

## Zoning By-law Amendment Proposal Summary

### Site Plan Control Proposal Summary

Owner: 1828486 Ontario Ltd.

File N°: D02-02-15-0068 & D07-12-15-0171

Applicant: FOTENN Consultants

Date Submitted: October 28, 2015

Applicant Address: 223 McLeod Street, Ottawa

Development Review Planner: Kersten Nitsche

Applicant E-mail: [zaki@fotenn.com](mailto:zaki@fotenn.com)

Ward: 16 – River

Applicant Phone Number: 613-730-5709

Ward Councillor: Riley Brockington

#### Site Location

890 Greenbriar Avenue

#### Applicant's Proposal

The City of Ottawa has received a Zoning By-law Amendment application to rezone the site from a Residential First Density Zone to a Residential Third Density Zone to permit the development of nine two-storey townhouses.

The City of Ottawa has received a Site Plan Control application for the development of two townhouse blocks comprising a total of nine two-storey townhouse units.

#### Proposal Details

The site is located at 890 Greenbriar Avenue on the south side of Greenbriar Avenue between Prince of Wales Drive to the east and Skeena Avenue to the west in River Ward (Ward 16).

The site is 2329 square metres in area with approximately 31 metre of frontage along Greenbriar Avenue. It is currently occupied by a two-storey detached dwelling and garage. Directly to the east of the site is a two-storey nine-unit townhouse development located on a private road; to the north is the back side of a strip mall retail development, the dead-end of Greenbriar Avenue, and a two-storey townhouse development; and to the west and south is low-density residential in the form of one- and two-storey detached dwellings.

The proposed development includes two new two-storey townhouse blocks, one with five townhouse units and one with four units, as a completion and mirror-image of the existing townhouse development at 880 Greenbriar Avenue to the immediate east. Each unit is to have an attached garage for one vehicle and vehicular access is to be provided via Montauk Private, an existing private road connecting the site to Greenbriar Avenue.

The site is designated as General Urban Area pursuant to the Official Plan and zoned R1GG – Residential First Density, Subzone GG, pursuant to Zoning By-law 2008-250. The R1GG zone does not permit townhouses; therefore, this rezoning has been requested to rezone the site to a Residential Third Density Zone, which permits townhouse development.

## Related Planning Applications

Plan of Condominium application D07-04-15-0027

## Timelines and Approval Authority

The “On Time Decision Date”, the target date the Zoning By-law Amendment application will be considered by the City’s Planning Committee, is May 10, 2016.

The “On Time Decision Date”, the target date upon which a decision on the Site Plan Control application is to be rendered by the Planning and Growth Management Department, via delegated authority, will be after the related Zoning By-law Amendment is in full force and effect.

## Submission Requirements for the Zoning By-law Amendment Application

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Ottawa before the proposed by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the City of Ottawa to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Ottawa before the proposed by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

## Stay Informed and Involved

1. Register for future notifications about this application and provide your comments either by faxing or mailing the notification sign-up form in this package or by e-mailing me and adding File No. D02-02-15-0068 or D07-12-15-0171 in the subject line.
2. Access submitted plans and studies regarding this application online at [ottawa.ca/devapps](http://ottawa.ca/devapps).
3. Should you have questions, please contact me. My contact information is below.

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