

Zoning By-Law Amendment – 20 Mark Avenue

ACS2019-PIE-PS-0013

Rideau-Vanier (12)

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### 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.**

Andrew McCreight, Planner, Planning, Infrastructure and Economic Development department, responded to questions.

Ward Councillor M. Fleury was present for discussion on this item.

The committee heard one delegation:

- Chris Greenshields, Vanier Community Association (VCA), expressed support for the intensification and infill application, as it relates to and fits with its surroundings and the neighbourhood, is in keeping with existing zoning, and increases the availability of affordable housing choices. He expressed further

support regarding: the fact that at least one unit will be fitted for disabled use; provision of a short-term pick-up/drop-off parking space. His concerns related to: the replacement of a parking lot used by residents on Mark Avenue; revisions to the side setback; the proposal to add 2 subgrade units at 2 other apartment buildings in the vicinity because of the floodplain conditions and periodic flooding by stormwater.

Dennis Jacobs, Momentum Planning & Communications (applicant), and Ryan Koolwine, Project 1 Studio (architect), were present in support and to answer questions if needed.

The committee CARRIED the report recommendations as presented.