

<p>6. ZONING BY-LAW AMENDMENT – ANOMALY – 324 SANCTUARY PRIVATE</p> <p>MODIFICATION AU RÈGLEMENT DE ZONAGE – ANOMALIE – 324, VOIE PRIVÉE SANCTUARY</p>
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COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 correct an anomaly in exception [2378] concerning the corner side yard setback provision affecting 324 Sanctuary Private in Greystone Village (North Village), as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250, afin de corriger une anomalie à l'exception [2378] s'appliquant à la disposition relative au retrait minimal de cour latérale d'angle du 324, voie privée Sanctuary, dans le village de Greystone (village Nord), comme l'expose en détail le document 2.

DOCUMENTATION/DOCUMENTATION

1. Director's Report, Economic Development and Long Range Planning, Planning, Infrastructure and Economic Development Department, dated October 27, 2017 (ACS2017-PIE-EDP-0047)

Rapport du Directeur, Développement économique et Planification à long terme, Direction générale de la planification, de l'infrastructure et du développement économique daté le 27 octobre 2017 (ACS2017-PIE-EDP-0047)
2. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of 31 January 2018, as part of the Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements'.

Résumé des observations écrites et orales à distribuer séparément avec l'ordre du jour de la réunion du 31 janvier 2018 du Conseil, comme faisant partie du Résumé des observations orales et écrites du public sur les questions assujetties aux « exigences d'explication » aux termes de la Loi 73.

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
28 November 2017 / 28 novembre 2017**

**and Council / et au Conseil
December 13, 2017 / 13 décembre 2017**

**Submitted on October 27, 2017 `
Soumis le 27 octobre 2017**

**Submitted by
Soumis par:
John Smit,
Director / directeur,
Economic Development and Long Range Planning / Développement économique
et Planification à long terme**

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Ward: CAPITAL (17) / CAPITALE (17)

File Number: ACS2017-PIE-EDP-0047

SUBJECT: Zoning By-law Amendment – Anomaly – 324 Sanctuary Private

**OBJET: Modification au Règlement de zonage – Anomalie – 324, voie
privée Sanctuary**

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 correct an anomaly in exception [2378] concerning the corner side yard setback provision affecting 324 Sanctuary Private in Greystone Village (North Village), 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 Bill 73 'Explanation Requirements' at the City Council Meeting of December 13, 2017," 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 au Règlement de zonage 2008-250, afin de corriger une anomalie à l'exception [2378] s'appliquant à la disposition relative au retrait minimal de cour latérale d'angle du 324, voie privée Sanctuary, dans le village de Greystone (village Nord), comme l'expose en détail le document 2.
2. Que 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 du projet de loi 73 », à la réunion du Conseil municipal prévue le 13 décembre 2017 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](#)

Site location

The lands located at 324 Sanctuary Private are affected by exception [2378] and are located within the Greystone Village (North Village) subdivision, specifically located on the east side of Main Street, south of Springhurst Avenue, west of the Rideau River, and north of Clegg Street.

Applicant

City-initiated amendment.

Description of site and surroundings

Lands affected by exception [2378], including 324 Sanctuary Private, are currently vacant. There is low-to-medium density residential development to the north along Springhurst Avenue. To the east there is open space and the Ottawa River and lands to the south and west form part of the Greystone Village.

Summary of requested Zoning By-law amendment proposal

This report recommends modifications to exception [2378] to correct an anomaly regarding the corner side yard setback provision. It is proposed to add a minimum corner side yard setback of 1.0 metre to exception [2378] to recognize the setback of the detached dwelling located at 324 Sanctuary Private. A Location Map is included as Document 1. Zoning details are included in Document 2.

Brief history of proposal

A zoning by-law amendment to permit development of these lands was approved by Council in March 8, 2017, however exception [2378] did not include a corner side yard setback provision to recognize the setback shown in the plans approved by Council.

DISCUSSION

Public consultation

Public notification was undertaken in accordance with policies in Section 5.2.3.3 of the Official Plan for technical amendments to the Zoning By-law. These policies provide for an expedited process when amendments are undertaken to correct inaccuracies in the By-law.

The Ward Councillor was notified of the proposed amendments and notification of the date of the Planning Committee meeting was provided in the EMC and Le Droit newspapers. No comments were received.

For this proposal's consultation details, see Document 3 of this report.

Official Plan designation

The subject lands are designated General Urban Area as shown on Schedule A of the Official Plan.

Other applicable policies and guidelines

The Old Ottawa East Community Design Plan (CDP) and Old Ottawa East Secondary Plan are applicable to the site. The Secondary Plan policies support a variety of residential building types, to achieve compatibility with existing lower profile neighbourhoods bordering the site.

Planning rationale

The proposed amendment will recognize the corner side yard setback of the detached dwelling located at 324 Sanctuary Private, as shown in plans approved by Council on March 8, 2017, and will facilitate development of the lands in accordance with policies in the Old Ottawa East Community Design Plan (CDP) and Old Ottawa East Secondary Plan. The anomaly in exception [2378] is delaying issuance of a building permit.

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 Chernushenko supports the proposed amendment.

LEGAL IMPLICATIONS

There are no legal impediments to implementing the recommendations contained within this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

TERM OF COUNCIL PRIORITIES

This report addresses the following Term of Council Priority:

SE1 – Improve the client experience through established service expectations.

APPLICATION PROCESS TIMELINE STATUS

This report is a City-initiated amendment and is not subject to the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

These amendments are recommended for approval in order to correct an error regarding the corner side yard setback provision in exception [2378], and will permit construction of a detached dwelling in accordance with plans approved by City Council on March 8, 2017 as part of a zoning by-law amendment for Greystone Village.

DISPOSITION

Legislative Services, Office of the City Clerk and Solicitor to notify Erin O'Connor, Regional Group, 1737 Woodward Drive, Ottawa, ON K2C 0P9; 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.

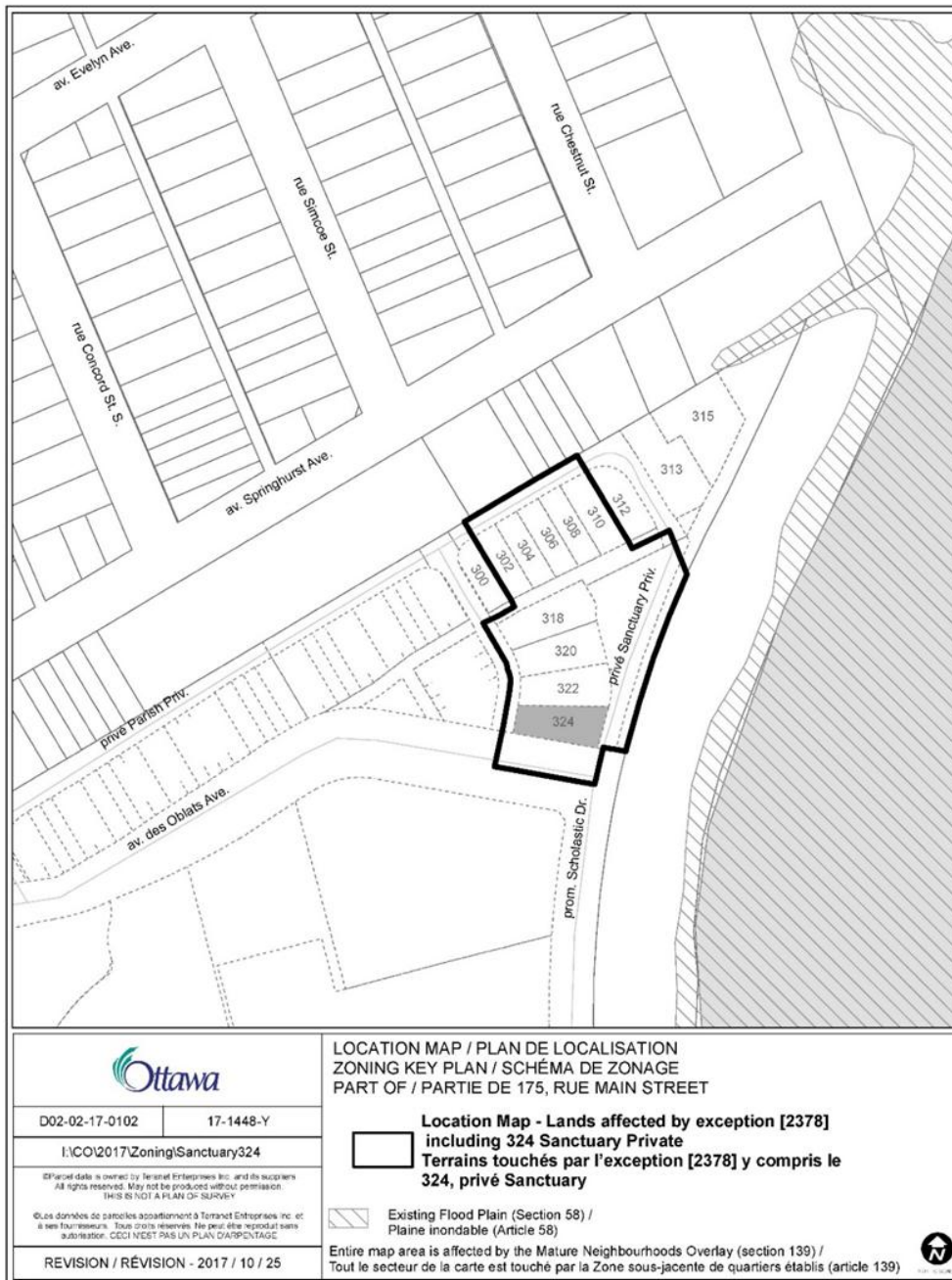
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa.

This map shows the lands affected by exception [2378], which include 324 Sanctuary Private.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for lands affected by exception [2378] as it applies to 324 Sanctuary Private in Greystone Village (North Village) is to amend Column V – Provisions in exception [2378] in Section 239 – Urban Exceptions, by adding the words, “- Minimum corner side yard setback is 1.0 metre”, after the words “- Minimum interior side yard setback is 0.2 metres for a distance of 5 metres. The minimum interior side yard setback for the remainder of the side yard is 0.6 metres.”

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy in Section 5.2.3.3 of the Official Plan. No comments were received.