

4. Zoning By-law Amendment – 4800 Bank Street

Modification du Règlement de zonage – 4800, rue Bank

Committee recommendation

That Council approve an amendment to Zoning By-law 2008-250 for 4800 Bank Street to permit a planned unit development with reduced setbacks for two units and reduced lot width for the full planned unit development, as shown in Document 2.

Recommandation du Comité

Que le Conseil approuve une modification du Règlement de zonage 2008-250 pour le 4800, rue Bank, afin de permettre un complexe immobilier, ainsi qu'une réduction des retraits pour deux habitations et une réduction de la largeur de lot pour tout le complexe immobilier, comme l'indique le document 2.

Documentation/Documentation

1. Report from the Director, Planning Services, Planning, Infrastructure and Economic Development Department, dated August 24, 2021 (ACS2021-PIE-PS-0118)

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 24 août 2021 (ACS2021-PIE-PS-0118)
2. Extract of draft Minutes, Planning Committee, September 9, 2021

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 9 septembre 2021

**Planning Committee
Report 48
September 22, 2021**

102

**Comité de l'urbanisme
Rapport 48
Le 22 septembre 2021**

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
9 September 2021 / 9 septembre 2021**

**and Council
et au Conseil
22 September 2021 / 22 septembre 2021**

**Submitted on 24 August 2021
Soumis le 24 août 2021**

**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: GLOUCESTER-SOUTH
NEPEAN (22) / GLOUCESTER-
NEPEAN SUD (22)**

File Number: ACS2021-PIE-PS-0118

SUBJECT: Zoning By-law Amendment – 4800 Bank Street

OBJET: Modification du Règlement de zonage – 4800, rue Bank

REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 4800 Bank Street to permit a planned unit development with reduced setbacks for two units and reduced lot width for the full planned unit development, as shown 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 Office of the City Clerk 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 September 22, 2021, 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 le 4800, rue Bank, afin de permettre un complexe immobilier, ainsi qu'une réduction des retraits pour deux habitations et une réduction de la largeur de lot pour tout le 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 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 22 septembre, 2021, 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

4800 Bank Street

Owner

Leitrim South Holdings Inc.

Applicant

Leitrim South Holdings Inc.

Architect

Jessica Palacios

Description of site and surroundings

The subject property, as shown in Document 1, is located in the southwestern part of the Pathways neighbourhood within the Leitrim community. The site is 0.95 ha in area and has two 10 metre frontages onto Gartersnake Way. The site is currently vacant. To the west is a linear park, to the east is a future park and to the south, are undeveloped residential lands.

Summary of requested Zoning By-law Amendment proposal

The proposed development is for 26 freehold townhouse dwellings, each with its own driveway and garage, to be built on a private street.

The applicant proposes a minor Zoning By-law Amendment to reduce the interior side yard setback for two lots from six metres to 1.8 metres and reduce the lot width of the full planned unit development from 18 metres to 10 metres.

DISCUSSION

Public consultation

The standard public consultation was carried out as per City of Ottawa policies. No comments were received from the Public.

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

Official Plan designation

According to Schedule B of the Official Plan, the subject property is designated General Urban Area which permits a wide range of uses, including the proposed residential development.

Other applicable policies and guidelines

The subject property is within the Leitrim Community Design Plan and designates the subject property as low density residential which is intended to permit low density residential development, such as the proposed townhouse units.

PLANNING RATIONALE

Official Plan

Under Section 3.6.1 of the Official Plan, the General Urban Area designation permits many types and densities of housing, including the proposed townhouses on a private street.

Leitrim Community Design Plan

The Leitrim Community Design Plan designates the subject lands as low density residential, which permits the proposed townhouse units.

Zoning By-law

The subject property is currently zoned R4Z[2370] (Residential Fourth Density, Subzone Z, Exception [2370]) which permits the proposed planned unit development and townhouse dwellings. The requested minor zoning amendments, to reduce the interior side yard setback for two lots from six metres to 1.8 metres and to reduce the lot width of the full planned unit development from 18 metres to 10 metres, were reviewed during the draft approval of the subdivision (D07-16-17-0003) and again during the review of this application to ensure that the proposal is suitable. The reduced interior side yard is needed for two lots where the interior side yards will abut a rear yard. There is still adequate separation distance for units on both sides to have privacy and sunlight exposure. Limited glazing and a less bulky mass will be considered for the facades design to minimize the impacts. The reduced lot width is needed to reflect the width of two 10-metre accessways instead of one combined 18-metre frontage. These changes

are considered minor and acceptable. Further site design details will be reviewed through the associated site plan control application (D07-12-21-0070).

PROVINCIAL POLICY STATEMENT

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

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Meehan is aware of the application related to this report.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The development will be required to meet the Accessibility requirements regulated under the Ontario Building Code.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Thriving Communities

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-21-0047) was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Zoning Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Site Plan

Document 5 Elevations

CONCLUSION

Planning, Infrastructure and Economic Development staff support this proposal as it meets the policies of the Official Plan and Secondary Plan associated with the site and the intent of the Zoning By-law.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Krista O'Brien, Program Manager, Tax Billing and Control, Finance Services Department (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.

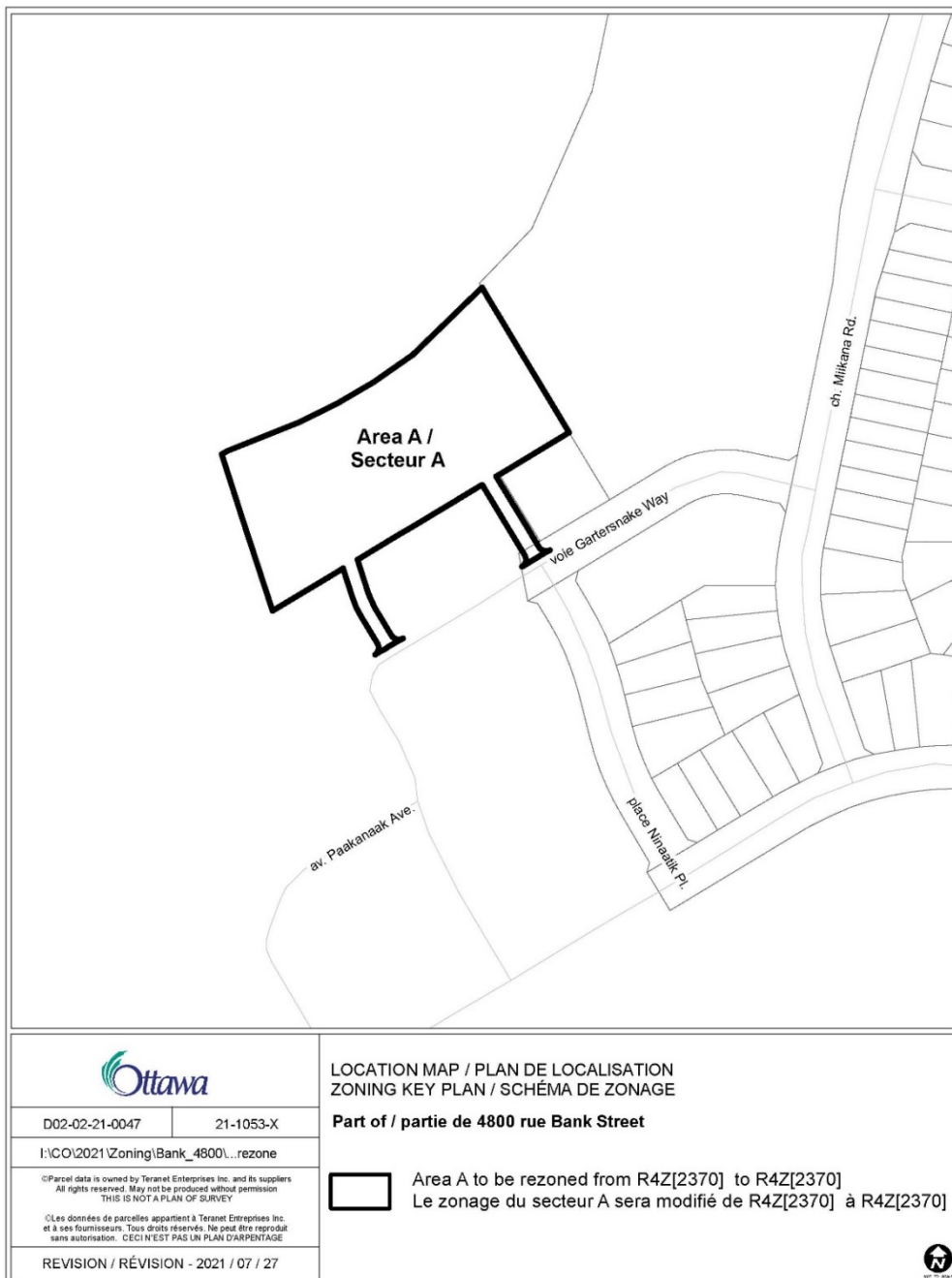
Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoottawa.ca).

This location map shows the property in question located in Block 60 of 4800 Bank Street.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 4800 Bank Street, as shown on the zoning map:

1. Amend Exception [2370] in Section 239, Urban Exceptions, introducing provisions similar in effect to the following:
 - a. In Column V, Provisions add the following text:
 - i. “Minimum lot width for a Planned Unit Development: 10 metres”
 - ii. “Minimum interior side yard setback for a townhouse dwelling, when located within a PUD and when said side yard abuts a rear yard: 1.8 metres”

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. No public meetings were held in the community.

No Comments were received for this application from the general public.

[illegible]

Document 5 – Elevations

