

Planning Rationale

## **Zoning By-law Amendment**

**3285 Borrisokane Road – Lot 126 on Draft 4M-Plan**

Con 3, Lot 14 – Geographic Township of Nepean

May 13, 2019

Created By:

Barrhaven Conservancy Development Corporation

2934 Baseline Road

Ottawa, ON

K2H 1B2

## Introduction

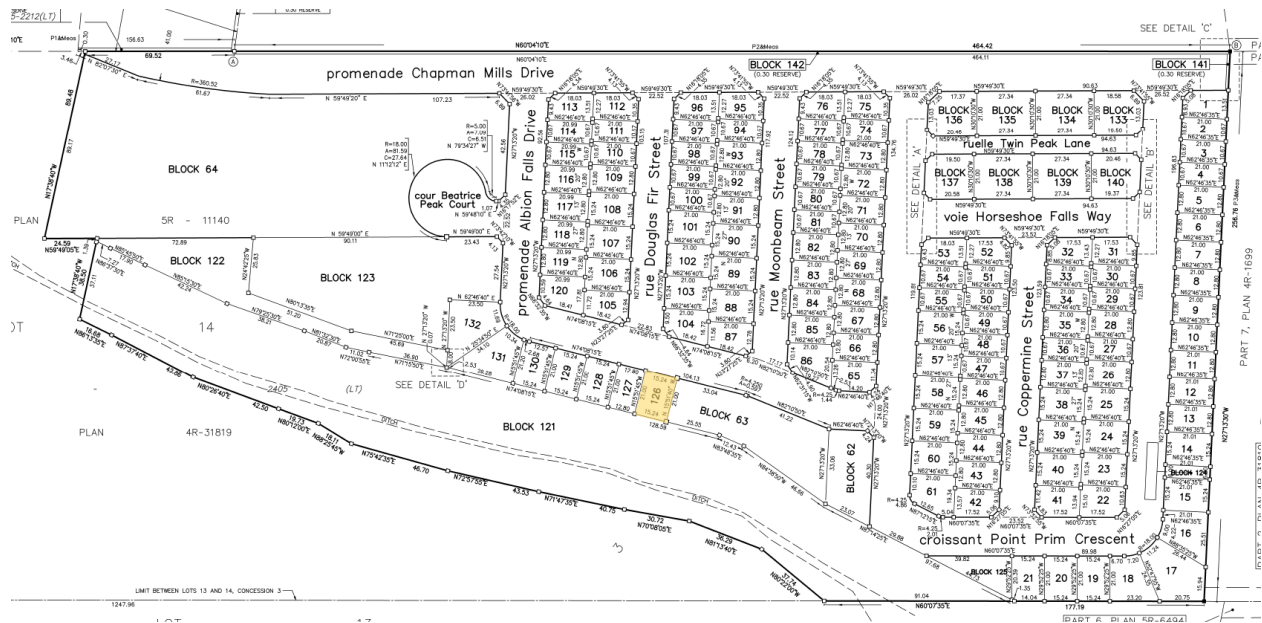
This Planning Rationale has been prepared in support of the Zoning By-Law Amendment application for Barrhaven Conservancy Development Corporation, Phase 1, specifically pertaining to Lot 126 on the draft 4M-Plan.

The Plan of Subdivision for Barrhaven Conservancy received draft approval on September 26, 2018 and the Zoning By-Law Amendment implementing this plan was carried by Planning Committee on April 25, 2019 and By-law 2019-128 was passed by Council on May 8, 2019.

The purpose of this Zoning By-law Amendment is to change the current zoning of Lot 126 from Development Reserve (DR) to Residential R3YY, with the same Urban Exception 2559 as its adjacent residential lands which receive Council approval on May 8, 2019.

## Location

The subject land, Lot 126, is located within the property at 3285 Borrisokane Road, Concession 3 Lot 14 of the former Geographic Township of Nepean. Lot 126 is identified below on the draft 4M-Plan:



## Proposed Zoning By-Law Amendment

The proposed zoning will accommodate the development of Lot 126 into a detached residential dwelling, as anticipated in the draft plan of subdivision. The subject property is currently zoned Development Reserve Zone (DR).

A Cut and Fill application with the Rideau Valley Conservation Authority was approved on September 26, 2018 and executed on October 1, 2018 as permit No. Rv5-17/18T. A revision to this permit was submitted on April 12, 2019 to request a relatively minor adjustment resulting in additional cut compensation provided via a shortening of the interim cul-de-sac along a future Street in order to offset the removal of Lot 126 out of the regulatory floodplain.

This application was briefly discussed with Planning Staff on April 12, 2019 and provided support.

Proposed zoning is R3YY [2559], with the Exceptions below as approved by Council on May 8<sup>th</sup>:

- A maximum of 60% 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 6 metres from the nearest edge of the sidewalk and may not be closer to the public street than the main wall of the dwelling.
- 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 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 equal to or less than 0.3 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.
- 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 corner side yard except in the case of a townhouse dwelling.
- 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 57(1) including townhouse dwellings, the distance used to determine a corner sight triangle is a minimum of 2.75 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 3m<sup>2</sup>, may be located no closer than 2 m from the side lot line abutting a street.
  - vi. maximum lot coverage: 55%
  - vii. minimum rear yard setback may be reduced to 4.5 m for a maximum of 50% 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.
    - An active entrance must be provided on the side of the building facing the corner side yard.
- zone requirements for semi-detached and townhouse dwellings:
    - i. minimum lot area: 137 m<sup>2</sup>
    - ii. minimum lot width: 5.5 m
    - iii. minimum front yard setback: 3.0 m
    - iv. minimum interior side yard setback: 1.5 m
    - v. minimum corner side yard setback: 2.5 m
    - vi. maximum building height: 14 m
    - vii. maximum lot coverage: 65%
  - zone requirements for back-to-back townhouse dwellings:
    - i. minimum lot area: 81 m<sup>2</sup>
    - ii. minimum lot width: 5.5 m
    - iii. minimum front yard setback: 3.0 m
    - iv. minimum interior side yard setback: 1.5 m
    - v. minimum corner side yard: 2.5 m
    - vi. maximum building height: 14 m
  - zone requirements for townhouse dwellings with access to a rear lane:
    - i. minimum lot area: 110 m<sup>2</sup>
    - ii. minimum lot width: 5.5 m
    - iii. minimum front yard setback: 3.0 m
    - iv. minimum rear yard setback: 0.0 m
    - v. minimum interior side yard setback: 1.5 m
    - vi. minimum corner side yard: 2.5 m
    - vii. maximum building height: 14 m
    - viii. maximum lot coverage: no maximum

## Compatibility Analysis

According to Schedule B of the Official Plan, the property is designated General Urban Area, which is intended to provide a full range and choice of housing types along with conveniently located employment, retail, service, leisure, entertaining and institution.

Section 2.5 and 4.11 of the Official Plan outline policies for compatible developments. The proposed zoning further extends the zoning anticipated for this residential area. It aligns with the policies of the Official Plan by allowing a detached dwelling along a road which is also approved with the same zoning. Furthermore, this dwelling will be developed by the same applicant as the surrounding lands, thereby ensuring that the new dwelling will respect the character of the developing area.

The subject property is designated Residential in the South Nepean Urban Area Secondary Plan Area 8. This designation permits a “variant of housing types including detached dwellings, semi-detached dwellings, row dwellings and apartment dwellings”.

The rezoning of the subject property will respect the Tree Planting in Sensitive Marine Clary Soils, 2017 Guidelines.

This proposal is consistent with the Provincial Policy Statement, 2014.

## Conclusion

Based on the applicable policies and guidelines presented in this brief, the proposed zoning by-law implements the land uses intended within the draft approved subdivision and the other recently approved zoning by-law amendment for the directly surrounding lands. It is consistent with the Provincial Policy Statement intent and objectives and is in conformity with the Official Plan and Secondary Plan for this Area.

If you have any questions, please do not hesitate to contact me at your convenience.

Sincerely,

May Pham, M. Pl.  
Project Manager  
Barrhaven Conservancy Development Corporation