



MOMENTUM

July 9, 2018

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By email: Andrew.mccreight@ottawa.ca

Re: 263 Greensway Avenue File No. D02-18-0056
Addendum to Planning Rationale

Dear Sir:

The following is an Addendum to the Planning Rationale dated May 2018 submitted in support of a rezoning application for 263 Greensway Avenue. While the Addendum amends only Section 5 – Zoning By-law, it should be read in conjunction with the entirety of the Rationale for context.

In the original Rationale, I neglected to include reference to **Section 58 (4) Area Specific Provisions** which apply in the Kingsview Park Area where the subject site is located. These provisions noted in the following excerpt allow for appropriate development to occur notwithstanding the general provisions found in **Section 58 (1) & (2)** subject to certain conditions.

(4)	Despite subsections (1) and (2), development other than a coach house may be permitted in those areas within a floodplain overlay which is identified with Area Specific Provisions, provided: (By-law 2016-356)	
	(a)	it is carried out in accordance with flood proofing standards, protection works standards, and access standards of the City and the appropriate Conservation Authority, and
	(b)	approval of the relevant Conservation Authority is obtained in accordance with the Conservation Authorities Act.

It is my opinion that the proposed mid-rise apartment may be supported on the basis of these area specific provisions.

If there are any questions, please do not hesitate to contact the writer.

Yours truly

Signed original on file

Dennis Jacobs MCIP, RPP

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