hectares in size. The parks designation aims to have 50 per cent of frontage of park on public streets.

Existing Zoning

The site is currently zoned Development Reserve (DR). The purpose of the DR zone is to recognize lands intended for future urban development in areas designated as

General Urban Area, limit the range of permitted uses to those which will not preclude future development options, and impose regulations to ensure a low scale and intensity of development to reflect the characteristics of existing land uses.

Summary of the Subdivision Proposal

The associated subdivision application (D07-16-19-0015) was draft approved on March 13, 2020. The subdivision proposes the development of eight back-to-back townhouse blocks, five large development blocks for stacked townhouses, a high-rise apartment block, one dual zoned school block, seven new public streets (including one lane way), one block of parkland, one servicing block, and a road widening along Greenbank Road. In total, there are approximately 850 units envisioned for this subdivision.

Table 1: Land-Use

Block	Area (ha)	Approx. Units
Block 1	1.11	130
Block 2	1.35	155
Block 3	1.10	310
Block 4	1.71	170
Park Block 5	0.63	n/a
School Block 6	1.62	n/a
Block 7	0.10	n/a
Blocks 8-15	0.81	85

The streets are laid out in a grid pattern, with three north-south streets and four east-west streets, as shown in Document 5. A road widening block is identified for the purpose of achieving the ultimate cross section of Greenbank Road.

The neighbourhood park (Block 5) will have street frontages on three streets (Jockvale Road, Street 'A' and Street 'B'). Further, a series of back-to-back townhouse units will face the public park, fronting onto a separate servicing block. This will provide both a security feature and a design feature, facilitating direct accesses from the units to the greenspace, with the units being a backdrop to the park.

Summary of Requested Zoning By-law Amendment Proposal

The purpose of the Zoning By-law Amendment is to rezone the land from Development Reserve Zone (DR) to Mixed-Use Centre Exception zones (MC[xxx1], MC[xxx2], MC[xxx3]), a Minor Institutional / Mixed-Use Centre dual zone (I1A/MC[xxx1]), and Parks and Open Space zone (O1):

- The MC[xxx1] zone would apply to Blocks 4 and 6, and implement a minimum two storey residential product, with a maximum height of 30 metres (approximately nine storeys), and with a minimum density of 50 units per net hectare.
- The MC[xxx2] zone would apply to Blocks 1 and 2, and implement a minimum two-storey residential product, with a minimum density of 75 units per net hectare, and a maximum height of 90 metres (approximately 28 storeys), along with high-rise development standards such as minimum tower separation and maximum floor plate area. The MC[xxx2] zone also includes site specific provisions tailored for the proposed stacked townhouse units.
- The MC[xxx3] zone would apply to Block 3 and implement a high-rise residential product with a minimum density of 75 units per net hectare, a maximum height of 90 metres (approximately 28 storeys), along with high-rise development standards such as minimum tower separation and maximum floor plate area.
- The O1 zone would implement the 0.63-hectare park on Block 5.
- The school block (Block 6) which would have a dual Minor Institutional / Mixed-Use Centre zone (I1A/MC[xxx1]) applied to ensure the block could proceed as either a school site or mixed-use.

DISCUSSION

Public consultation

For this proposal's consultation details, see Document 4 of this report.

Applicable Policies

Provincial Policy Statement (PPS) 2020

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. Further, land uses are to be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns.

Overall, the PPS seeks to use a land-use regime to directly promote patterns of development that support and sustain the financial well being of the Province over the long term. In particular, the following policies were reviewed when looking at this

application as it pertains to managing and directing land-use, land-use compatibility, employment and Infrastructure and public service facilities:

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

The PPS Section 1.1 speaks to efficient development and land-use patterns that sustain municipalities' well being over the long term. This includes the provision of range and mix of residential, employment, institutional and recreational uses, and avoiding development patterns that would cause environmental, public safety or health concerns.

1.4 Housing

The PPS speaks to the provision of an appropriate range, mix and densities of housing to meet current and future residential needs. These residential needs are based on regional market requirements, as well as promoting densities that promote active transportation and rapid transit. Housing should also be developed where it can be supported by the appropriate infrastructure and public services.

1.5 Public Spaces, Recreation, Parks, Trails and Open Space

The PPS promotes active communities with public streets, spaces and facilities to meet the needs of pedestrians and residents.

Official Plan (Volume 1)

The property is within the South Nepean Town Centre (Barrhaven Town Centre) which is designated as a "Mixed Use Centre" with a "Town Centre" overlay in the Official Plan. Section 3.6.2 states the Town Centres are strategically located on the rapid transit network and act as central nodes of activity within their surrounding communities, and the city. These Centres are a critical element in the City's growth management strategy. The Town Centres have been long standing cores of the suburban areas with the vision of these centres to be the 'downtowns' of the suburbs, where growth would be in the form of compact and mixed-use developments. These areas are to grow with a mix of housing, entertainment, employment and community services, and are intended to achieve transit-supportive uses and densities.

Town Centres are areas where most of the centres are within 800 metres of one or more transit stations and are essence the downtowns of the suburban communities (Kanata, Barrhaven and Orléans). Town Centres have significant opportunity for high

densities of jobs and housing, support high-rise buildings of 10 storeys or greater and can support at least 10,000 jobs.

To aid in supporting these suburban downtowns, Town Centres will provide for minimum densities and maximize building heights, while supporting a broad range of uses that are transit supportive including offices, secondary and post-secondary schools, hotels, hospitals, large institutional buildings, community recreation and leisure centres, daycare centres, retail uses, entertainment uses, services (such as restaurants), high- and medium-density residential uses and mixed-use development containing combinations of the foregoing.

Official Plan Section 2.2.2 demands target areas for intensification to be the Central Area, Mixed Use Centres, Mainstreets, and Town Centres defined on Schedule B, and the Community Core in Riverside South. These areas are located on the Rapid Transit and Transit Priority Network as defined on Schedule D (Rapid Transit Priority and Transit Priority Network). Minimum density targets for the Barrhaven Town Centre are 120 units per net hectare, however, higher or lower densities may be permitted in a secondary plan for a target area where that Plan re-allocates density among sites to achieve the overall objective of people and jobs.

Barrhaven Downtown Secondary Plan

The purpose of the Barrhaven Downtown Secondary Plan is to facilitate the development of a compact and transit-supportive Town Centre, acting as the centre of the growing Barrhaven Community, becoming a meeting place for residents and providing opportunities for residents to live, work, and play in proximity to their homes.

The proposed Plan of Subdivision (Document 5) is designated 'Mixed-Use Corridor' (Blocks 1, 2 and 3), 'Residential' (Blocks 4 and 8-15), 'Park' (Block 5) and 'School' (Block 6) in the Secondary Plan as shown on Schedule A (Document 7).

The 'Mixed-Use Corridor' designation permits a range of transit supportive uses, including residential and commercial, with a minimum building height of two storeys and a minimum density of 75 units per net hectare.

The 'Residential' designation permits a range of uses with a minimum building height of two-storey and a minimum density of 50 units per net hectare.

Park 5, identified on Schedule A of the Land-Use, plan speaks to parks in the general range of 0.4 and 1.0 hectares in size. The parks designation aims to have 50 per cent of

frontage of park on public streets.

Building heights up to thirty-storeys are permitted generally within 400 metres of transit stations identified on Schedule A of the Secondary Plan, and high-rise buildings are generally encouraged to be located along Greenbank Road, Chapman Mills Drive and Longfields Drive.

The proposed built forms and densities are consistent with the direction of the Plan where the Mixed-Use Centre zone supports minimum densities and minimum and maximum building heights.

Appropriateness of Zoning By-law Amendment

Mixed-Use Zone:

Mixed-Use Centre zone is to ensure that the areas designated Mixed-Use Centres in the Official Plan, or a similar designation in a Secondary Plan, accommodate a combination of transit-supportive uses such as offices, secondary and post-secondary schools, hotels, hospitals, large institutional buildings, community recreation and leisure centres, day care centres, retail uses, entertainment uses, service uses such as restaurants and personal service businesses, and high- and medium-density residential uses.

The proposed MC[xxx1] zone for subdivision Blocks 4 and 6 (Area A on Document 2) will set the minimum building height at two storeys, the maximum building height at approximately nine storeys, and the minimum density to 50 units per net hectare.

The proposed MC[xxx1] zone also includes site specific provisions tailored for the back-to-back units, including minimum parking rates of one unit per dwelling and 0.1 space per dwelling for visitor spaces after the first twelve units. This parking rate is consistent with areas of the City where the goal is to create dense walkable transit-oriented development. Other exceptions are related to permitted projections and have been reviewed through an accompanying Site Plan Control file (D07-12-20-0058).

The proposed MC[xxx2] zone for subdivision Blocks 1 and 2 (Area B on Document 2) will set the minimum building height at two storeys, the maximum building height at 30 storeys, and the minimum density to 75 units per net hectare.

The MC[xxx2] zone also includes site specific provisions tailored for the proposed stacked townhouse units, including minimum parking rates of one unit per dwelling and 0.1 space per dwelling for visitor spaces after the first twelve units. This parking rate is

consistent with areas of the City where the goal is to create dense walkable transit-oriented development. Other exceptions are related to permitted projections that are proposed in Area A and have been vetted through Site Plan Control file (D07-12-20-0058).

Further, zoning performances will be established to ensure the block is developed in a manner that controls appropriate transitions, such as minimum interior and side yard setbacks of 11.5 metres, a minimum tower separation of 23 metres, a minimum setback from podium to tower, and a maximum floor plate size of 750 square metres to ensure a slender tower above the podium.

The Mixed-Use Centre policies of the Official Plan permit high-rise development where appropriate transition to surrounding areas is achieved. The proposed MC[xxx3] zone for subdivision Block 3 (Area C on Document 2) will set the maximum building height to 30 storeys, and the minimum density at 75 units per net hectare. Further, zoning performances will be established to ensure the block is developed in a manner that controls appropriate transitions, such as minimum interior and side yard setbacks of 11.5 metres, a minimum tower separation of 23 metres and a maximum floor plate size of 750 square metres to ensure a slender tower above the podium.

Parks and Open Space Zone:

The intent of the Parks and Open Space zone is to permit parks, open space and related and compatible uses to locate in areas designated as General Urban Area, General Rural Area, Major Open Space, Mixed Use Centre. The proposed O1 zone will permit the development of a park on Block 5 (Area D on Document 2), with three active road frontages, and a minimum area of 0.63 hectares, where the Secondary Plan requires a minimum 0.4 hectares.

Minor Institutional / Mixed-Use Centre Dual Zone:

The intent of the Minor Institutional subzone A is to permit a range of community uses, institutional accommodation and emergency service uses and to minimize impacts where they are near residential uses. The purpose of the dual zone 'Minor Institutional subzone A / Mixed-Use Zone exception xxx1' (I1A/MC[xxx1]) is to recognize Block 6 of the Plan of Subdivision (Area E on Document 2) has been optioned by the Ottawa-Carleton District School Board and to zone it appropriately for a future school; should the school board decides not to develop the site as a school, the alternative MC[xxx1] zone will allow mixed-use developments as required in the secondary plan, with a

minimum height of two storeys, a maximum height of nine storeys, and a minimum density of 50 units per net hectare.

Provincial Policy Statement

Staff have determined that the recommendations of this report are consistent with the Provincial Policy Statement, 2020.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Jan Harder is aware and supportive of this application.

LEGAL IMPLICATIONS

Should the recommendations be adopted and the matters appealed to the Ontario Municipal Board/Local Planning Appeals Tribunal, it is anticipated that a three to five day hearing will result. It is expected that such hearing could be conducted within staff resources.

In the event that the applications are refused, reasons must be provided. Should refusals be appealed to the Board/Tribunal, it would be necessary to retain an external planner.

RISK MANAGEMENT IMPLICATIONS

There are no risks associated with this report.

ASSET MANAGEMENT IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no direct financial implications associated with the approval of the zoning amendment. In the event the zoning amendment is refused and appealed, an external planner would be retained. This expense would be absorbed from within Planning, Infrastructure and Economic Development's operating budget.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- **Economic Growth and Diversification:** Encourage economic growth and diversification by supporting business investment and expansion, talent attraction and retention, and branding Ottawa as a place to be.
- **Integrated Transportation:** Enable effective mobility through a sustainable, accessible and connected city transportation system.
- **Thriving Communities:** Promote safety, culture, social and physical well-being for our residents.

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 Consultation Details

Document 5 Plan of Subdivision

Document 6 Concept Plan

Document 7 Secondary Plan Land-Use Schedule

CONCLUSION

The proposed zoning implements both the draft approved Plan of Subdivision and the new Barrhaven Downtown Secondary Plan (BDSP), where these documents outline a

block and road pattern that supports a transit supportive, mixed-use Town Centre. Both the Mixed-Use Centre policies of the Official Plan (Volume 1) and the 'Mixed-Use Corridor' and 'Residential' policies of the BDSP support the establishment of minimum and maximum heights, and minimum residential densities that will help achieve a transit-oriented and walkable community. The proposed zoning is in-keeping with these policy documents.

DISPOSITION

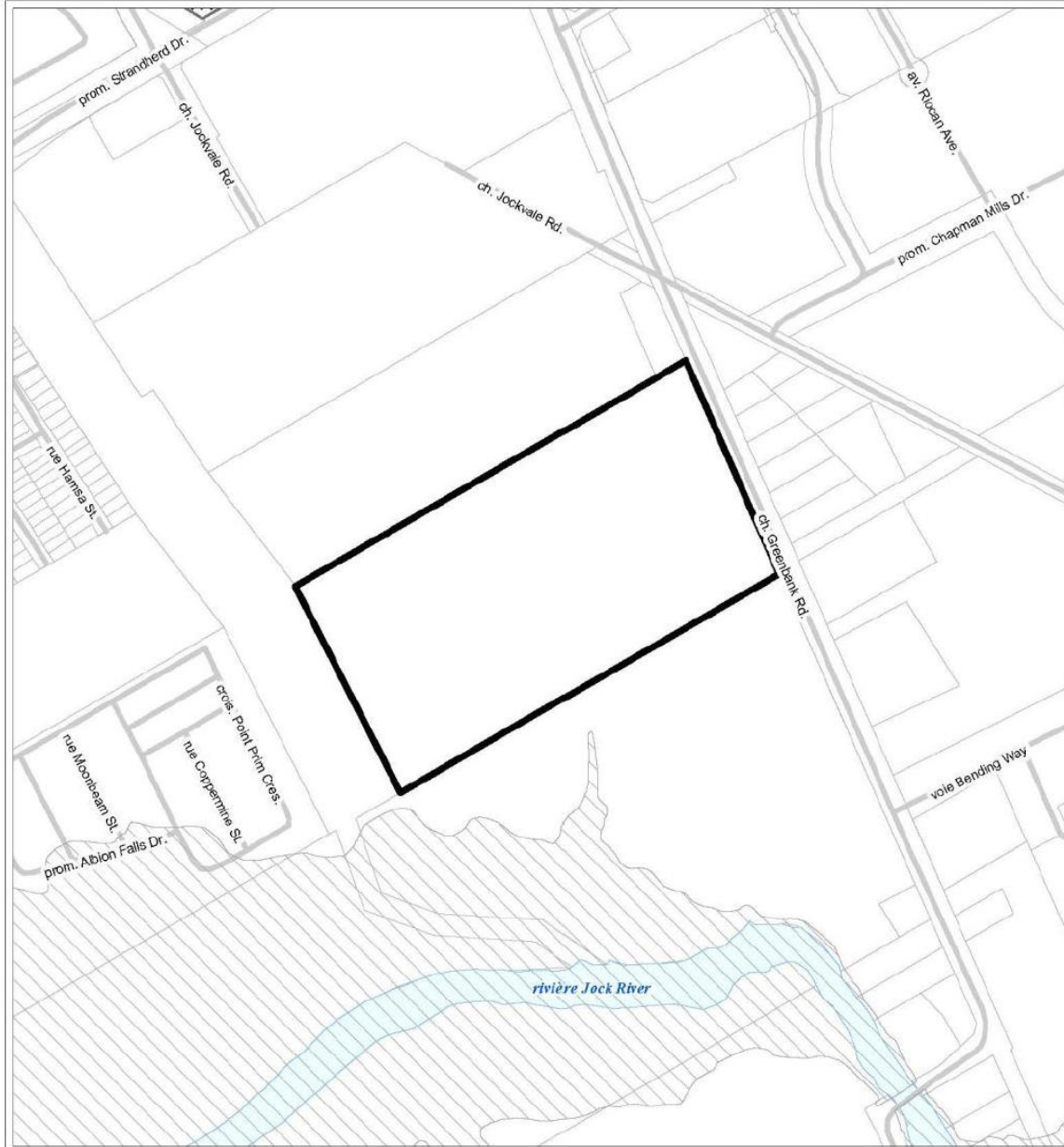
Legislative Services, Office of the City Clerk, to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Program Manager, Tax Billing and Control, Finance Services department (Mail Code: 26-76) of City Council's decision.



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.

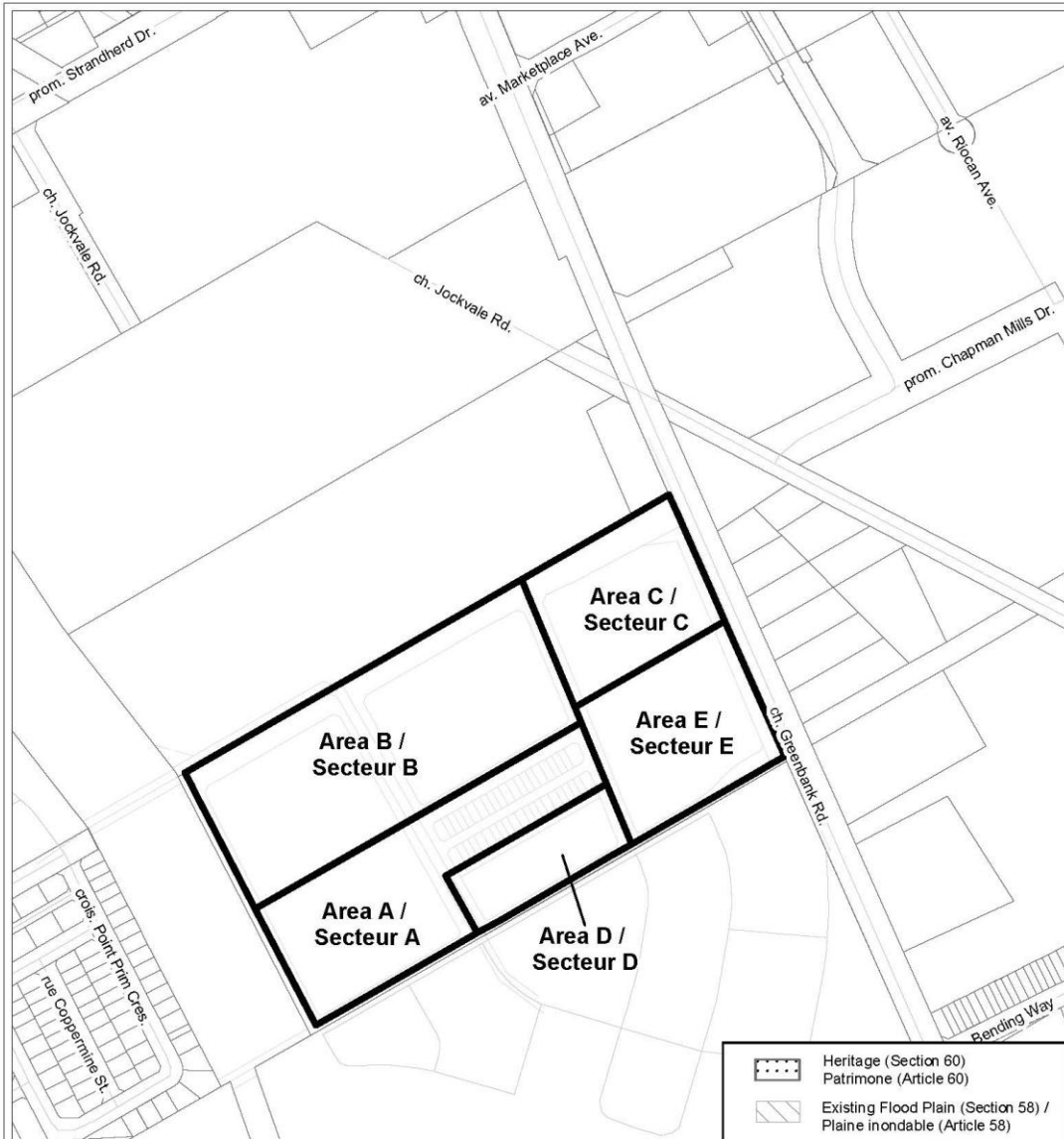
Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE PLAN OF SUBDIVISION / PLAN DE LOTISSEMENT	
D02-02-19-0047 D07-16-19-0015	19-0497-B	<div style="display: flex; align-items: center;"> <div style="border: 2px solid black; width: 20px; height: 10px; margin-right: 5px;"></div> 3288 chemin Greenbank Road </div>	
I:\CO\2019\Zoning_Sub\Greenbank_3288		<div style="display: flex; align-items: center;"> <div style="border: 1px dashed gray; width: 20px; height: 10px; margin-right: 5px;"></div> Existing Flood Plain (Section 58) / Plaine inondable (Article 58) </div>	
<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>		 <small>NOT TO SCALE</small>	
REVISION / RÉVISION - 2019 / 05 / 7			

Document 2 – Detailed Zoning Map



		LOCATION MAP / PLAN DE LOCALISATION PLAN OF SUBDIVISION / PLAN DE LOTISSEMENT 3288 ch. Greenbank Road	
D07-16-19-0015	20-0840-D		Area A to be rezoned from DR to MC[XXX1] Le zonage du secteur A sera modifié de DR à MC[XXX1]
I:\CO\2020\Subdiv\Greenbank_3288			Area B to be rezoned from DR to MC[XXX2] Le zonage du secteur B sera modifié de DR à MC[XXX2]
<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 C to be rezoned from DR to MC[XXX3] Le zonage du secteur C sera modifié de DR à MC[XXX3]
<small>©Parcel data appartient à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE.</small>			Area D to be rezoned from DR to O1 Le zonage du secteur D sera modifié de DR à O1
REVISION / RÉVISION - 2020 / 10 / 13			Area E to be rezoned from DR to I1A/MC[XXX1] Le zonage du secteur E sera modifié de DR à I1A/MC[XXX1]



Document 3 – Details of Recommended Zoning

The proposed changes to the City of Ottawa Zoning By-law 2008-250 for 3288 Greenbank Road, are as follows:

1. Rezone the lands shown on Document 2 as follows:
 - a. Area A from DR to MC[xxx1]
 - b. Area B from DR to MC[xxx2]
 - c. Area C from DR to MC [xxx3]
 - d. Area D from DR to O1
 - e. Area E from DR to I1A/MC[xxx1]
2. Amend Section 239 – Urban Exception by adding a new exception [xxx1] with provisions similar in intent to the following:
 - a. In Column II add the text, “MC[xxx1]”
 - b. In Column V add the following text
 - minimum building height is two storeys.
 - maximum building height is 30 metres
 - minimum density is 50 units per net hectare
 - minimum required parking for a stacked dwelling: 1 space per dwelling unit
 - Minimum visitor parking space rate for residential uses: 0.1 spaces per dwelling unit, after the first 12 units
 - All outdoor refuse collection areas must be located at least 3 metres from a lot line abutting a public street

Notwithstanding Table 65, the following is permitted:

- A chimney, chimney box, fireplace box, eaves, eave-troughs, gutters and ornamental elements such as sills, belts, cornices, parapets and pilasters may project 1 metre into a required front, corner side or interior side yard but no closer than 0.2 metres to the lot line.

- Where a parking space is accessed from a driveway within the rear yard, a maximum of 70 per cent of the area of the rear yard may be used for a driveway, and the remainder of the rear yard, except for areas occupied by projections permitted under Section 65, must be landscaped with soft landscaping
 - Balconies and porches may project to within 0 metres of a corner lot line.
 - A deck with a walking surface higher than 0.3 metres but no higher than 1 metre above adjacent grade may project to within 0.6 metres of a lot line, and any portion of a deck with a walking surface less than 0.30 metres may project to within 0.3 metres of a lot line
 - The steps of a porch may project 2.5 metres into a required yard, but no closer than 0.5 metres to a lot line.
 - An air conditioning condenser unit may project 1 metre into a corner and interior side yard, and 2 metres into a rear yard, but no closer than 0.2 metres to a lot line, and may not be located in a front yard except in the case of a back-to-back townhouse dwelling.
3. Amend Section 239 – Urban Exception by adding a new exception [xxx2] with provisions similar in intent to the following:
- a. In Column II add the text, “MC[xxx2]”
 - b. In Column V add the following text
 - The minimum building height is two storeys.
 - The maximum building height is 90 metres
 - The minimum density is 75 units per net hectare
 - Minimum required parking: one space per dwelling unit
 - Minimum visitor parking space rate for residential uses: 0.1 spaces per dwelling unit, after the first 12 units.
 - Buildings that are 10 storeys and higher are subject to the following provisions:

- a. The minimum required lot area for a corner lot is 1350 square metres
- b. The minimum required lot area for an interior lot is 1800 square metres
- c. The minimum interior side and rear yard setback for a building above the 10th floor is 11.5 metres
- d. The minimum separation distance between towers on the same lot is 23 metres
- e. The maximum residential floor plate above the 9th floor, calculated as gross floor area including balconies, is 750 square metres
- f. A minimum setback of 1.5 metres from the 6th floor of the building to the floors above

Notwithstanding Table 65, the following is permitted:

- A chimney, chimney box, fireplace box, eaves, eave-troughs, gutters and ornamental elements such as sills, belts, cornices, parapets and pilasters may project 1 metre into a required front, corner side or interior side yard but no closer than 0.2 metres to the lot line.
- Where a parking space is accessed from a driveway within the rear yard, a maximum of 70 per cent of the area of the rear yard may be used for a driveway, and the remainder of the rear yard, except for areas occupied by projections permitted under Section 65, must be landscaped with soft landscaping
- Balconies and porches may project to within 0 metres of a corner lot line.
- a deck with a walking surface higher than 0.3 metres but no higher than 1 metre above adjacent grade may project to within 0.6 metres of a lot line, and any portion of a deck with a walking surface less than 0.30 metres may project to within 0.3 metres of a lot line
- the steps of a porch may project 2.5 metres into a required yard, but no closer than 0.5 metres to a lot line.
- An air conditioning condenser unit may project 1 metre into a corner and interior side yard, and 2 metres into a rear yard, but no closer than 0.2 metres to a lot line, and may not be located in a front yard except in the case of a back-to-back townhouse dwelling

4. Amend Section 239 – Urban Exception by adding a new exception [xxx3] with provisions similar in intent to the following:
 - a. In Column II add the text, “MC[xxx3]”
 - b. In Column V add the following text
 - The minimum building height is two storeys.
 - The maximum building height is 90 metres.
 - The minimum density is 75 units per net hectare
 - Minimum required parking: 1 space per dwelling unit
 - Minimum visitor parking space rate for residential uses: 0.1 spaces per dwelling unit, after the first 12 units
 - Buildings that are 10 storeys and higher are subject to the following provisions:
 - a. The minimum required lot area for a corner lot is 1350 square metres
 - b. The minimum required lot area for an interior lot is 1800 square metres
 - c. The minimum interior side and rear yard setback for a building above the 10th floor is 11.5 meters
 - d. The minimum separation distance between towers on the same lot is 23 metres
 - e. The maximum residential floor plate above the 9th floor, calculated as gross floor area including balconies, is 750 square metres
 - f. A minimum setback of 1.5 metres from the 6th floor of the building to the floors above

Document 4 – Consultation Details

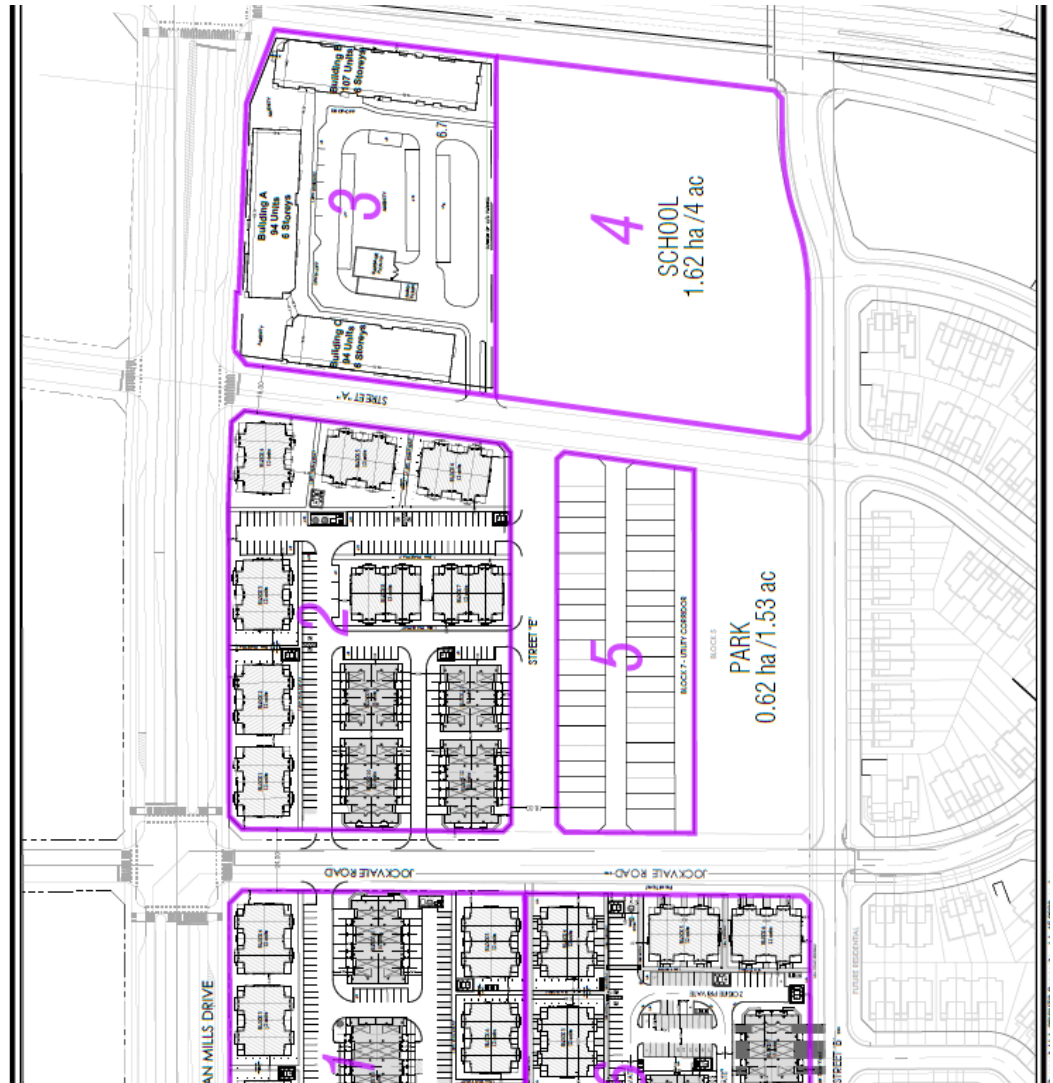
Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments

A public meeting was held on January 14, 2020 (6:30 to 9:00pm) at 3500 Cambrian Road, Minto Recreation Complex (Cambrian Room). Approximately 40 community members attended the meeting, as well as City staff, and the applicant (Minto Communities Inc. representatives). Property owners and public members who requested notification, were circulated the revised subdivision and zoning amendments through the *Planning Act* requirements.

Summary of input from the community:

Question: Residents inquired about the timing of the Chapman Mills Drive Extension from Longfields Drive to Stranderd Drive, and why the project hasn't been constructed already.

Response: The City's Development Charge By-law identifies this section of Chapman Mills Drive from Longfields Drive to Strandherd Drive as payable to a developer who chooses to front-end the road, in 2020. Through development applications that require the road, developers will construct required sections to support their development and surrounding development.



Document 7 – Secondary Plan Land-Use Schedule

