

Zoning By-Law Amendment – 263 Greensway Avenue

ACS2019-PIE-PS-0014

Rideau-Vanier (12)

Report Recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 263 Greensway Avenue to permit a six-storey apartment building, 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 on April 24, 2019," subject to submissions received between the publication of this report and the time of Council's decision.

The following staff of the Planning, Infrastructure and Economic Development department responded to questions: Andrew McCreight, Planner; Doug James, Manager, Development Review – Central.

Ward Councillor M. Fleury was present and took part in discussion on this item.

The committee heard four delegations:

- Chris Greenshields, Vanier Community Association (VCA) ¹ opposed the application as a spot zoning to allow a higher rise building that is incompatible with the neighbourhood. The VCA feels that a four-storey building, consistent

¹ Written submission provided; a copy is held on file with the City Clerk

with existing zoning and floodplain restrictions, would meet the Official Plan's objective of intensification, be compatible with the neighbourhood rather than with its relationship to Montreal Road, and could respond to existing streetscape and sense of community. He also expressed concerns about: setting a zoning precedent that could eliminate affordable housing; floodplain and periodic stormwater damage; reduced greenspace and safety issues associated with the proposed multi-use pathway on the south side of the development.

- Andrew Lumsden endorsed the comments of the Vanier Community Association but indicated his main concern is that approval of this rezoning request could lead to a similar proposal on Mark Avenue, which in turn could lead to a loss of the affordable rental housing in the area, and would be one more step in the gentrification of Vanier and Overbrook, west of the Vanier Parkway.
- Lynda Fish was concerned that approval of spot zoning at 263 Greensway will create a future precedent for the older apartment buildings on Mark Avenue and lead to the loss of affordable rental housing there. She felt there was no need to change the area zoning from R4 to R5, and suggested that, with a bit of creativity, the developer could build 75+ apartments within the R4 zoning.
- Suzanne Lépine ² objected to spot zoning to change from R4 zoning to R5 and felt it could create a precedent, noting that R5 is not limited to six storey buildings, and destroy the character of the neighbourhood.

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

Planning Committee received the following correspondence between April 1 (the date the report was published to the City's website with the agenda) and the time it was considered on April 11, a copy of which is held on file:

- Email dated April 2 from Benoit Duval
- Email dated April 4 from Roger F. Barliszen

The committee CARRIED the report recommendations as presented.

² Written submission provided; a copy is held on file with the City Clerk

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