

**Report to  
Rapport au:**

**Planning Committee  
Comité de l'urbanisme  
23 January 2020 / 23 janvier 2020**

**and Council  
et au Conseil  
29 January 2020 / 29 janvier 2020**

**Submitted on 9 January 2018  
Soumis le 9 janvier 2018**

**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**

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**Ward: RIDEAU-GOULBOURN (21)**

**File Number: ACS2020-PIE-PS-0009**

**SUBJECT: Zoning By-law Amendment – 3809 Borrisokane Road**

**OBJET: Modification du Règlement de zonage – 3809, chemin Borrisokane**

#### **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3809 Borrisokane Road to permit a subdivision consisting of single-detached dwelling units, townhouses, and a 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 January 29, 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 le 3809, chemin Borrisokane afin de permettre la construction d’un lotissement comprenant des maisons individuelles, des maisons jumelées et un parc, 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 29 janvier 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.

## 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

3809 Borrisokane Road

### Owner

Caivan Brazeau Development Corporation

## **Applicant**

May Pham

## **Related applications**

The related Plan of Subdivision application (File No. D07-16-19-0005) has received draft approval from the City under the delegated authority.

## **Description of site and surroundings**

The property is located east of Highway 416, west of the future Greenbank Road alignment, south of Cambrian Road, and south of the former Costello sand and gravel pit. The surrounding lands are currently undeveloped, but several parcels of land to the north, east, and south of the site are in various stages of Plan of Subdivision and zoning by-law amendment applications. The surrounding lands and planned developments within the area are predominantly low-rise residential.

To the west of the lands is Highway 416, and on the west side of the highway is the eastern property boundary of the Trail Road Landfill Facility. The portion of the subject property that is within 500 metres of the Trail Road Landfill Facility is outside of the urban boundary and is to be rezoned to the Rural Countryside zoning designation.

## **Summary of requested Zoning By-law amendment proposal**

The property is currently zoned Mineral Extraction (ME) Zone, Subzone 2 (ME2). The intent of the ME zone is to permit licensed mineral extraction operations in areas mainly designated as Sand and Gravel Resource Area in the Official Plan. Subzone 2 limits the extraction site to a pit-only use. Mineral resource extraction operations were recently wound down as the Ministry of Natural Resources and Forestry had confirmed that the aggregate resources on the site have been exhausted.

The requested Zoning By-law amendment proposes to introduce the following zones on the subject lands:

- Residential, Third Density, Subzone YY, to allow the development of detached dwellings and townhouses with a site-specific exception (R3YY[xxxx]).
- Open Space (O1) to establish a neighbourhood park.
- Rural Countryside (RU[xxxx]) to remove the mineral extraction designation from the subject lands outside of the urban boundary, as well as to change the lands

zoning designation for the stormwater management pond from mineral extraction to RU. An exception is included to restrict the placement of dwelling units.

The proposed exception related to the residential designation is based on Exception 1909, with the following alterations:

- Minimum 6.0 metres rear yard setback with minimum 4.50 metres setback up to 50 per cent of the lot width.
- Where an attached garage accesses a public street by means of a driveway that crosses a sidewalk, the attached garage must be setback at least 5.2 metres from the nearest edge of the sidewalk.
- Detached dwellings on corner lots must implement enhanced architectural features on the side of the building facing the corner side yard.

## **DISCUSSION**

### **Public consultation**

A public consultation was held on Wednesday May 29, 2019 at the Minto Recreation Complex in Barrhaven. The applicant and staff were in attendance to discuss the proposal and application process. Two public members attended the meeting; however, no comments were provided. Additionally, no comments were received on the application through the public notification process.

### **Official Plan designations**

The subject property is designated as General Urban Area, according to Schedule B of the Official Plan (OP). The intent of this designation is to encourage the development of a range of housing types to meet varying types of ages and incomes, and within these neighbourhoods, allowing for recreational sites to meet needs of the residents.

Other relevant policies of the OP include Section 2.3.1 which outlines the importance of creating complete streets. Planning for complete streets is intended to provide safety, comfort, and convenience to users of all ages and abilities, as well as modes of transportation, such as pedestrians, cyclists, transit riders and motor vehicles.

Section 3.7.4.15. notes that the rehabilitation and new use of a depleted mineral extraction site may be possible where the aggregate resources of a property have been fully extracted. Under this policy, the City will not require the proponent to amend the

OP, instead the OP will be amended to accurately reflect the new use at the time of the next comprehensive OP update, or through a general OP amendment.

Section 3.12 outlines policies for the lands identified as Development Community (Expansion Area) on Schedule B, which are to be developed primarily for residential purposes. An amendment to the Official Plan will not be required to remove the designation of Developing Community (Expansion Area) to replace it with General Urban Area, but an amendment may be required to implement infrastructure and open space provisions of plans approved for individual areas.

### **Other applicable policies and guidelines**

The Barrhaven South Urban Expansion Area Community Design Plan (BSUEA CDP) provides a guide to development of the subject lands. The BSUEA area is generally located east of Borrisokane Road, north of Barnsdale Road, southwest of the existing Barrhaven South CDP lands, and west of the existing Greenbank Road. Residential land uses comprise the majority of the development within the BSUEA and include low-medium density land uses such as detached and semi-detached dwellings, and townhouses.

Under Section 8.2 of the BSUEA, the subject lands had been provided with an overlay designation called “Developing Community (Expansion Area)” to allow for the gravel pit lands to be integrated into the Barrhaven South CDP at a later date once the pit licences are retired, and zoning amendments to change the land uses are approved.

### **Planning rationale**

The subdivision proposal includes single-detached and townhouse dwellings, as well as a centrally located park block. Access to the site will be from a westward extension of Dundonald and Kilbirnie drives, and a to be constructed connection to Cambrian Road named Delphinus Avenue which will be constructed at the time of the two residential subdivisions to the north. Additionally, a temporary roadway connection has been identified to potentially connect the proposed subdivision to Borrisokane Road, should the other roadway connections not be completed prior to the development of the subject lands. In time, the future Greenbank Road alignment will run along the eastern boundary of the proposed subdivision. The proposed land use, road network, and block patterns had been reviewed through the associated plan of subdivision and were regarded as consistent with the surrounding context and the Community Design Plan.

The lands are currently zoned Mineral Extraction Zone, Subzone 2 (ME2). Amending the zoning to R3YY, O1, and RU will allow for residential uses, a park, and formally

acknowledge the exhaustion of the aggregate pits outside of the urban boundary. The exception requested with R3YY is based on an existing exception zone (1909) with a few alterations to allow for up to 50 per cent of the single-detached dwellings rear-most wall to be setback 4.5 metres from the rear property line, where the remaining 50 per cent of the rear wall must be at least 6.0 metres from the rear lot line. Additionally, the applicant has requested that houses on corner lots not be required to have an active frontage, but that detached dwellings on corner lots should be consistent in the quality and detail of the front elevation. This change will still ensure that the corner yard will remain visually appealing. Additionally, an exception is included as part of the Rural Countryside (RU) designation, which is to restrict the placement of residential dwellings from those lands. The requested zoning and exceptions are appropriate for the proposed development.

The Plan of Subdivision identifies townhouse lots on the eastern portion of the subject lands, providing higher-density residential development closer to the future Greenbank Road realignment, which is consistent with the Community Design Plan.

The lands were previously utilized for mineral resource extraction operations. The extraction operation has recently ended as the Ministry of Natural Resources and Forestry has deemed the site to be exhausted of aggregate and no longer requiring protection.

The subject property is adjacent to an existing mineral resource extraction site known as the Drummond Pit. Initial studies completed as part of the application submission identified lands to be restricted from development within the subject property due to noise restrictions. However, following the submission of the application, it has been determined that the aggregate resources on the adjacent property have been exhausted and the pit will subsequently be retired. Therefore, the development of the subject land will not negatively impact any active aggregate operations.

### **Provincial Policy Statement**

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

### **RURAL IMPLICATIONS**

By approving this amendment, a piece of rural land will be re-designated from ME2 to RU[xxxx] zone. Further, the associated stormwater management pond for the subdivision is to be located outside of the urban boundary: however, this is consistent

with the Master Servicing Study for these lands. No other rural implications are anticipated.

### **COMMENTS BY THE WARD COUNCILLOR**

Councillor Moffatt is aware of this application and the recommendation.

### **LEGAL IMPLICATIONS**

There are no legal implication associated with implementing the report recommendation

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with 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 proposed centrally located park with paths 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**

The Zoning By-law amendment proposal relates to new buildings that would have been and will be constructed in accordance with the Ontario Building Code; there are no accessibility impacts.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications associated with this report.

### **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- Economic Prosperity
- Transportation and Mobility
- Sustainable Environmental Services

## **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 issues needing to be resolved.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map and Zoning Key

Document 2 Proposed Zoning By-law Amendment

Document 3 Proposed Draft Plan of Subdivision

## **CONCLUSION**

The Planning, Infrastructure and Economic Development Department recommends approval of the application to rezone the lands from ME2 to R3YY[xxxx] to allow the development of detached dwellings and townhouses. As well, the inclusion of the zoning designation O1 to establish a neighbourhood park, and RU[xxxx] to identify lands outside of the urban boundary where aggregate resources have been exhausted and are no longer being extracted. The application is consistent with the Provincial Policy Statement, the Official Plan, and the Barrhaven South Community Design Plan.

## **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, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

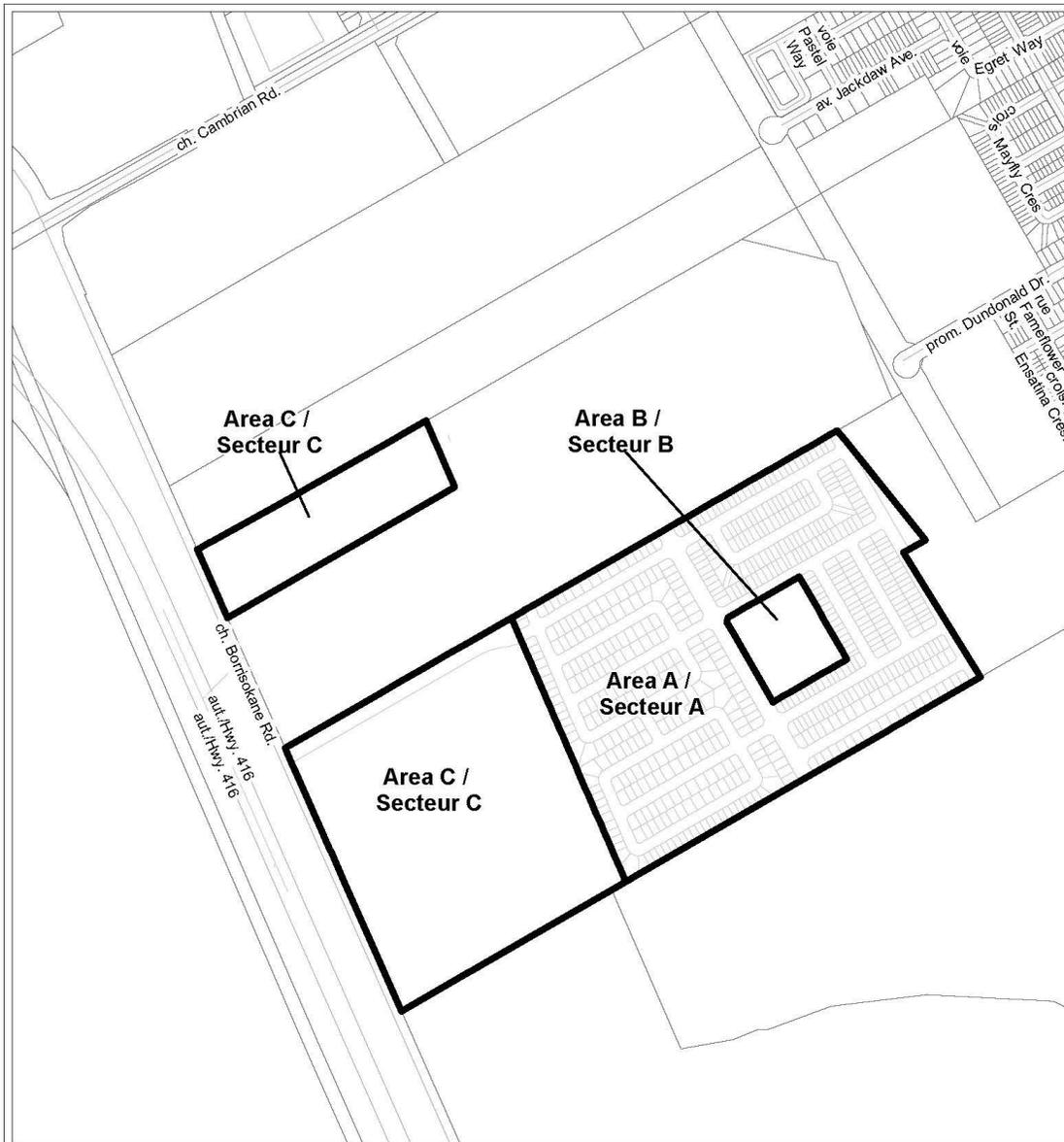
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long-Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, 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](http://geoOttawa)



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
<b>3809 ch. Borrisokane Road</b>			
D02-02-19-0010      19-1429-D		Area A to be rezoned from ME2 to R3YY[XXXX] Le zonage du secteur A sera modifié de ME2 à R3YY[XXXX]	
I:\CO\2019\Zoning\Borrisokane_3809_V2		Area B to be rezoned from ME2 to O1 Le zonage du secteur B sera modifié de ME2 à O1	
<small>©Parcel data is owned by Teranel 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 ME2 to RU[XXXX] Le zonage du secteur C sera modifié de ME2 à RU[XXXX]	
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REVISION / RÉVISION - 2019 / 12 / 19			

## Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 3809 Borrisokane Road:

1. Rezone the lands shown in Document 1 as follows:
  - a. Area A from ME2 to R3YY[xxxx]
  - b. Area B from ME2 to O1
  - c. Area C from ME2 to RU[xxxx]
2. Add a new exception, R3YY[xxxx] to Section 239 – Urban Exceptions with provision similar in effect to the following:

In Column V, add the text:

- A maximum of 60 per cent of the area of the front yard, or the required minimum width of one parking space, whichever is the greater, may be used for a driveway, and the remainder of the yard, except for areas occupied by projections permitted under Section 65 and a walkway with a maximum width of 1.8 metres, must be landscaped with soft landscaping.
- Where an attached garage accesses a public street by means of a driveway that crosses a sidewalk, the attached garage must be setback at least 5.2 metres from the nearest edge of the sidewalk.
- Despite Table 65, Rows 1, 2 and 3, 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 interior side yard but no closer than 0.2 metres to the lot line.
- Despite Table 65, Row 6(b), balconies and porches may project to within 0 metres of a corner lot line.
- Despite Table 65 Row 6(b), the steps of a porch may project 2.5 metres into a required yard but may be no closer than 0.5 metres from a lot line other than a corner side lot line, from which they can be as close as 0 metres.
- Despite Table 65, Row 6(a), any portion of a deck with a walking surface higher than 0.3 metres but no higher than 0.6 metres 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 0.31 metres may project to within 0.3 of a lot line.

- Despite Table 65, Row 8, an air conditioning condenser unit may project 1 metre, 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 multiple dwelling but may be located in a corner side yard.
- Despite Section 57(2), for townhouse dwellings, the corner sight triangle will be calculated using 57(1) and in the instance of any dwelling listed in (1) including multiples, the distance used to determine a corner sight triangle is 2.75 metres and not 6 metres.
- In the case of a home-based business operating within a townhouse or semi-detached dwelling, a parking space is only required if a non-resident employee works on-site. Section 136 does not apply.
- Zone requirements for detached dwellings:
  - (i) minimum lot area: 220 m<sup>2</sup>.
  - (ii) minimum front yard setback 3 m.
  - (iii) minimum front yard setback for an attached garage: 3.5 m.
  - (iv) minimum total interior side yard setback is 1.8 metres with a minimum of 0.6 metres on at least one side. Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard.
  - (v) minimum corner side yard setback: 2.5 m, despite the foregoing, no more than two portions of the building, not exceeding a total floor area of 3 m<sup>2</sup>, may be located no closer than 2.1 m from the side lot line abutting a street.
  - (vi) maximum lot coverage: 55 per cent
  - (vii) minimum 6.0 m rear yard setback with minimum 4.50 m setback up to 50 per cent of the lot width, the total area of the rear yard must not be less than 54 m<sup>2</sup>.

(viii) for a detached dwelling on a corner lot:

- minimum rear yard setback may be reduced to 2.5 m for part of the building that is no higher than 4.5 m and any part of the building, excluding projections, located less than 6 m from the rear lot line must be located at least 4 m from any interior side lot line.
  - detached dwellings on corner lots must implement enhanced architectural features on the side of the building facing the corner side yard.
  - zone requirements for semi-detached and townhouse dwellings: -minimum lot area: 137 m<sup>2</sup>
  - minimum lot width: 5.5 m
  - minimum front yard setback: 3.0 m
  - minimum interior side yard setback: 1.5 m
  - minimum corner side yard: 2.5 m
  - maximum building height: 14 m
  - maximum lot coverage: 65 per cent
  - zone requirements for back-to-back townhouse dwellings:
  - minimum lot area: 81 m<sup>2</sup>
  - minimum lot width: 5.5 m
  - minimum front yard setback: 3.0 m
  - minimum rear yard setback: 0.0 m
  - minimum interior side yard setback: 1.5 m
  - minimum corner side yard: 2.5 m
  - maximum building height: 14 m
3. Add a new exception, RU[xxxx] to Section 239 – Urban Exceptions with provision similar in effect to the following:
- In Column IV, add the text:

-detached dwelling

-group home

-retirement home

-secondary dwelling unit

