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Zoning By-Law Amendment – Part of 3640 Greenbank Road

ACS2020-PIE-PS-0095

Barrhaven (3)

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### Report Recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 3640 Greenbank Road to permit a subdivision consisting of single-detached dwelling units, semi-detached dwelling units, townhouses, a school block and park block, 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 14 October, 2020", subject to submissions received between the publication of this report and the time of Council's decision.

Chair Harder noted that a written submission had been provided on the afternoon of October 7 by the Ottawa-Carleton District School Board who had raised concerns. She indicated the applicant was present at this meeting to speak to that submission and the following motion, introduced by Vice-chair G. Gower:

**Motion N<sup>0</sup> PLC 2020-31/1**

Moved by Vice-chair G. Gower

**WHEREAS there is technical amendment required in the zoning to provide additional flexibility in the placement of an Ottawa-Carleton District School Board school; and**

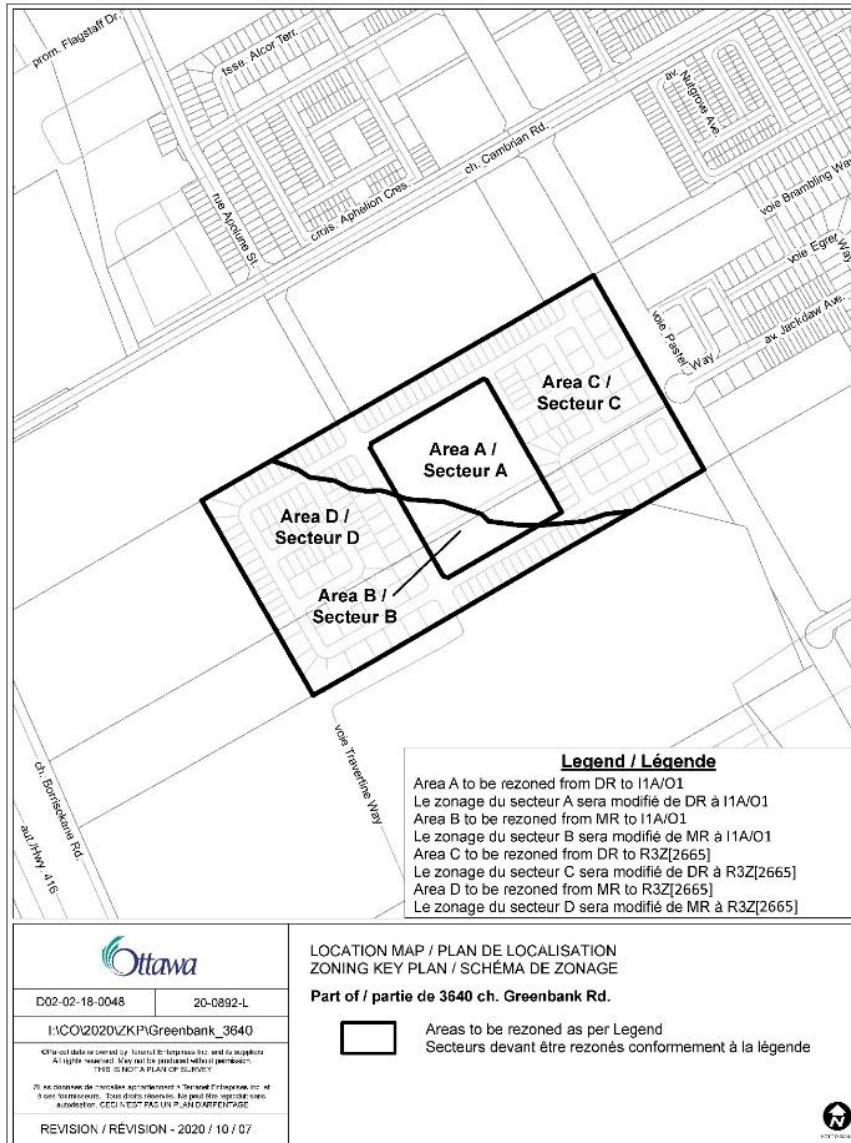
**WHEREAS the Ottawa-Carleton District School Board made this request on October 7, 2020;**

**THEREFORE BE IT RESOLVED that Planning Committee recommend Council approve the following amendments to the Report:**

1. **That Document 1 – Location and Detailed Zoning Map be replaced with the attached document.**
2. **That Document 2 – Details of Recommended Zoning be amended as follows:**
  - a. **Area A from DR to I1A/O1**
  - b. **Area B from MR to I1A/O1**
  - c. **Area C from DR to R3Z[2665]; and,**
  - d. **Area D from MR to R3Z[2665].**

**AND BE IT FURTHER RESOLVED THAT pursuant to the *Planning Act*, subsection 34(17) no further notice be given.**

Location Map



Michelle Taggart, Taggart Homes (applicant), provided context on the original and the since revised proposal for the site. She explained that there are sensitive marine clays throughout the subdivision and the Ottawa-Carleton District School Board is concerned that the proposed school location has such, which would lead them to incur higher construction costs. The proposed school and park are adjacent to one another, and the soils under the south end are a little better than the soils under the north end, so the school board is proposing dual zoning in order to allow them to find the best configuration for the school and park. Tamarack (owner) does not object to having those

two blocks interchanged, and as such, supports the proposed motion introduced at this meeting (31/1).

The following correspondence was provided to the committee coordinator between September 28 (the date the report was published to the City's website with the agenda for this meeting) and the time the matter was considered on October 8, 2020, a copy of which is held on file:

- Email dated October 7 from Janet MacDonald, Planner II, Ottawa-Carleton District School Board

Lily Xu, Manager, Development Review - South, Planning, Infrastructure and Economic Development department, responded to questions.

The committee Carried Motion 31/1, and subsequently Carried the report recommendations as amended by that motion.