

# ZONING CONFIRMATION REPORT 3285 BORRISOKANE RD – PLANNED UNIT DEVELOPMENT SITE PLAN

---

AUGUST 2024

## Prepared For:

Barrhaven Conservancy Development Corporation  
3713 Borrisokane Road  
Ottawa ON, K2J 4J4

## Prepared By:

JFSA Canada Inc.  
52 Springbrook Drive,  
Ottawa, ON  
K2S 1B9



---

Tim Eisner, M.P.I., LEED Green  
Associate  
(JFSA Canada Inc.)

**TABLE OF CONTENTS:**

**1 PROJECT INFORMATION ..... 1**

**2 ZONING REVIEW ..... 1**

**3 COMMENTS / CALCULATIONS..... 4**

3.1 LOT LINES ..... 4

3.2 PERMITTED PROJECTIONS INTO YARDS – SECTION 65 ..... 4

3.3 CALCULATION OF REQUIRED PARKING – SECTION 101 ..... 4

3.4 CALCULATION OF REQUIRED VISITOR PARKING..... 5

3.5 CALCULATION OF REQUIRED BICYCLE PARKING – SECTION 111 ..... 5

3.6 AMENITY AREA – SECTION 137..... 5

3.7 REAR YARD SETBACK – SECTION 162..... 6

**4 SUMMARY OF REQUESTED RELIEF FROM ZONING ..... 6**

**5 JFSA STATEMENT OF LIMITATIONS ..... 7**

**TABLES:**

Table 1: Parking Calculation ..... 4

Table 2: Visitor Parking Calculation..... 5

Table 3: Bicycle Parking Calculation ..... 5

Table 4: Amenity Area Calculation ..... 6

## 1 Project Information

<b>Review Date:</b>	Aug 26, 2024	<b>Official Plan Designation</b>	Neighbourhood – Suburban Transect (Evolving Neighbourhood Overlay)
<b>Municipal Address:</b>	3285 Borrisokane Rd	<b>Legal Description:</b>	Part of Lot 14, Concession 3 (Rideau Front) Geographic Township of Nepean, City of Ottawa
<b>Scope of Work:</b>	<p>A planned unit development consisting of 196 stacked townhouse condominiums is proposed to be constructed on the subject site.</p> <p>Re-zoning of the subject lands from R3YY[2766] to R4Z[XXXX] is sought to facilitate this development. A Zoning Bylaw Amendment application (D02-02-24-0046) has been submitted in advance of the Site Plan Control application.</p>		
<b>Existing Zoning Code:</b>	R3YY[2766]	<b>By-law Number:</b>	2008-250
<b>Schedule 1/1A Area:</b>	Area C	<b>Overlays Applicable:</b>	None

## 2 Zoning Review

Zoning Provisions (Proposed Zone – R4Z[XXXX])	By-Law Requirement or Applicable Section Exception or Schedule Reference	Provided	Compliant (Y/N)
Principal Land Uses R4Z	<ul style="list-style-type: none"> <li>• apartment dwelling, low rise</li> <li>• bed and breakfast</li> <li>• detached dwelling</li> <li>• diplomatic mission</li> <li>• duplex dwelling</li> <li>• group home</li> <li>• home-based business</li> <li>• home-based daycare</li> <li>• linked-detached dwelling,</li> <li>• park</li> <li>• planned unit development</li> <li>• retirement home converted</li> <li>• retirement home</li> <li>• rooming house</li> </ul>	<ul style="list-style-type: none"> <li>• planned unit development (stacked dwelling)</li> </ul>	Y

	<ul style="list-style-type: none"> <li>• additional dwelling unit</li> <li>• semi-detached dwelling</li> <li>• stacked dwelling</li> <li>• three-unit dwelling</li> <li>• townhouse dwelling</li> <li>• urban agriculture</li> </ul>		
Minimum Lot Width	18 m	223.9 m	Y
Minimum Lot Area	1400 m <sup>2</sup>	17,615 m <sup>2</sup>	Y
Maximum Building Height	15 m	13.5 m	Y
Minimum Front Yard Setback	*3 m	3.4 m	Y
Minimum Corner Side Yard Setback	3 m	3 m	Y
Minimum Rear Yard Setback	6 m	4.5 m	N (relief sought)
Minimum Interior Side Yard Setback	3 m	N/A	Y
Required Landscaping	30%	38%	Y
Projection of Stoop into Required Yards – Section 65 (Table 65(5b))	Interior Side Yard: no limit Rear Yard: no limit Front Yard: 0.6 m from lot line Corner Side Yard: 0.6 m from lot line	All yards: 0.5	N (relief sought)
Projection of Balcony/Porch Into Required Yard Setback – Section 65 (Table 65(6a))	(i) in the interior side yard and rear yard: no limit (ii) in the front yard and corner side yard – the greater of 2m or 50% of the required front yard or corner side yard, but no closer than 1m to a property line;	All Yards - Closest projection to lot line is 1.74m away.	Y
Parking Spaces – Section 101	235	196	N (relief sought)
Visitor Parking Spaces – Section 102	39	19	N (relief sought)
Minimum Aisle Width – Section 107	6 m	6.1 m	Y
Parking Landscape Buffer – Section 110	3 m	3m	Y

Parking Landscaping Area – Section 110	15%	19%	Y
Refuse Collection – Section 110	Enclosure 9 m from lot line abutting a street	32 m	Y
	Enclosure 3 m from lot line	32 m	Y
	No opaque screening required for in-ground containers (section 110(3) d)	Landscaping screening	Y
Bicycle Parking Spaces – Section 111	98	100	Y
Planned Unit Development Minimum Width of Private Way – Section 131(Table 131 (1))	6 m	6.1 m	Y
Planned Unit Development Minimum Setback to Private Way – Section 131(Table 131 (2))	1.8 m	4.5 m	Y
Planned Unit Development Minimum Separation Between Buildings – Section 131(Table 131 (4))	1.2 m	5	Y
Amenity Area – Section 137	Total Amenity Area – 1176 m <sup>2</sup>	2245 m <sup>2</sup>	Y
	Communal Amenity Area – 588 m <sup>2</sup>	1122.5 m <sup>2</sup>	Y

\* A special zoning provision is proposed through the Zoning Bylaw Amendment application (D02-02-24-0046), to deem the front lot line to be Conservancy Drive (see **Section 3.1**)

### 3 Comments / Calculations

#### 3.1 Lot Lines

Due to the orientation of the subject site within the subdivision, a special zoning provision has been proposed to deem that the front lot line shall be the lot line adjacent to Conservancy Drive.

Several provisions are all defined relative to the front line, such as, front yard setback, rear yard setback, interior and corner side yard setbacks, and lot width. The table in Section 2 of this report outlines zoning requirements in conformity with the front lot line being Conservancy Drive.

#### 3.2 Permitted Projections Into Yards – Section 65

Permitted projections into required yards are specified in Table 65 of Section 65 of the zoning bylaw. The following projections are proposed in the site plan.

*Feature 5 - Fire escapes, open stairways, stoop, landing, steps and ramps.*

*(b) All other buildings including a low-rise apartment dwelling and mid-high-rise apartment dwelling:*

*i) where at or below the floor level of the first floor:*

*1. in the case of the interior side yard or rear yard: no limit, and*

*2. in the case of the front yard or corner side yard: no closer than 0.6m to a lot line, and*

A Zoning Bylaw Amendment (D02-02-24-0046) is proposed to allow these features to extend to the lot line in all yards. This will allow flexibility for design elements to be placed in site sensitive locations and for greater flexibility for the provision of landscaping.

The maximum projection of these features into any yard as shown on the site plan is 0.5 metres

#### 3.3 Calculation of Required Parking – Section 101

Parking requirements are specified as per provision 1 of Section 101 “*Within the areas shown as Areas B, C, D, X and Y on Schedule 1A, off-street motor vehicle parking must be provided for any land use at the rate set out in Table 101 below*”. As per Table 101, stacked dwellings in Area C require parking spaces at a rate of “*1.2 per dwelling unit*”. This would require 235 parking spaces.

A Zoning Bylaw Amendment application (D02-02-24-0046) has been submitted which proposes to amend the rate required in Table 101 to “*1 per dwelling unit*”.

Based on this amended rate, 196 parking spaces would be required (see **Table 1**).

**Table 1: Parking Calculation**

	Parking Space Rate (Stacked Dwelling)	Dwelling Units	Required	Provided
<b>As Per Table 101 (Area C)</b>	1.2 per dwelling unit	196	235	196
<b>As Amended Through Proposed ZBA</b>	1.0 per dwelling unit	196	196	196

### 3.4 Calculation of Required Visitor Parking

Visitor parking requirements are specified as per provision 1 of Section 102 “*In addition to the parking required under Section 101, off-street visitor motor vehicle parking must be provided for the land uses and at the rate set out in Table 102.*” As per Table 102, stacked dwellings in Area C require parking spaces at a rate of “*0.2 per dwelling unit*”

A Zoning Bylaw Amendment application (D02-02-24-0046) has been submitted which proposes to amend the rate required in Table 102 to “*0.1 per dwelling unit*”.

Based on this amended rate, 20 parking spaces would be required (see **Table 2**).

**Table 2: Visitor Parking Calculation**

	Parking Space Rate (Stacked Dwelling)	Dwelling Units	Required	Provided
<b>As Per Table 102 (Area C)</b>	0.2 per dwelling unit	196	39	19
<b>As Amended Through Proposed ZBA</b>	0.1 per dwelling unit	196	20	19**

\*\* We acknowledge that there is 1 fewer parking spaces provided than required by the amended rate. An additional visitor parking space will be added to the site plan after the first review has been completed.

### 3.5 Calculation of Required Bicycle Parking – Section 111

The calculation of bicycle parking requirements is based on the “stacked dwelling without a garage or carport” rate of “0.5 per dwelling unit” as specified by zoning Table 111.

A summary of required and provided bicycle parking is shown in **Table 3** below.

**Table 3: Bicycle Parking Calculation**

Dwelling type	Bike Parking Space Rate (Table 111A from Zoning Bylaw)	Dwelling Units	Required	Provided
<b>Stacked</b>	0.5 per dwelling unit	196	98	100

Sufficient space has been provided as specified by provision 8A. Bike parking stalls have a width of 0.6 metres and a length of 1.8 metres as specified by table 111B.

Sufficient aisle space of 1.5 m has been provided as per provision 9.

### 3.6 Amenity Area – Section 137

Amenity area is provided as per the rates indicated in Table 137. As per Row 6, a stacked dwelling of 9 or more units requires 6 m<sup>2</sup> per unit of total amenity area. 50% of the total amenity area needs to be provided as communal space.

A summary of required and provided Amenity Area is shown in **Table 4** below.

All amenity area provided is communal amenity area.

**Table 4: Amenity Area Calculation**

	Required Amenity Area (Table 137 from Zoning Bylaw)	Dwelling Units	Required	Provided
<b>Total Amenity Area</b>	6 m <sup>2</sup> per dwelling unit	196	1176 m <sup>2</sup>	2245 m <sup>2</sup>
<b>Communal Amenity Area</b>	Minimum 50% of Total Amenity Area	N/A	588 m <sup>2</sup>	1122.5 m <sup>2</sup>

### 3.7 Rear Yard Setback – Section 162

The Rear Yard Setback for the R4Z zone is specified in table 162A. As per endnote 6 “Where located outside of Area A of Schedule 342, the minimum required rear yard setback is 6 metres”.

A Zoning Bylaw Amendment application (D02-02-24-0046) has been submitted which proposes to amend the required rear yard setback to 4.5 metres.

## 4 Summary of Requested Relief from Zoning

A Zoning Bylaw Amendment application (D02-02-24-0046) has been submitted separately from this Site Plan Control application. The table below summarizes the requested relief.

Summary Requested Relief from Zoning		
By-law Requirement or Applicable Section	Requirement	Proposed
Definition of Front Lot line (section 54)	<b>front lot line</b> which means that lot line, not including a corner lot line, which abuts a street for the shortest distance, whether or not that line jogs or curves, and extending between the side lot lines, more or less for the full width of the lot, and where more than one such lot line exists, means a lot line which abuts the same street as the front lot line of an abutting lot	Despite the definition of Front Lot Line in Section 54, the lot line fronting on Conservancy Drive shall be deemed the Front Lot Line for zoning purposes.
Minimum Rear Yard Setback (Table 162A)	6 m	4.5 m
Projection of Stoop into Required Yards – Section 65 (Table 65(5b))	Interior Side Yard: no limit Rear Yard: no limit Front Yard: 0.6 m from lot line Corner Side Yard: 0.6 m from lot line	All yards: no limit
Parking Spaces – Section 101	235 (1.2 per dwelling unit)	196 (1.0 per dwelling unit)
Visitor Parking Spaces – Section 102	39 (0.2 per dwelling unit)	20 (0.1 per dwelling unit)



## 5 JFSA STATEMENT OF LIMITATIONS

JFSA Canada Inc. (JFSA) has prepared this report, and performed the services described in this report, in a manner consistent with the level of care and skill normally exercised by members of the engineering and science professions currently practicing under similar conditions in the jurisdiction in which the services are provided, subject to the time limits and financial and physical constraints applicable to the services. No other warranty, expressed or implied, is made. This report has been prepared for the exclusive use of the client representative, for the specific site, objective, and purpose described to JFSA by the client. The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location. Any change of site conditions, purpose and/or development plans may alter the validity of the report. The report, which specifically includes all tables, figures and appendices, is based on data and information assembled by JFSA, and is based on the conditions at the site and study area at the time of the work and on the information provided by others. JFSA has relied in good faith on all information provided and does not accept responsibility for any deficiencies, misstatements, or inaccuracies contained in the report as a result of omissions, misinterpretation, or fraudulent acts of the persons contacted or errors or omissions in the reviewed documentation and data. Any use which a third party makes of this report, or any reliance on, or decisions to be made based on it, are the responsibilities of such third parties. JFSA accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.