

2. Zoning By-Law Amendment – 20 Mark Avenue

Modification du Règlement de zonage – 20, avenue Mark

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 20 Mark Avenue to permit a new three-storey apartment building, and two new dwelling units within existing buildings, within a Planned Unit Development, as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification du *Règlement de zonage (2008-250)* pour la propriété qui se situe au 20, avenue Mark, afin de permettre l'aménagement d'un nouvel immeuble d'habitation de trois étages, et de deux nouveaux logements à l'intérieur d'immeubles existants faisant partie d'un complexe immobilier, comme l'indique le document 2.

Documentation/Documentation

1. Director's Report, Planning Services, Planning, Infrastructure and Economic Development Department, dated March 26, 2019 (ACS2019-PIE-PS-0013)

Rapport de la directrice, Services de la planification, Direction générale de la planification, de l'Infrastructure et du développement économique, daté le 26 mars 2019 (ACS2019-PIE-PS-0013)

2. Extract of draft Minutes, Planning Committee, April 11, 2019

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 11 avril 2019

3. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of May 8, 2019, 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 April 24, 2019".

Résumé des observations écrites et orales à distribuer séparément avec l'ordre du jour de la réunion du 8 mai 2019 du Conseil, dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes de la *Loi sur l'aménagement du territoire* à la réunion du Conseil municipal prévue le 24 avril 2019 ».

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
11 April 2019 / 11 avril 2019**

**and Council
et au Conseil
24 April 2019 / 24 avril 2019**

**Submitted on 26 March 2019
Soumis le 26 mars 2019**

**Submitted by
Soumis par:**

**Lee Ann Snedden
Director / Directrice**

Planning Services / Services de la planification

**Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique**

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Ward: RIDEAU-VANIER (12)

File Number: ACS2019-PIE-PS-0013

SUBJECT: Zoning By-law Amendment – 20 Mark Avenue

OBJET: Modification du Règlement de zonage – 20, avenue Mark

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 20 Mark Avenue to permit a new three-storey**

apartment building, and two new dwelling units within existing buildings, within a Planned Unit Development, 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 City Clerk and Solicitor's Office 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 April 24, 2019" subject to submissions received between the publication of this report and the time of Council's decision.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification du *Règlement de zonage (2008-250)* pour la propriété qui se situe au 20, avenue Mark, afin de permettre l'aménagement d'un nouvel immeuble d'habitation de trois étages, et de deux nouveaux logements à l'intérieur d'immeubles existants faisant partie d'un complexe immobilier, comme l'indique le document 2.
2. Que le Comité de l'urbanisme donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et de l'avocat général et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 24 avril 2019 », à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

20 Mark Avenue

Owner

Manor Park Management Inc. (c/o Anand Aggarwal)

Applicant

Dennis Jacobs – Momentum Planning & Communications

Architect

Project1Studio – Ryan Koolwine

Description of site and surroundings

The subject site is located in the Kingsview Park neighbourhood along the south side of Mark Avenue, situated between Greensway Avenue to the east, Montreal Road to the south, and North River Road to the west.

The 5,660 square metre site is a rectangular-shaped lot with approximately 215 metres of frontage on Mark Avenue. 20 Mark Avenue is the municipal address for the entire parcel, however, existing on the property are six low-rise apartments with each building addressed as 30, 40, 50, 60, 70, and 80 Mark Avenue, respectively.

The site currently consists of a surface parking lot and six identical two-storey apartment buildings that form part of a low-rise apartment development, known in zoning terms as a Planned Unit Development (PUD). Similar apartment buildings extend along both sides of Mark Avenue, with an additional building located at the property known municipally as 263 Greensway Avenue (existing building on site addressed as 267 Greensway Avenue).

The surrounding area consists of low-rise residential buildings to the west, north and east; and low-rise commercial buildings to the south that form part of a Traditional Mainstreet Zone along Montreal Road.

Summary of requested Zoning By-law amendment proposal

The proposed development at 20 Mark Avenue is for a new three-storey apartment building with 12 dwelling units on the western-most portion of the site, which is currently used as a surface parking lot with 22 parking spaces. Development on the site also

includes two new dwelling units in the existing buildings; one at the building addressed 60 Mark Avenue, and the second at 70 Mark Avenue.

New landscaping and amenity area will surround the proposed building, with the exception of one new parking space in the rear yard that will be used for short-term drop-off and pick-up only. Bicycle parking and waste/recycling rooms are contained within the building.

The existing buildings on site at 30, 40, 50, and 80 Mark Avenue contain 10 dwelling units each. 60 and 70 Mark Avenue currently contain nine dwelling units but will ultimately have 10 dwelling units each with the additional units in the basement. In total, with the existing buildings and proposed development, 72 dwellings over six low-rise apartments will exist in the PUD.

The property currently has two zoning designations. The majority of the site is zoned Residential Fourth Density, Subzone O (R4O), which permits a range of residential uses from detached dwellings to low-rise apartments with building heights of up to 11.0 metres. The portion of the site subject to the proposed amendment is currently zoned Residential First Density, Subzone N, Exception 627 (R1N [627]) and generally limits residential development to single detached dwellings.

The purpose of the rezoning is to extend the R4O zoning to the westernmost portion of the site, which would allow the construction of the proposed building in place of the surface parking lot. The rezoning also applies site-specific provisions for a PUD and relief from the area-specific provisions of the floodplain overlay for the two new dwelling units within the existing buildings. The application also notes that additional parking provided for tenants within the Mark Avenue apartments is requested to be located at 263 Greensway Avenue, which is subject to separate zoning and site plan applications (D02-02-18-0056 / D07-12-18-0082). The matter of parking will be addressed through the rezoning application for 263 Greensway Avenue. The proposed development at 20 Mark Avenue does not require any parking.

Details of the rezoning generally includes the following:

- Rezone the site to a Residential Fourth Density Zone, Subzone O (R4O), with a new urban exception [xxxx], to permit the development of the proposed three-storey apartment building, as an additional building within the existing Planned Unit Development;

- To permit a minimum required interior side yard setback of 3.0 metres, whereas the westerly interior side yard would currently require a setback of 7.2 metres;
- To require a minimum total amenity area of 370 square metres provided on the lot;
- To permit a minimum driveway and aisle width of up to 4.5 metres, whereas a driveway leading to a parking lot of less than 20 spaces permits a maximum width of 3.6 metres;
- To permit a minimum setback of zero metres from a private way (driveway) in a Planned Unit Development, whereas a minimum of 1.8 metres is required; and
- To exempt the two dwelling units proposed in 60 and 70 Mark Avenue from the area-specific floodplain overlay floodproofing standards and amenity area requirements.

DISCUSSION

Public consultation

Notification and public consultation was undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications.

During the application review process, a community information session was held by the applicant on November 29, 2018. The meeting also presented the proposed development from 263 Greensway Avenue, and approximately 35 individuals attended. Majority of the discussion was focused on the 263 Greensway Avenue proposal, as well as the proposed parking arrangement amongst the properties. The applicant presented an overview of the respective proposals followed by a question and answer period. Staff attended the meeting to field questions on process and next steps. Councillor Fleury and a representative from the Rideau Valley Conservation Authority (RVCA) were also in attendance.

During the application review process, approximately five individuals commented on the proposed development, with the comments mostly focusing on the parking impacts for existing tenants, and questions on the development's relationship with 263 Greensway Avenue.

For this proposal's consultation details, see Document 4 of this report.

Official Plan designations

According to Schedule B of the Official Plan, the property is designated as General Urban Area.

Other applicable policies and guidelines

The Urban Design Guidelines for Low-rise Infill Housing provide a framework to encourage quality design and infill development that is compatible. Relevant to this proposal, the guidelines encourage an enhanced streetscape with desirable planned neighbourhood patterns for setbacks, enhancing rear yard amenity area with appropriate greenery, providing at-grade living interaction with the street, and limiting areas occupied by parking spaces for greater amounts of soft landscaping.

Planning rationale

Official Plan Policies

This application has been reviewed under the consolidated Official Plan (2003), and with regard for the amendments of Official Plan Amendment 150 (OPA 150).

The site is designated as General Urban Area (Section 3.6.1), which permits the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances. Residential intensification through infill will respond to the existing character to enhance desirable patterns and built form while also achieving a balance of housing types and tenures. The proposed development takes an existing surface parking lot and replaces it through infill and intensification with a new apartment building surrounded by landscaping. The vast majority of Mark Avenue is zoned R40 with nearly the entire street consisting of two-storey apartment buildings (11 in total), with the exception of four single detached homes at the western extent of the street near North River Road. The proposed three-storey apartment building is within the prevailing permitted height limit on the street, and has been situated on the site to match desirable patterns of yard setbacks and landscaping.

The two new basement units proposed in 60 and 70 Mark Avenue have no adverse impacts and are consistent with the balance of the apartments on the street. Additionally, the units were subject to review by the RVCA and were granted permission through Executive Committee review.

Section 4.8.1 provides policy direction for Flood Plains with the purpose of reducing the potential for public cost or risk of injury, loss of life, property damage, and economic and

social disruption, which may result directly or indirectly from development and other activities in flood plains. The subject site is located in a Two-Zone Flood Plain, as identified on Schedule K. Development can be considered in this area. The existing buildings were built in the early 1960's, pre-dating any flood plain regulations, and as a result floodproofing measures were not incorporated into the building design. The additional dwelling units in the basement of 60 and 70 Mark Avenue, respectively, were subject to review by the RVCA and were granted exemption from floodproofing standards by the Executive Committee. Given the vintage of the buildings, and flood mitigation measures that will be applied to the new dwelling units, and enforced through Site Plan Control, the intent of Section 4.8.1 is being met. In the event of a major flood event, there is a possibility that water could enter the building (existing situation), but the flood mitigation measures applied to the new dwelling units will reduce any potential for public risk or harm. Notices within the building and lease agreements will warn tenants of the potential flood risks and flood mitigation measures incorporated into the basement. The department also concurs with the decision of the Executive Committee of the RVCA. The proposed 12-unit building will be flood-proofed and satisfies the RVCA regulations.

Sections 2.5.1 and 4.11 provides policy direction for urban design and compatibility. Context is important when evaluating new infill and in order to achieve compatibility and quality urban design, development should relate to its surroundings by respecting prevailing patterns of setbacks and landscaped open space, minimize impacts through building siting and design, complement massing patterns, and allow the built form to evolve through architectural style and innovation, for example.

In regards to OPA 150, there have been some key policy changes approved by Council and that have since come into effect since the application submission. In consideration of policy amendments, Section 3.6.1. (General Urban Area) places a greater emphasis on maintaining a predominantly low-rise built form, up to four storeys, and recognizes that changes in building form, height and density will be evaluated based upon compatibility within the existing context and the planned function of the area.

Staff are satisfied that requested amendments for the proposed three-storey apartment building, and the two new dwelling units in the existing buildings, conforms to the Official Plan and OPA 150. The proposal satisfies the intensification policies and the built form and design fit within the immediate surroundings. The building mass, yard setbacks and landscaping treatment respond to the streetscape character, and the new building enlivens the streetscape by replacing a surface parking lot with a design that

incorporates ground units interacting with the public realm. The development is also consistent with guidelines for low-rise infill and appropriately addresses measures of compatibility. The two new dwellings units, through Site Plan Control, will be built in accordance with the conditions of approval from the Executive Committee of the RVCA.

Proposed Zoning Details

As detailed in Document 2, the proposed Zoning By-law amendment will rezone the site by bringing the western portion of the property into an R4O zone, and through a site-specific Urban Exception [xxxx] for various performance standards. The following summarizes the planning rationale for the amendments.

- The vast majority of Mark Avenue is presently zoned R40 as reflected in the streetscape consisting primarily of low-rise apartment buildings. Rezoning the western-portion of the property from “R1” to “R4” complements the existing character and planned function of the street. Furthermore, the proposed three-storey apartment building in place of the existing surface parking lot enlivens the street presence and continues a desirable pattern of setbacks and landscaping.
- The westerly interior side yard setback of 3.0 metres is consistent with the established patterns of open space between buildings on the street and allows for a compatible relationship with the abutting property.
- The existing PUD is primarily surrounded by asphalt in the rear yard and in the existing parking lot, resulting in limited opportunities for amenity area. The new apartment building replaces the surface parking lot and provides ample soft landscaping and amenity area immediately surrounding the proposed building. Few amenity area spaces are provided between the existing buildings. The purpose of the site-specific provision concerning amenity area is to blend the existing condition and new amenity area gained through development. Exempting the two basement units from amenity area requirements at the buildings addressed as 60 and 70 Mark Avenue will allow development of these units to proceed prior to the additional amenity space gained through the construction of the new building in place of the existing parking lot. These units will also have access to existing amenity areas on site.
- The existing double traffic lane driveway on site is approximately 8.0 metres wide and leads to 44 parking spaces on site. With the new development replacing the surface parking lot, the property will have 19 parking spaces. The department

has no concerns with allowing up to a 4.5 metre wide driveway and appreciates the streetscape improvement that will result from replacing the existing hard surfaces with soft landscaping.

- The existing private way serving the apartment buildings presently on site abuts the buildings along the rear, and the intent of the zoning provision is to formalize the existing situation, and to allow the new building to develop without altering the private way (driveway) location.
- The department takes into consideration the advice of the RVCA when it comes to matters of floodplain provisions, and has no concerns with the additional dwelling units in 60 and 70 Mark Avenue. This is a subtle form of appropriate intensification and the relief is consistent with the Executive Committee decision to grant permission. Furthermore, given the site circumstance, the intent of Official Plan in being met by implementing flood mitigation measures to lessen any possible impacts should a 1:100 year flood event occur.

The department supports the proposed Zoning By-law amendment and is of the opinion that the proposal conforms to the Official Plan.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Fleury is aware of the application.

LEGAL IMPLICATIONS

There are no legal impediments to adopting the recommendations in this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report. One of the ground floor units in the new building will be barrier-free.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- EP2 – Support growth of local economy.

APPLICATION PROCESS TIMELINE STATUS

The application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to coordinating the report to be on the same agenda as 263 Greensway Avenue.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Site Plan Excerpt and Site Context

Document 4 Consultation Details

CONCLUSION

The Planning, Infrastructure and Economic Development Department support the application and proposed Zoning By-law amendments. The proposed development is a good example of infill that provides appropriate intensification and an efficient use of land on a property suitable to introduce a new low-rise apartment. The new building fits well with its surroundings complementing the streetscape character of massing, setbacks and open spaces. The quality design, landscaping around the building, new

amenity area, and building siting contribute to the compatibility. The two basement dwelling units in the existing buildings matches the balances of buildings on site and is a subtle form of appropriate intensification. The requested amendments conform with the Official Plan and are consistent with the Provincial Policy Statement.

DISPOSITION

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

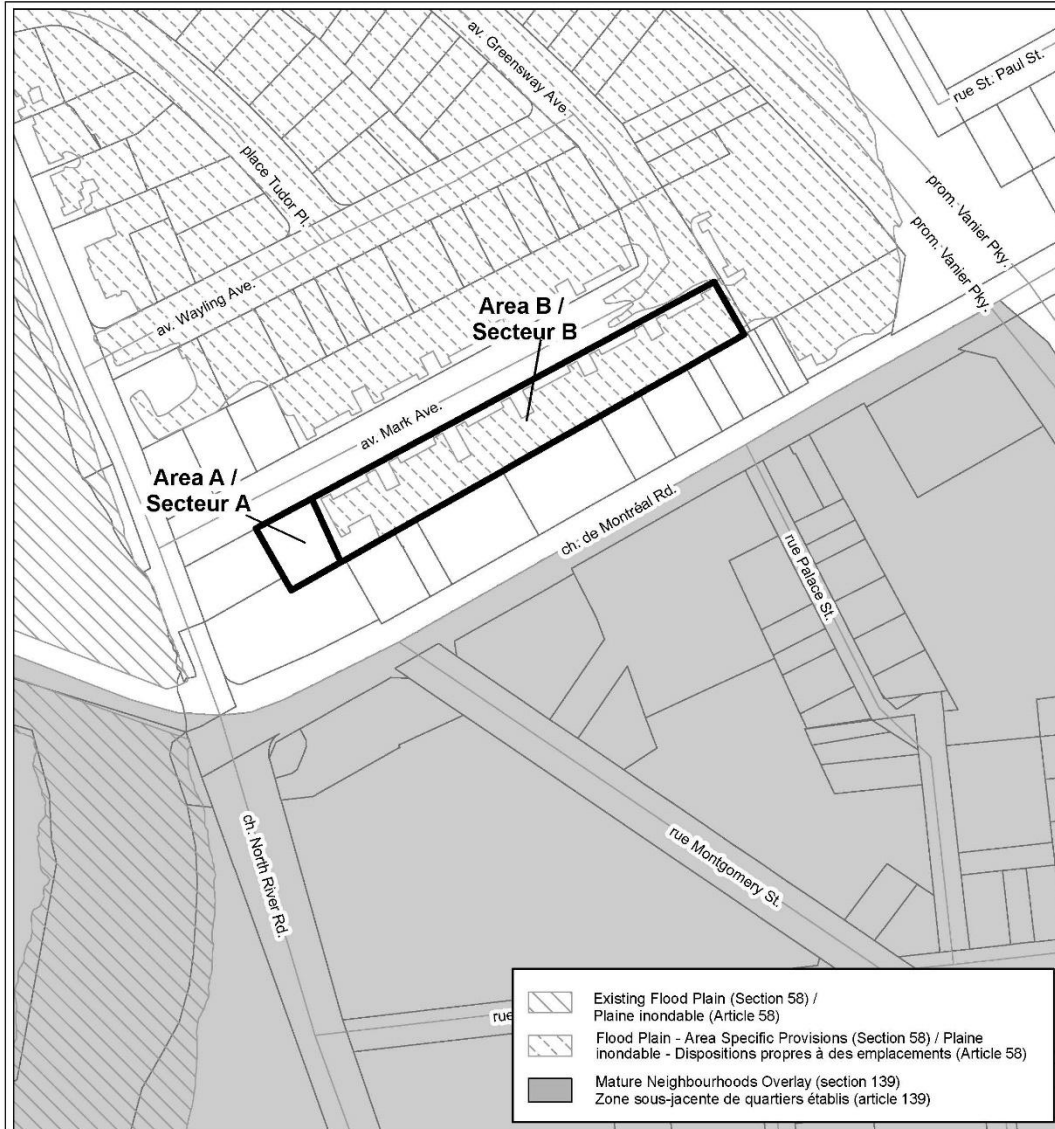
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.




Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa



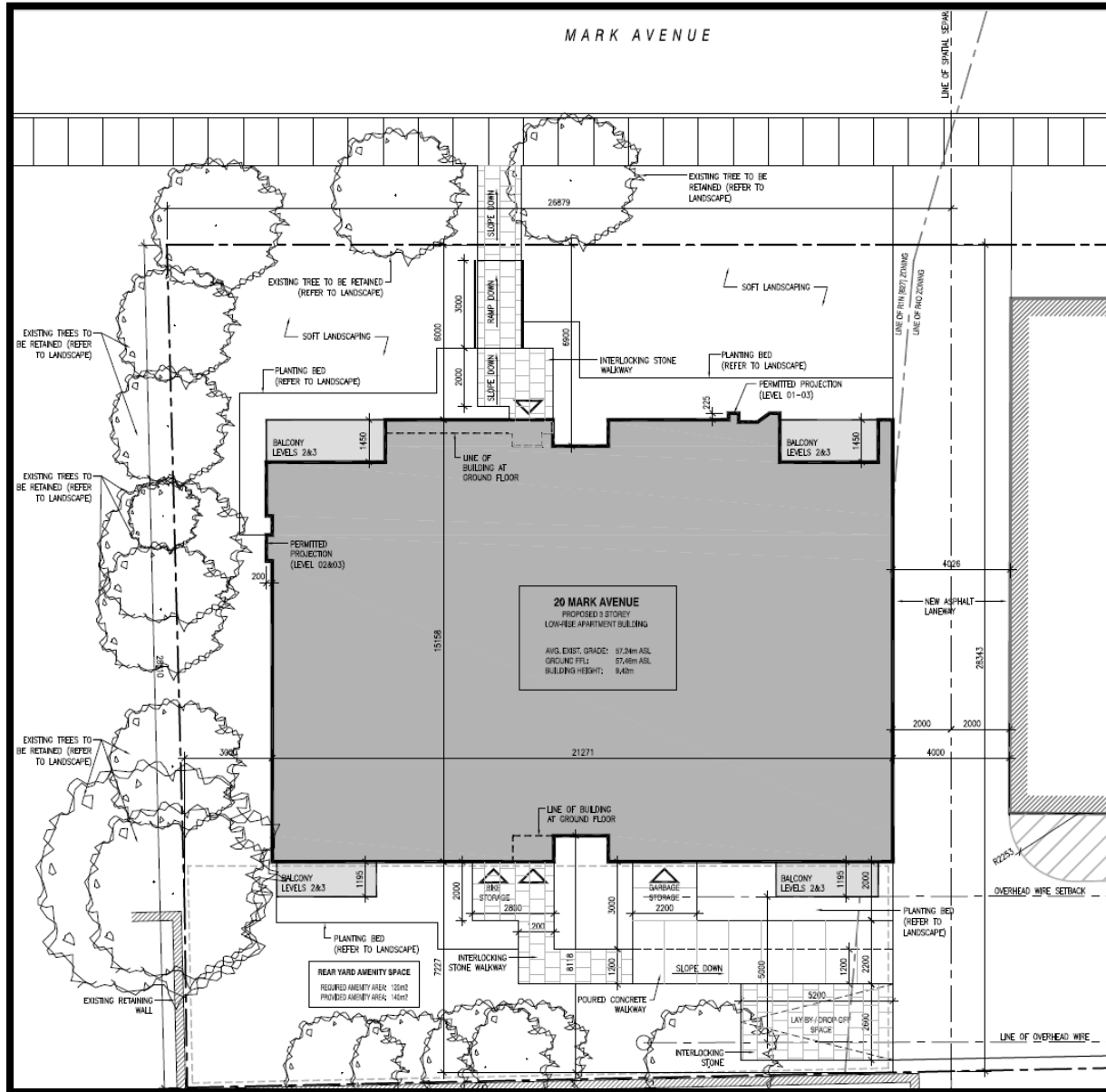
		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-18-0073	19-0024-X		20 avenue Mark Avenue
I:\CO\2019\Zoning\Mark_20			Area A to be rezoned from R1N[627] to R4O[xxxx] Le zonage du secteur A sera modifié de R1N[627] à R4O[xxxx]
©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY		Area B to be rezoned from R4O to R4O[xxxx] Le zonage du secteur B sera modifié de R4O à R4O[xxxx]	
©Les données de parcelles appartient à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE			
REVISION / RÉVISION - 2019 / 01 / 10			

Document 2 – Details of Recommended Zoning

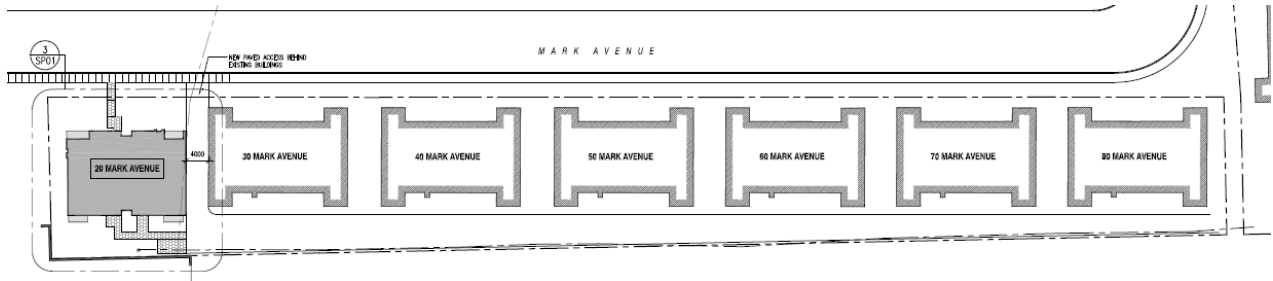
The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 20 Mark Avenue is as follows:

1. Rezone the lands municipally known as 20 Mark Avenue as shown in Document 1.
2. Amend Section 239, by adding a new exception [xxxx] with provisions similar in effect to the following in Column V:
 - a. The following provisions apply to a Planned Unit Development:
 - i. Minimum required interior side yard setback: 3 metres.
 - ii. Amenity area may be located within any yard on the lot, except the front yard.
 - iii. Minimum total amenity area: 370 square metres, of which 50% shall be communal amenity area.
 - iv. Despite Section 107(1)(aa)(i), the maximum driveway width for a double-traffic lane leading to less than 20 spaces is 4.5 metres.
 - v. Despite Table 131(2) the minimum setback for any wall of a residential use building to a private way is zero metres.
 - vi. Section 58(4)(a) and Section 137 do not apply to the addition of two additional dwelling units at the parcel municipally known as 20 Mark Avenue, specific to the buildings addressed as 60 Mark Avenue and 70 Mark Avenue within this parcel, with
 1. one additional dwelling unit permitted per building, and
 2. Within a residential use building as it existed on the date of the passing of this by-law.

Document 3 – Site Plan Excerpt and Site Context



Site Plan Excerpt



Site Context





Document 4 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

During the application review process, a community information session was held by the applicant on November 29, 2018. The meeting also presented the proposed development from 263 Greensway Avenue, and approximately 35 individuals attended. Majority of the discussion was focused on the 263 Greensway Avenue proposal, as well as the proposed parking arrangement amongst the properties. The applicant presented an overview of the respective proposals followed by a question and answer period. Staff attended the meeting to field questions on process and next steps. Councillor Fleury and a representative from the Rideau Valley Conservation Authority were also in attendance.

During the application review process, approximately five individuals commented on the proposed development, with the comments mostly focusing on the parking impacts for existing tenants, and questions on the development's relationship with 263 Greensway Avenue.

The following summarizes, in no particular order, a list of comment topics/items raised by various members of the public in response to the application:

Parking

- All unit/tenants currently (both sides of Mark Street and Greensway apartments) should have their own parking space provided at 263 Greensway.
- Priority parking for tenants over commercial outside users.
- Current parking holders on 20 Mark Avenue should have lease transferred to 263 Greensway at no extra cost.
- There is a fenced backyard at 29 Mark Avenue that is under-used and could be paved and transformed into a small parking lot with four to five spots or more. This lot belongs to Mark Manor, and already has some parking but the yard is fenced in and under-used. Owner should consider using this lot to accommodate some of the current tenants that park at 20 Mark Avenue.

- Is there any consideration in their plan for an alternative parking area for these 20 tenants? As well as the new tenants at 20 Mark Avenue?
- What kind of impact will these twelve new units have on parking, traffic and noise on Mark Avenue as well as on River Road North and the corner of Montreal Road?
- Adding a new 12-unit building would not only remove all of the parking spots, but add potentially 12 new vehicles requiring parking.
- As it is now, parking is limited, street parking is restricted to 1 hour between 7am-7pm, and the only other available lot is at the far end of the street (and I believe it is also under review for a new building).
- Concern about where (and how far away) to park. What about daily things like parking and bringing children in, carrying bags, groceries etc.
- The applicant suggests parking at 263 Greensway. Nobody will be parking their car more than 200 metres away from their apartment.
- What happens if the applicant decides to build only one of the two buildings? If only the 20 Mark is built, we have a building with no parking.
- The impacts of an augmentation in traffic on Mark and at the corner of North River and Montreal road, have been evidently minimized by the use of a survey done in January 2016.

Response: Replacing the surface parking lot results in infill and intensification with a new development that conforms to the Official Plan, as detailed in the report above. Staff recognize that this removes some of the parking currently provided on site, but notes that 19 parking spaces will remain, and parking complies with the Zoning By-law. Providing parking at 263 Greensway is being dealt with separately through the corresponding rezoning application, but for informational purposes, staff are recommending that parking provided at 263 Greensway be permitted for use by others limited to the Mark Avenue apartments. This will allow an option for current and future tenants in the Mark Avenue apartments to have access to parking spaces. Since parking at 263 Greensway will be limited to these properties only, there is no ability to operate a commercial parking lot. The question of leases for parking spaces is a private matter between residents and the property owner. Furthermore, additional parking options exist as Mark Avenue is an on-street parking permit zone, and at the time of

writing this report the street has capacity for 29 permits, and currently only two have been issued.

Consultation

- Are the owners not obliged to let the tenants know about such major changes?
- What about consultation?

Response: In addition to the signage posted on site, and following Council approved procedures for public consultation, a Community Information Session was organized on November 29, 2018 for further engagement with the community. This meeting provided opportunity to discuss both projects at 20 Mark Avenue and 263 Greensway.

Discussions and obligations between tenants and the property owner are a private matter that do not involve the City. Individuals were encouraged to discuss concerns directly with the property owner.

Process

- Will 263 Greensway or 20 Mark be build first?
- The changes requested are linked to the proposed changes at 263 Greensway.
- If only the 263 Greensway is build, we have a building with an evident surplus of parking, like the applicant is requesting in his initial demands.

Response: The order of development will be at the discretion of the developer. The review of this application is independent of what happens at 263 Greensway, including the aspect of parking. The department supports redevelopment of the surface parking lot, as outlined in the report above, and the same conclusion would be reached regardless of whether there was an application at 263 Greensway Avenue or not. Parking included in 263 Greensway is being dealt with through that application. See response with "Parking" comment above.

Community Organization Comments and Responses

Vanier Community Association

The Vanier Community Association (VCA) was actively involved in both proposals at 20 Mark Avenue and 263 Greensway Avenue. Following the latest updates on both projects, the VCA provided the following comment to staff:

“The Committee generally welcomes the proposal for a new apartment building, consistent with a R4 zoning. There are reservations concerning spot zoning, but since a change would bring the lot and its associated use into conformity with the R4 zoning for the other Mark Avenue/Greensway buildings, this is acceptable on the premise that all of the buildings remain at R4 (ie consistency means no zoning change at 263 Greensway).”

Response: While staff recognize the relationship between the two proposals so far as parking has been discussed, the review of each application has been conducted on its own merit independent of one another. To support one proposal contingent on the outcome of another proposal is not an appropriate approach to good planning. The recommendation for approval to bring the entirety of 20 Mark Avenue into the R40 zone is explained in the report, and staff agree that the new building is a welcomed infill that is consistent with the Official Plan and planned function (zoning). The proposal at 263 Greensway Avenue does not affect this conclusion.