

**DRAFT PLAN OF SERVICED SUBDIVISION APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW, SOUTH,
PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT
DEPARTMENT**

Site Location: 3809 Borrisokane Road

File No.: D07-16-19-0005

Date of Application: January 28, 2019

This application submitted Caivan Brazeau Development Corporation is recommended for DRAFT APPROVAL, subject to the following Standard and Special Conditions, as attached.

APPROVED

By Lily Xu at 12:53 pm, Oct 25, 2019

Date



Lily Xu
Manager, Development Review
Planning, Infrastructure and Economic
Development Department

Attach(s):

1. Conditions of Draft Approval
2. Draft Plan of Subdivision

DRAFT PLAN OF SERVICED SUBDIVISION APPLICATION SUPPORTING INFORMATION

SITE LOCATION

3809 Borrisokane Road

SYNOPSIS OF APPLICATION

The subject property is known municipally as 3809 Borrisokane Road and is located in Barrhaven, south of Cambrian Road, west of the proposed Greenbank Road realignment, east of Highway Number 416. The subject property is also known as the former Brazeau aggregate extraction pit.

The full property is 39.73 hectares, but due to the 500 metre residential restriction zone around the Trail Road Landfill, the total development area is 24.78 ha. The site is currently vacant as it was previously used for an aggregate extraction operation. The aggregate resources on site have been exhausted and the Ministry of Natural Resources and Forestry has approved the closure of the extraction site.

The application proposes 521 dwelling units (301 Singles and 220 townhouses), and 1 park block (1.72 ha).

The creation of sixteen new streets are proposed, with possible accesses to the site identified as Dundonald Drive, Kilbirnie Drive, and Borrisokane Road, with an eventual connections to the future Greenbank Road realignment.

A Zoning Bylaw Amendment application (D02-02-19-0010) has been submitted along with this Draft Plan of Subdivision application in order to rezone the lands from the current "ME2" (Mineral Extraction, Subzone 2) to "R3YY" (Residential Third Density, Subzone YY), and "O1" (Parks and Open Space). The remainder of the site that is not being developed will be rezoned from ME2 to a rural designation that does not permit aggregate extraction.

The subject property is located within the Barrhaven South Urban Expansion Area (BSUEA) Community Design Plan (CDP). A Land Use Plan and Demonstration Plan were not included in the CDP for these lands, as such updates to the CDP will be required following zoning amendment approvals.

The application for the subdivision and zoning amendment preceded the closing of the aggregate extraction pit to the north of the site (Drummond Pit). As part of the application review, a Stationary Noise Review to supplement the Noise Feasibility study was completed to understand the impacts of the neighbouring aggregate



extraction area (Costello Pit) on residential development within the subject property. The report identified a section of lands to be developed following the closure of the extraction pit. Following the review of the report, the Ministry of Natural Resources and Forestry has confirmed that the Drummond Pit has been exhausted. Clauses within the Conditions of Draft Approval that related to the development of the site in proximity to an operational aggregate extraction area have been removed.

The requirements for the approval of the Zoning By-Law Amendment have been included in the draft conditions.

DISCUSSION AND ANALYSIS

It is recommended that the application be approved.

- The subject application has been examined pursuant to the provisions of the Official Plan and the Barrhaven South Community Design Plan area, and the City of Ottawa Zoning By-law. A Zoning By-Law Amendment has been submitted and reviews concurrently with the application for Draft Plan of Subdivision.
- The conditions of approval are supported by the applicant and the Ward Councillor.
- The proposed development does not require an expenditure of municipal funds over and above those funds recovered by development charges or for which an allocation has been made in a Council approved budget.

CONSULTATION DETAILS

Councillor Jan Harder has concurred with the proposed conditions of Draft Approval.

Public Comments

This application was subject to the Public Notification and Consultation Policy. No responses from the public were received in response to the notification.

APPLICATION PROCESS TIMELINE STATUS

This Plan of Subdivision application was not processed by the "On Time Decision Date" established for the processing of an application that has Manager Delegated Authority due to the need for multiple revisions to the submission materials.

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