

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

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<b>Site Location:</b>	3713 Borrisokane Road
<b>File No.:</b>	D07-16-23-0010
<b>Date of Application:</b>	July 5, 2023

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This application submitted Colin Haskin on behalf of Caivan (Greenbank North) Inc. is recommended for DRAFT APPROVAL, subject to the following Standard and Special Conditions, as attached.

January 31, 2024

\_\_\_\_\_  
Date



\_\_\_\_\_  
Lily Xu  
Manager, Development Review  
Planning, Real Estate and Economic  
Development Department

Attach(s):

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



## **DRAFT PLAN OF SERVICED SUBDIVISION APPLICATION SUPPORTING INFORMATION**

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File Number: D07-16-23-0010

### **SITE LOCATION**

3713 Borrisokane Road as shown on Document 1.

### **SYNOPSIS OF APPLICATION**

The City provided draft plan of subdivision approval for Phase 3 of the Ridge Subdivision (D07-16-20-0015) on November 18, 2021. The applicant has since revised the proposal by increasing the number of units and reducing the size of the park block to reflect the parkland dedication rates established by *Bill 23, the More Homes Built Faster Act, 2022*.

The subject Draft Plan of Subdivision application (Phase 4) will create 285 townhouse and 84 back-to-back townhouse units. As a result, the 2.1-hectare park block approved with Phase 3 (i.e., Block 130 on Registered Plan 4M-XXXX) will reduce in size to 1.66 hectares. Parkland dedication for both phases was dedicated in the Phase 3 approval. The road alignment and storm sewer network were also revised, adding Glaciation Lane along the eastern edge of the park block, and adjusting the right of way widths.

Block 20 will be dedicated as part of future Greenbank Road, which is not constructed but planned as an arterial road as shown on Schedule C2. The Phase 3 concept featured rear lane townhomes along future Greenbank Road. As a result of reconfiguration as contemplated in this application, Kootenay Drive will separate the townhomes (i.e., Block 12) from the future Greenbank Road.

The applicant submitted a Zoning By-law Amendment application (D02-02-23-0064), which the City will process following the approval of the subject application. The Zoning By-law Amendment will rezone a portion of the park block from Parks and Open Space (O1) to Residential Third Density, Subzone YY, Exception 2768 (R3YY[2768]).

The Official Plan designates the lands Neighbourhood in the Suburban Transect. The Official Plan outlines that net residential densities for new development in the Suburban Transect shall strive to approach the densities of the Inner Urban Transect overtime. Combined with Phase 3, the proposed subdivision is consistent with this target with approximately 34.5 units per net hectare. The Official Plan also provides policy direction that greenfield development in the Suburban Transect will contribute to the evolution towards 15-minute neighbourhoods by incorporating greenspaces and fully-connected grid street networks with short blocks. The subdivision conforms with the Official Plan policies for greenfield development in the Suburban Transect. As proposed, the subdivision features a fully-connected grid street network with short blocks centered around a greenspace.



The subject lands are located within the Barrhaven South Urban Expansion Area Community Design Plan (CDP). As noted with the Phase 3 approval, the CDP provides limited policy direction for the development of the subject lands, which were identified as Active Sand & Gravel Pits on the Land Use Plan.

### **Residential Units and Types**

<b>Dwelling Type</b>	<b>Number of Units</b>
Townhouse	285
Back-to-back townhouse	84

### **Related Applications**

The following applications are related to this proposed development:

- Plan of Subdivision (Phase 3) - D07-16-20-0015
- Zoning By-law Amendment - D02-02-23-0064

### **DISCUSSION AND ANALYSIS**

It is recommended that the application be approved.

- The subject application is consistent with the Provincial Policy Statement. The application conforms with the Official Plan, including the Suburban Transect and Neighbourhood policies.
- 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.

### **APPLICATION PROCESS TIMELINE STATUS**

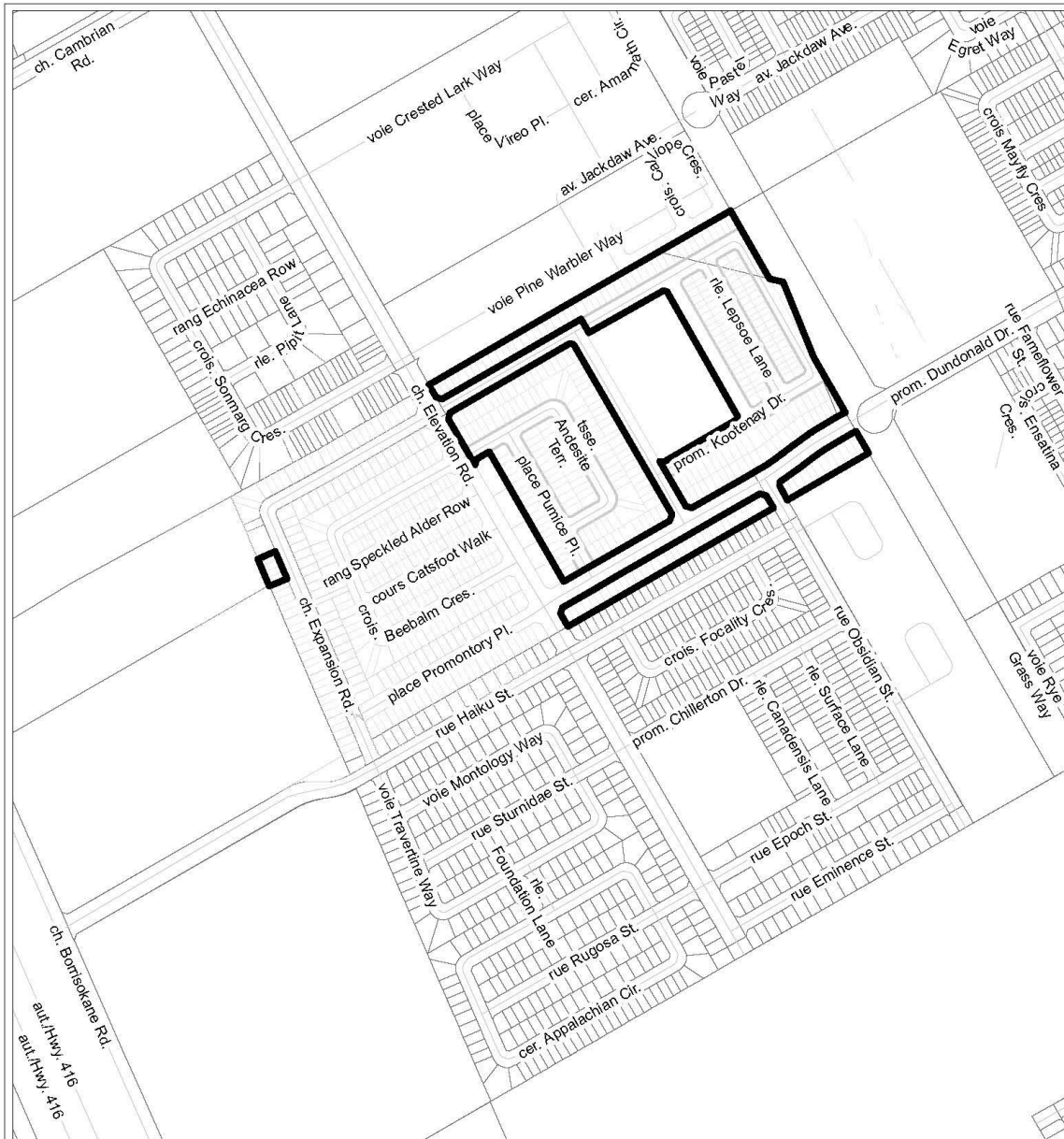
This Plan of Subdivision application was not processed by the “On Time Decision Date”



established for the processing of an application that has Manager Delegated Authority due to the need for multiple revisions to the submission materials.

**Contact:** Kelby Lodoen Unseth Tel: 613-580-2424, extension 12852, Fax 613-580-2576 or e-mail: [Kelby.LodoenUnseth@ottawa.ca](mailto:Kelby.LodoenUnseth@ottawa.ca).

# Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION PLAN OF SUBDIVISION / PLAN DE LOTISSEMENT	
D07-16-23-0010	23-0720-D		
I:\CO\2023\Subdivision\Borrisokane__3713			
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<b>3713 ch. Borrisokane Road</b>			
REVISION / RÉVISION - 2023 / 08 / 08			