

**8. Council Resolution - 263 Greensway Avenue**  
**Résolution du Conseil – 263, avenue Greensway**

**Committee recommendation**

**That Council approve that by declaration of resolution, under Section 45 of the *Planning Act*, an application to the Committee of Adjustment be permitted in respect to the property at 263 Greensway Avenue for minor variances associated with the proposed development, limited to the number of parking spaces permitted.**

**Recommandation du Comité**

**Que le Conseil, par déclaration de résolution faite aux termes de l'article 45 de la *Loi sur l'aménagement du territoire*, autorise une demande de dérogations mineures présentée au Comité de dérogation pour le projet d'aménagement visant le 263, avenue Greensway, dans la limite du nombre autorisé de places de stationnement.**

**Documentation/Documentation**

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated March 10, 2020 (ACS2020-PIE-PS-0041)  
  
Rapport du Directeur, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté 10 mars 2020 (ACS2020-PIE-PS-0041)
2. Extract of draft Minutes, Planning Committee, April 9, 2020  
  
Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 9 avril 2020

Report to  
Rapport au:

Planning Committee  
Comité de l'urbanisme  
9 April 2020 / 9 avril 2020

and Council  
et au Conseil  
22 April 2020 / 22 avril 2020

Submitted on 10 March 2020  
Soumis le 10 mars 2020

Submitted by  
Soumis par:  
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Acting Director / Directeur par intérim  
Planning Services / Services de la planification,  
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Ward: RIDEAU-VANIER (12)

File Number: ACS2020-PIE-PS-0041

**SUBJECT: Council Resolution - 263 Greensway Avenue**

**OBJET: Résolution du Conseil – 263, avenue Greensway**

## **REPORT RECOMMENDATIONS**

That Planning Committee recommend to Council that by declaration of resolution, under Section 45 of the *Planning Act*, an application to the Committee of Adjustment be permitted in respect to the property at 263 Greensway Avenue for

minor variances associated with the proposed development, limited to the number of parking spaces permitted.

## RECOMMANDATIONS DU RAPPORT

**Que le Comité de l'urbanisme recommande au Conseil, par déclaration de résolution faite aux termes de l'article 45 de la *Loi sur l'aménagement du territoire*, d'autoriser une demande de dérogations mineures présentée au Comité de dérogation pour le projet d'aménagement visant le 263, avenue Greensway, dans la limite du nombre autorisé de places de stationnement.**

## BACKGROUND

On April 24, 2019, Planning Committee approved report ACS2019-PIE-PS-0014, a Zoning By-law Amendment for 263 Greensway Avenue. The report outlined the zoning amendment required for the construction of a new six-storey apartment building. Council approved the report and the Zoning By-law amendment on April 24, 2019.

The approved zoning, as detailed in Urban Exception 2555, includes a provision stating that the "Total number of parking spaces, not including visitor parking, is limited to a maximum of 85 spaces". Another zoning provision notes that the parking for this development is permitted to be used by residents from the residential use buildings on the lots municipally known as 263 Greensway Avenue, 20 Mark Avenue, and 29 Mark Avenue. Existing residents have expressed a need for parking, especially with the new construction at 20 Mark Avenue which has removed 20 parking spaces. Detailed design for construction has shown an opportunity to provide up to an additional 35 parking spaces in the one level underground garage of the new six-storey apartment building.

### Site location

263 Greensway Avenue, as shown in Document 1

## DISCUSSION

A minor variance is required to increase the maximum number of parking spaces permitted. Section 45 (1.3) of the *Planning Act* does not permit an application for minor variance before the second anniversary of the initial zoning amendment which will be April 21, 2021. To wait until the April 24, 2021 deadline will delay the construction of this development. Section 45 (1.3) of the *Planning Act* permits Council to declare by resolution that such an application would be permitted.

Planning Committee recommend to Council that an application to the Committee of Adjustment be permitted in respect to the property at 263 Greensway Avenue for minor variances associated with the proposed development, limited to the number of parking spaces permitted.

### **Public consultation**

Public consultation is not required for this report.

### **Planning rationale**

The potential for additional parking will be provided within the underground garage, and while the proposed development remains similar to previous approvals this revision requires an application to the Committee of Adjustment for Minor Variance, as well as a Site Plan Revision application. The purpose of this report and recommendation for Council Resolution is to allow for this process to take place as the general intent of the development remains the same.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement of 2014 and 2020.

### **RURAL IMPLICATIONS**

There are no rural implications with this report

### **CONSULTATION**

There are no consultation requirements with this report.

### **COMMENTS BY THE WARD COUNCILLOR**

Councillor Fleury is supportive of the recommendation.

### **LEGAL IMPLICATIONS**

There are no legal impediments to the adoption of the recommendation in this report.

### **RISK MANAGEMENT IMPLICATIONS**

There are no Risk Management implications with this report.

### **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications with this report.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

### **ACCESSIBILITY IMPACTS**

There are no accessibility impacts with this report.

### **TERM OF COUNCIL PRIORITIES**

This project addresses the following 2019 – 2022 Term of Council Priorities:

- Thriving Communities

### **SUPPORTING DOCUMENTATION**

Document 1 Location Map

### **DISPOSITION**

This section outlines which departments are responsible for completing the tasks required in order to implement Council's direction and communicate Council's decisions. It should include who needs to be advised of Council's action, who will advise (City Clerk or the originating department), if the decision needs to be communicated to the public (if so, if there is a communication plan) and if a by-law is required to implement Council's decision (if so, Legal Services should be contacted).

Document 1 – Location Map



		<p>LOCATION MAP / PLAN DE LOCALISATION          SITE PLAN / PLAN D'EMPLACEMENT          ZONING KEY PLAN / SCHÉMA DE ZONAGE</p> <div style="display: flex; align-items: center; justify-content: center; margin-top: 20px;"> <div style="border: 2px solid black; width: 20px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); margin-right: 5px;"></div> <p><b>263 avenue Greensway Avenue</b></p> </div>
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