

**3. Zoning By-law Amendment - 3776 and 3780 Albion Road
Modification du Règlement de zonage – 3776 et 3780, chemin Albion**

Committee recommendation

That Council approve an amendment to Zoning By-law 2008-250 for 3776 and 3780 Albion Road to permit eight townhouse dwellings with site specific zoning provisions, as detailed in Document 2 as amended.

Recommandations du Comité

Que le Conseil municipal approuve une modification apportée au Règlement de zonage 2008-250 pour les 3776 et 3780, chemin Albion afin de permettre l'aménagement de huit habitations en rangée en prévoyant des dispositions de zonage propres au site, comme l'expose en détail le document 2 dans sa version modifié.

Documentation/Documentation

1. Report from the Director, Planning Services, Planning, Real Estate and Economic Development, dated June 27, 2022 (ACS2022-PIE-PS-0084)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 27 juin 2022 (ACS2022-PIE-PS-0084)
2. Extract of draft Minutes, Planning Committee, July 7, 2022

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 7 juillet 2022

Zoning By-law Amendment - 3776 and 3780 Albion Road

File No. ACS2022-PIE-PS-0084 - Gloucester-Southgate (Ward 10)

The Applicant, as represented by Brian Casagrande, Fotenn, was present in support, and available to answer questions. The Applicant advised that they did not need to address the Committee if the item carried.

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Letter dated July 2, 2022 from Fotenn, on behalf of Albion Apartments Ltd., in support
- Email dated July 5, 2022 from Mr. R. Mungall, opposed
- Email dated July 6, 2022 from Daryl Smith, opposed
- Email dated July 6, 2022 from Christine Lowe, opposed

The Committee CARRIED the report recommendations as amended by the following motion:

Report recommendations

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3776 and 3780 Albion Road to permit eight townhouse dwellings with site specific zoning provisions, as detailed in Document 2.**
2. **That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of August 31,**

2022,” subject to submissions received between the publication of this report and the time of Council’s decision.

Carried

Amendment:

Motion No. PLC 2022-67/6

Moved by Councillor L. Dudas

WHEREAS report ACS2022-PIE-PS-0084 recommends amending the City of Ottawa Zoning By-law to permit back-to-back townhouse dwellings; and

WHEREAS inconsistencies were identified between Document 4 – Draft Site Plan and Document 2 – Details of Recommended Zoning;

THEREFORE BE IT RESOLVED that with respect to ACS2022-PIE-PS-0084, Planning Committee Recommend Council approve the following:

- 1. Document 2 be amended by adding the following to item 2(b):**
 - Despite Table 160A, the minimum interior side yard setback for a townhouse dwelling in a Planned Unit Development on the north side of the parcel is 1.48m.
- 2. Document 2 be amended to add a new bullet point under item 2(b)**
 - maximum building height – 9 metres

THEREFORE BE IT FURTHER RESOLVED that there be no further notice pursuant to Section 34(17) of the Planning Act.

Carried