



**DRAFT PLAN OF CONDOMINIUM APPROVAL APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW, SOUTH**

Site Location: 4800 Bank Street

File No.: D07-04-22-0019

Date of Application: December 13, 2022

This application submitted by Stefanie Kaminski on behalf of Pathways Regional Inc. is recommended for DRAFT APPROVAL, subject to the conditions, as attached.

July 13, 2023

Date

Lily Xu,
Manager, Development Review
Planning, Real Estate and Economic
Development Department

Attach(s):

1. Conditions of Draft Approval
2. Draft Plan of Condominium

DRAFT PLAN OF CONDOMINIUM APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-04-22-0019

SITE LOCATION

4800 Bank Street, Block 60, Plan 4M-1698, and as shown on Document 1.

SYNOPSIS OF APPLICATION

- Site is located within the larger Pathways Subdivision (D07-16-03-0018), known as 4800 Bank Street.
- The land to be developed is vacant, 0.95 ha in size and has public frontage along Gartersnake Way and is approximately 1.2 km west of Bank Street and north of Dun Skipper Drive.
- The proposal is for a new U-shaped private road (Clubtail Private) to provide access off Gartersnake Way for 26 townhouse dwellings. Each dwelling will be two-storeys in height with a private garage and driveway.
- Lands to the south will be developed for low-density residential dwellings, while the remaining abutting lands are comprised of the Leitrim Wetlands and a future public park.
- The lands received approval for a related Minor Zoning By-law Amendment Application (D02-02-21-0047) on September 9, 2021, to permit a reduced lot-width and reduced interior side yard setbacks for 2 lots.
- The lands received site plan approval (D07-12-21-0070) on December 9, 2021 and the site plan agreement was registered on June 8, 2023.
- The subject Condominium Application is to create a common element condominium for the roadway, services under the roadway, four visitor parking spaces and landscaping in the common areas. Each of the dwelling units and associated front and rear yards will be freehold.

Residential Units and Types

Dwelling Type	Number of Units
Townhouse	26

Related Applications

The following applications are related to this proposed development:



- Subdivision D07-16-03-0018
- Zoning By-law Amendment – D02-02-21-0047
- Site Plan Control – D07-12-21-0070
- Draft Plan of Condominium, D07-04-22-0019
- Lifting of Part Lot Control, D07-08-22-0051

DECISION AND ANALYSIS

It is recommended that the application be approved for the following reasons:

- The subject application has been examined pursuant to the provisions of the Official Plan and Section 9 of the *Condominium Act* and this examination has revealed that the application, subject to the conditions submitted herewith, is compliant.
- The application has been reviewed under the Provincial Policy Statement (PPS), and the application is consistent
- The draft conditions of approval are supported by the Applicant and the Ward Councillor of the ward in which the application is located.
- The proposed development does not require an expenditure of municipal funds over and above those funds recovered by development charges or for which an allocation has been made in a Council approved budget.

CONSULTATION DETAILS

Councillor Steve Desroches is aware of the proposed conditions of Draft Approval.

Public Comments

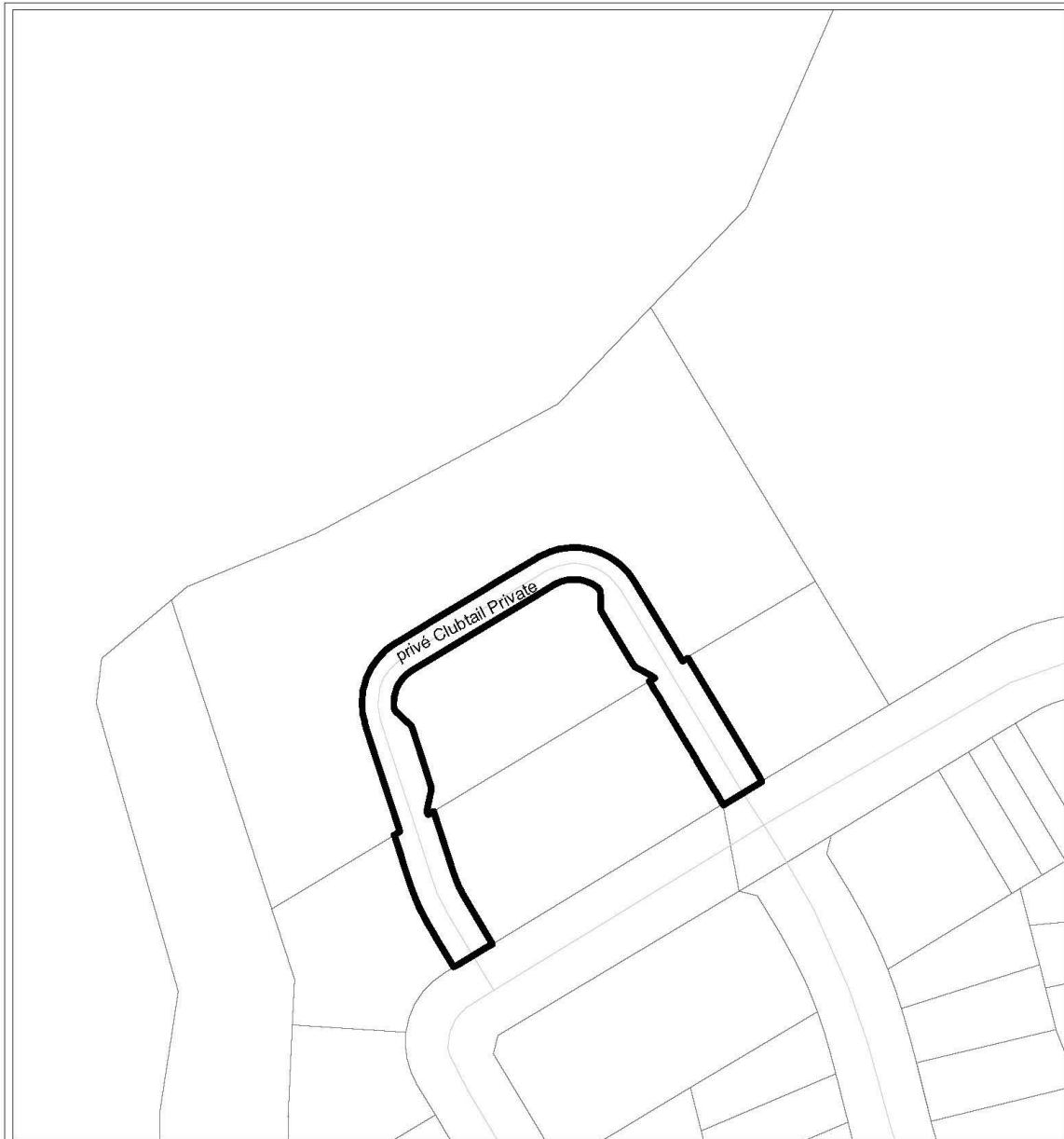
This application was not subject to the Public Notification and Consultation Policy.

APPLICATION PROCESS TIMELINE STATUS

This Plan of Condominium application was submitted prior to the associated site plan file being approved, and was processed by the “On Time Decision Date” established for the processing of an application, after site plan approval that has Manager Delegated Authority.

Contact: Tracey Scaramozzino Tel: 613-325-6976 or e-mail: tracey.scaramozzino@ottawa.ca

Document 1 – Location Map



LOCATION MAP / PLAN DE LOCALISATION
 CONDOMINIUM PLAN / PLAN DE COPROPRIÉTÉ

D07-04-22-0019

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REVISION / RÉVISION - 2023 / 07 / 19



4800 rue Bank Street

