



**DRAFT PLAN OF SERVICED SUBDIVISION APPLICATION
DELEGATED AUTHORITY REPORT
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Location:	Part of 3285 and 3305 Borrisokane Road
File No.:	D07-16-24-0011
Date of Application:	April 29, 2024

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

May 2, 2025

Date

Lily Xu,
Manager, Development Review
Planning, Development and Building Services
Department

Attach(s):

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

DRAFT PLAN OF SUBDIVISION APPLICATION SUPPORTING INFORMATION

File Number: D07-16-24-0011

SITE LOCATION

3285-3305 Borrisokane Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The site is generally bounded by the Fraser-Clark watercourse to the north, Phase 2 of the Conservancy East Subdivision to the east, Borrisokane Road to the west, and the Jock River to the south.

The 13.6-hectare site is currently an empty field which was previously agricultural land. The installation of infrastructure has altered the site significantly in order to support the current draft approved subdivision. The proposed plan of subdivision is to create approximately 594 new residential dwellings, with 398 being traditional and rear-lane townhouses and 196 being stacked townhouses while still retaining the previously established road pattern approved through the previous Plan of Subdivision application. The proposal will replace the 16.5m right of ways with 18m right of ways and will update the parkland dedication rate to the current rate.

Residential Units and Types

Dwelling Type	Number of Units
Stacked	196
Townhouse	398

Related Applications

The following applications are related to this proposed development:

- Zoning By-law Amendment – D02-02-24-0073

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. The subject lands are within the Suburban Transect on Schedule A of the Official Plan (OP) and are designated Neighbourhood with an Evolving Neighbourhood overlay, as shown on Schedule B6 of the Official Plan. The applicable policies are set out in Sections 5.4, 5.6 and 6.3 of the Plan. Neighbourhoods, within the Suburban Transect, are



contiguous urban areas that permit a mix of building forms and densities and are planned for ongoing gradual, integrated, sustainable and context-sensitive development, generally towards the model of 15-minute neighbourhoods. Policies in Section 5.4 and 6.3 guide development to ensure low-rise development with grid like street networks, active transportation linkages, treed corridors, avoidance of rear lotting, screening of parking lots, etc. The Evolving Neighbourhood overlay policies in Section 5.6.1 promote the gradual evolution through intensification to a more urban built form.

The proposal aligns with the policies of the Official Plan by adding townhouse dwellings and stacked dwellings on new local roads which will also create sufficient road frontage for the new park. The proposed residential subdivision will provide the required servicing connections to the future parks through the new services being proposed in the new streets. The proposed subdivision is appropriate for the greenfield development to allow a range of low-rise residential buildings with a slight increase in intensification through built form which enhances the character of the neighbourhood.

Given the soil type in the area, the clay soil conditions were added to the Draft Conditions document to ensure the tree planting in this subdivision respect the Tree Planting in Sensitive Marine Clay Soils – 2017 Guidelines.

Infrastructure - Sanitary

The existing South Nepean Collector operates north of the subject property within Strandherd Drive prior to travelling south down Chapman Mills Drive and then turns eastward following the future Chapman Mills Drive right-of-way. The subject property is tributary to the South Nepean Collector and will be serviced by an internal gravity sanitary sewer system that generally follows the local road network.

Infrastructure - Water

Water supply to this new community will come from existing and proposed trunk watermain in the vicinity the subject property. These trunk watermain will be extended to provide the requisite water supply to the development lands.

Infrastructure - Stormwater Management

The subject property is within the Jock River watershed and existing stormwater is conveyed through the Borrisokane Road roadside ditches and the Fraser-Clarke watercourse to the Jock River.

For the proposed development, the minor system will be sized for the 2-year event for local streets, 5-year event for collector streets and 10-year events for arterial roads. Major system stormwater will be conveyed via overland flow routes to the Jock River. For water quality the stormwater management system proposes a treatment train approach that includes deep sump catchbasin inserts, infiltration subdrains connected to catchbasins within the right-of-way and end of pipe oil-grit separators that provide the



required enhanced level of protection (80% total suspended solids). The storm systems will discharge the treated stormwater at multiple locations along the natural heritage corridor connecting via channels to support hydration of the wetlands and ultimately outletting to the Jock River.

As part of the proposed design, individual homes will be protected from storm sewer flows by being provided with sump pumps in their basements.

Special draft conditions were created to require monitoring of the performance of the proposed stormwater management infrastructure, with a contingency plan.

Provincial Planning Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Planning Statement, 2024.

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 David Hill has concurred with the proposed conditions of Draft Approval.

Public Comments

This application was subject to the Public Notification and Consultation Policy. Notice of the application was sent by mail to all property owners within 120 meters of the proposed development site and an on-site sign was posted along the road frontage. One public comment was received.

The comment received requested clarifications the previous designation of the lands.

- Information concerning the previous draft approval on these lands was provided to the resident.

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 complexity of the issues associated with stormwater management.

Contact: Mélanie Gervais Tel: 613-580-2424, extension 74025 or e-mail: Melanie.Gervais@ottawa.ca.

Document 1 – Location Map



D07-16-24-0011

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REVISION / RÉVISION - 2024 / 05 / 28

LOCATION MAP / PLAN DE LOCALISATION
PLAN OF SUBDIVISION / PLAN DE LOTISSEMENT



3285, 3305 ch. Borriskane Road



Existing Flood Plain (Section 58) /
Plaine inondable (Article 58)

