

**Planning Rationale of
Wright Consulting Services
As Authored By:**

**Michael Wright
Principal Planner**

May 2015

Prepared for:

Olympia Homes

27, 33 and 35 Scissons Road

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Section 1.0 Project Overview

The proposal is to develop the subject lands as a plan of subdivision with a private road as a common element. The proposal consists of 16 single family dwellings with a mix of one-storey and two-storey dwellings. At present, there are two existing dwellings which are to be demolished. A number of studies have been undertaken and are submitted in concert with the zoning by-law amendment application and the draft plan of subdivision. The Site Plan (M. David Blakeney Inc.) is attached hereto as Appendix 1).

The site is 7290 square metres in size and is broken down into four components:

- (a) Building area: 2448 square metres;
- (b) Driveway area: 1760 square metres;
- (c) Road area: 1050 square metres; and
- (d) Landscape area: 2032 square metres.

There will be sixteen (16) one- and two-storey dwellings on the site with a maximum height of 9.64 metres.

The ratio of road/driveway and landscaping to dwelling area is 66% to 33% on the site.

Rather than quote verbatim the various documents in this text, they are attached as Appendices to the Planning Rationale.

Section 2.0 Review of Affected Land Use Documents and Compliance Issues

2.1 Provincial Policy Statement (2014)

When the Provincial Policy Statement (Appendix 2) was issued and amended in 2014, it stated that land use must be carefully managed to accommodate appropriate development. The PPS goes to describe what is meant by intensification and that it is an appropriate tool for development and redevelopment [1.1.2]. Further, the PPS asks that the municipality provide for an appropriate range of housing types and development. The word “appropriate” is attached to the theme of intensification and redevelopment which embraces the terms suitable for a person, condition and place as well as proper and fitting.

Section 1.4 asks that the City of Ottawa provide for “an appropriate range and mix of housing types and densities through residential intensification and redevelopment. This policy has been embraced in the Site Plan. The definition of “residential intensification” is attached hereto which embraces a site such as this parcel of land (the development of vacant or underutilized sites within previously developed areas).

2.2 *The Planning Act*

Section 3(5) of the Planning Act (Appendix 3) asks that a decision of Council shall be consistent with the policy statements issued under subsection (1). In this respect, Council is to embrace the policy of its Official Plan in regards to planning matters.

2.3 *City of Ottawa Official Plan*

The Official Plan (Appendix 4) designates the subject site as General Urban Area as depicted on Schedule ‘B’ of the Official Plan. This designation allows a wide range of land uses, not the least of which is residential uses.

Section 3.6 (Urban Designations) of the Official Plan “permits the development of a full range and choice of housing types” to meet the demands of all sectors of the City’s population and in this respect will provide an alternative to what is found and proposed next to and near the site. The policies of Section 3.6.1 ask that the City consider the new development of light of existing community character and provide a full range of housing types. Item 3 of Section 3.6.1 asks that a proposal for redevelopment recognize existing community character and most importantly consider the policies of Section 2.5.1 (Urban Design and Compatibility) and Section 4.11 (Urban Design and Compatibility).

The proposal meets the tests of Section 2.5.1 in that the City encourages intensification of development in the urban area as the built form of the proposal mimics the existing community to the immediate south but in a more intense form and density. The proposed zoning is R3Z which is similar to the R3X Zone to the immediate south, but it has smaller development standards and it is proposed that the development be accessed by a private road rather than a “standard” public road of 20 metres in width.

Section 4.11 (Urban Design and Compatibility) asks that a proposal creates its own identity which is distinct and separate from its neighbouring communities, provides private space for each dwelling unit, respects the character of the surrounding residential community and seeks to protect the natural heritage system in close proximity (Stony Swamp) as well as what is present on-site.

In some instances where development is proposed on the periphery of a neighbourhood, more intensive development is appropriate in achieving the Official Plan's strategy in growth opportunities.

The criteria for evaluating the compatibility of the development proposal (Section 4.11.2) deal with ten items, not all of which are applicable in this instance. The criteria which were considered and assessed so as to be satisfied were traffic, vehicular access, parking requirements, outdoor amenity areas and sunlight. The proposal meets the tests of these criteria and thus, Section 4.11 has been satisfied as to complying with the policy of the Official Plan.

2.4 City of Ottawa Zoning By-law No. 2008-250

The City's Zoning By-law (Appendix 5) at present zones the property as Development Reserve Zone. This Zone essentially limits the uses to existing uses and low impact alternative uses such as a community garden, forestry operation, group home, park, among others. This zone recognizes that the subject lands are intended for future development in areas designated as General Urban Area.

The proposal is to zone the lands as R3Z (see appendix for development standards). The adjacent lands to the south and west are zoned as R3X and R1T respectively. The difference between the R3X and R3Z zones is that the minimum front yard setback and corner side yard setback are larger in the R3X Zone (4.5 metres) than in the R3Z Zone (3.0 metres). Due to the shape and size of the parcel of land, it is more conducive to use the R3Z Zone to maximize the use of the lands in question.

The lands on the east side of Scissons Road known as Stony Swamp is zoned as EP (Environmental Protection) Zone. An Environmental Impact Statement (Muncaster Environmental Planning Inc.) was undertaken to assess the existing

situation on-site as well as Stony Swamp. It was concluded that no direct impact would occur on the Stony Swamp Natural Area. There would be no impact by development of the site on Potential Species at Risk.

2.5 Supporting Studies and Analyses

A number of studies have been undertaken to assess the site and determine whether or not there are limitations to its future development. These studies are being submitted as separate documents. The studies are as follows:

- a. Tree Conservation Report and Environmental Impact Statement (Muncaster Environmental Planning Inc.);
- b. Geotechnical Investigation (Morey Associates Ltd.);
- c. Archaeological Assessment (Cameron Heritage Consulting).

The abovementioned studies did not conclude that the site could not be developed as proposed and illustrated in the Site Plan (Blakeney). There are a number of safeguards to be undertaken so that the adjacent lands are not affected during construction and other associated activities.

3.0 Professional Opinion

Having visited the site and the surrounding properties as well as reviewing the abovementioned studies and Site Plan, the writer undertook to review the various land use documents to ensure that the proposal met and satisfied the policy contained therein.

It is the writer's opinion that the proposal meets the tests and policy found in the aforementioned land use documents and should be approved as submitted.

Respectfully Submitted

Per:

WRIGHT CONSULTING SERVICES

Michael Wright

Principal Planner

Appendix 1
Site Plan



M. David Blakely Architect Inc.
 210 Commerce Ave. 2nd Floor, Ottawa, Ontario
 K1R 1S5 Phone: (613) 236-2811 Fax: (613) 239-7842

GENERAL NOTES:
 1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.
 2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.
 3. ALL CIVIL WORK SHALL BE IN ACCORDANCE WITH THE CIVIL ENGINEERING CODE OF PRACTICE AND THE REGULATIONS THEREUNDER.
 4. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE ELECTRICAL CODE AND THE REGULATIONS THEREUNDER.
 5. ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH THE MECHANICAL CODE AND THE REGULATIONS THEREUNDER.
 6. ALL SANITARY WORK SHALL BE IN ACCORDANCE WITH THE SANITARY CODE AND THE REGULATIONS THEREUNDER.
 7. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE FOUNDATION CODE AND THE REGULATIONS THEREUNDER.
 8. ALL ROOFING WORK SHALL BE IN ACCORDANCE WITH THE ROOFING CODE AND THE REGULATIONS THEREUNDER.
 9. ALL FINISHES SHALL BE IN ACCORDANCE WITH THE FINISHES CODE AND THE REGULATIONS THEREUNDER.
 10. ALL MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.



SITE BOUNDARIES DERIVED FROM THE CADASTRAL RECORD OF PARCEL 02-28. CONCESSIONS DERIVED FROM THE CADASTRAL RECORD. PREPARED BY FARHALL ACCEPATI & WOODLAND LTD.

PROPOSED JOINING - E-1

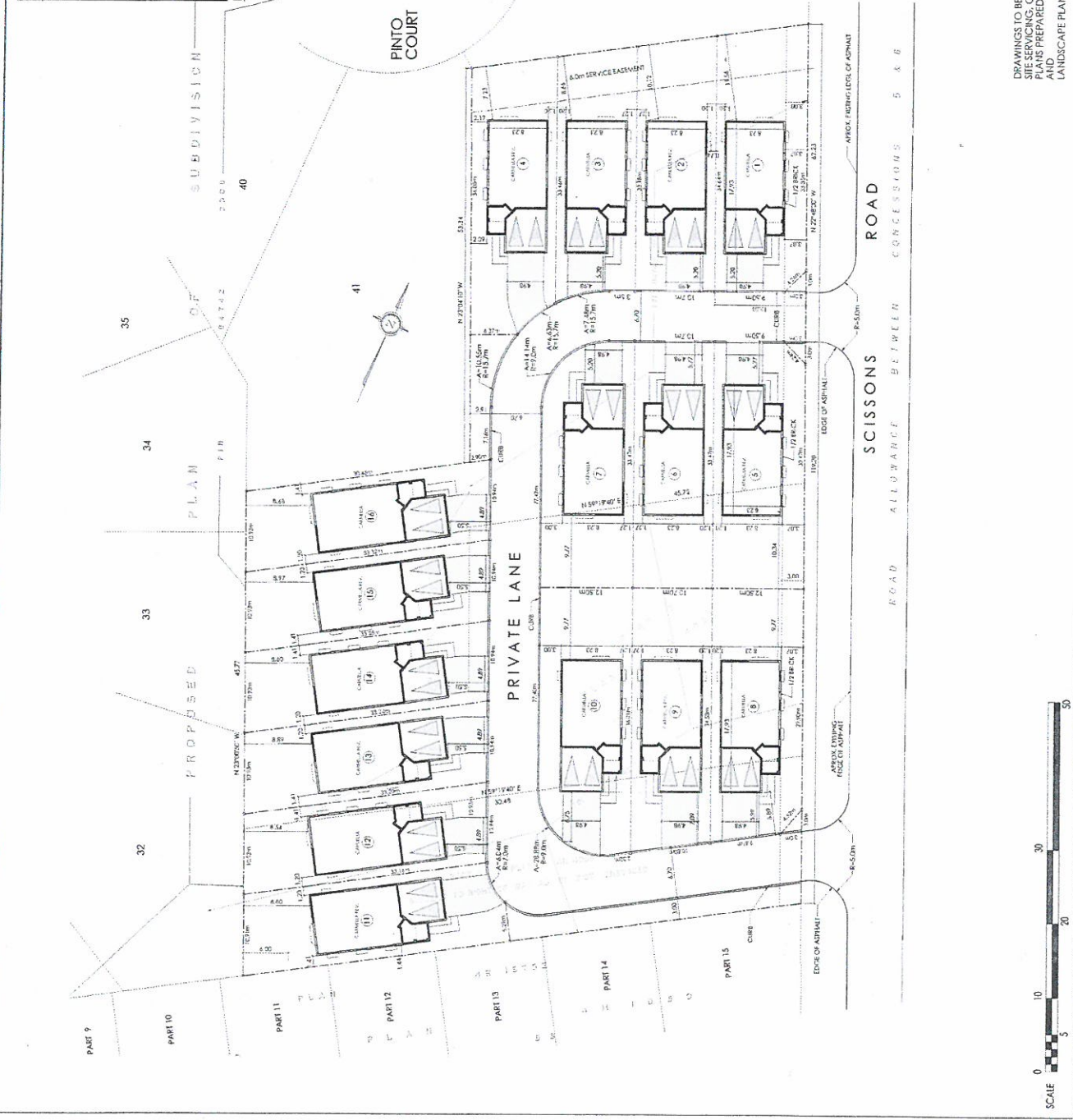
PLANNED UNIT DEVELOPMENT - FURNISHED USE	REQ'D.	PROVIDED
MFL LOT WIDTH	18m	17.20m
MFL LOT AREA	1400m ²	2374.69m ²
MFL FRONT YARD	3.0m	7.0m (8'-4")
MFL CORNER SIDE YARD	3.0m	N/A
MFL REAR YARD	6.0m	7.3m
MFL INTERIOR SIDE YARD	1.2m	1.41m

TABLE 13 - PROVISIONS FOR PLANNED UNIT DEVELOPMENT

	REQ'D.	PROVIDED
(1) MIN. WIDTH OF PRIVATE DRIVEWAY	4.0m	4.7m
(2) MIN. SETBACK FOR ANY WALL OF A RESIDENTIAL USE BUILDING TO A PRIVATE WAY	1.8m	3.0m
(3) MIN. SETBACK FROM PRIVATE WAY TO ANY EXTERIOR WALL OF A CARPORT	5.0m	5.2m
(4) MIN. SEPARATION AREA BETWEEN BUILDINGS - WHERE HEIGHT OF BUILDINGS >= 14.5m - ALL OTHER CASES	1.2m	2.4m
	3.0m	N/A

LOT NO.	LOT AREA	BUILDING AREA	LOT COVERAGE
1	657.70m ²	150.44m ²	22.87%
2	352.81m ²	150.44m ²	42.64%
3	381.59m ²	150.44m ²	39.43%
4	413.86m ²	150.44m ²	36.35%
5	358.79m ²	150.44m ²	42.07%
6	407.00m ²	150.44m ²	37.09%
7	377.46m ²	150.44m ²	39.85%
8	427.89m ²	150.44m ²	35.18%
9	379.70m ²	150.44m ²	39.62%
10	300.53m ²	150.44m ²	50.05%
11	300.53m ²	150.44m ²	50.05%
12	300.53m ²	150.44m ²	50.05%
13	300.53m ²	150.44m ²	50.05%
14	300.53m ²	150.44m ²	50.05%
15	300.53m ²	150.44m ²	50.05%
16	300.53m ²	150.44m ²	50.05%

- (1) MIN. WIDTH OF PRIVATE DRIVEWAY
- (2) MIN. SETBACK FOR ANY WALL OF A RESIDENTIAL USE BUILDING TO A PRIVATE WAY
- (3) MIN. SETBACK FROM PRIVATE WAY TO ANY EXTERIOR WALL OF A CARPORT
- (4) MIN. SEPARATION AREA BETWEEN BUILDINGS - WHERE HEIGHT OF BUILDINGS >= 14.5m - ALL OTHER CASES



REVISIONS

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			

APPROVALS:
 A - DESIGN NUMBER
 B - DESIGN NUMBER
 C - DESIGN NUMBER

PLANNED UNIT DEVELOPMENT
 S-CISSONS RD.
 OTTAWA, ONTARIO

CHRYSLER HOMES
 190 WILSON RD
 OTTAWA, ONTARIO K2C 1J1

SITE PLAN

DATE: OCT. 2012
 SCALE: AS SHOWN
 SHEET NO: 1/20

DRAWINGS TO BE READ IN CONJUNCTION WITH
 SITE SERVICES, GRADING CONTROL & DRAINAGE & EROSION CONTROL
 PLANS PREPARED BY
 AND
 LANDSCAPE PLAN PREPARED BY _____



Appendix 2
Provincial Policy Statement



2014 Provincial
Policy
Statement

Under the *Planning Act*

- 1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a *provincial plan*, that time frame may be used for municipalities within the area.

Within *settlement areas*, sufficient land shall be made available through *intensification* and *redevelopment* and, if necessary, *designated growth areas*.

Nothing in policy 1.1.2 limits the planning for *infrastructure* and *public service facilities* beyond a 20-year time horizon.

1.1.3 Settlement Areas

Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.

The vitality of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change will vary across Ontario. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.

- 1.1.3.1 *Settlement areas* shall be the focus of growth and development, and their vitality and regeneration shall be promoted.
- 1.1.3.2 Land use patterns within *settlement areas* shall be based on:
- a) densities and a mix of land uses which:
 1. efficiently use land and resources;
 2. are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
 3. minimize negative impacts to air quality and climate change, and promote energy efficiency;
 4. support *active transportation*;
 5. are *transit-supportive*, where transit is planned, exists or may be developed; and
 6. are *freight-supportive*; and
 - b) a range of uses and opportunities for *intensification* and *redevelopment* in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

1.4 Housing

- 1.4.1 To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the *regional market area*, planning authorities shall:
- a) maintain at all times the ability to accommodate residential growth for a minimum of 10 years through *residential intensification* and *redevelopment* and, if necessary, lands which are *designated and available* for residential development; and
 - b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate *residential intensification* and *redevelopment*, and land in draft approved and registered plans.
- 1.4.2 Where planning is conducted by an upper-tier municipality:
- a) the land and unit supply maintained by the lower-tier municipality identified in policy 1.4.1 shall be based on and reflect the allocation of population and units by the upper-tier municipality; and
 - b) the allocation of population and units by the upper-tier municipality shall be based on and reflect *provincial plans* where these exist.
- 1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the *regional market area* by:
- a) establishing and implementing minimum targets for the provision of housing which is *affordable to low and moderate income households*. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;
 - b) permitting and facilitating:
 1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including *special needs* requirements; and
 2. all forms of *residential intensification*, including second units, and *redevelopment* in accordance with policy 1.1.3.3;
 - c) directing the development of new housing towards locations where appropriate levels of *infrastructure* and *public service facilities* are or will be available to support current and projected needs;
 - d) promoting densities for new housing which efficiently use land, resources, *infrastructure* and *public service facilities*, and support the use

4.0 Implementation and Interpretation

4.1 This Provincial Policy Statement applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after April 30, 2014.

4.2 In accordance with section 3 of the *Planning Act*, a decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Municipal Board, in respect of the exercise of any authority that affects a planning matter, "shall be consistent with" this Provincial Policy Statement.

Comments, submissions or advice that affect a planning matter that are provided by the council of a municipality, a local board, a planning board, a minister or ministry, board, commission or agency of the government "shall be consistent with" this Provincial Policy Statement.

4.3 This Provincial Policy Statement shall be implemented in a manner that is consistent with the recognition and affirmation of existing Aboriginal and treaty rights in section 35 of the *Constitution Act, 1982*.

4.4 This Provincial Policy Statement shall be read in its entirety and all relevant policies are to be applied to each situation.

4.5 In implementing the Provincial Policy Statement, the Minister of Municipal Affairs and Housing may take into account other considerations when making decisions to support strong communities, a clean and healthy environment and the economic vitality of the Province.

4.6 This Provincial Policy Statement shall be implemented in a manner that is consistent with the Ontario *Human Rights Code* and the *Canadian Charter of Rights and Freedoms*.

4.7 The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

private communal sewage services and individual on-site sewage services is considered sufficient if the hauled sewage from the development can be treated and land-applied on agricultural land under the *Nutrient Management Act*, or disposed of at sites approved under the *Environmental Protection Act* or the *Ontario Water Resources Act*, but not by land-applying untreated, hauled sewage.

Reserve water system capacity: means design or planned capacity in a centralized water treatment facility which is not yet committed to existing or approved development.

Residence surplus to a farming operation: means an existing habitable farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

Residential intensification: means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:

- a) redevelopment, including the redevelopment of *brownfield sites*;
- b) the development of vacant or underutilized lots within previously developed areas;
- c) infill development;
- d) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
- e) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, second units and rooming houses.

River, stream and small inland lake systems: means all watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event.

Rural areas: means a system of lands within municipalities that may include rural *settlement areas*, *rural lands*, *prime agricultural areas*, natural heritage features and areas, and resource areas.

Rural lands: means lands which are located outside *settlement areas* and which are outside *prime agricultural areas*.

Sensitive: in regard to *surface water features* and *ground water features*, means areas that are

particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

Sensitive land uses: means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more *adverse effects* from contaminant discharges generated by a nearby *major facility*. *Sensitive land uses* may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

Settlement areas: means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are:

- a) built up areas where development is concentrated and which have a mix of land uses; and
- b) lands which have been designated in an official plan for development over the long-term planning horizon provided for in policy 1.1.2. In cases where land in *designated growth areas* is not available, the *settlement area* may be no larger than the area where development is concentrated.

Sewage and water services: includes *municipal sewage services* and *municipal water services*, *private communal sewage services* and *private communal water services*, *individual on-site sewage services* and *individual on-site water services*, and *partial services*.

Significant: means

- a) in regard to *wetlands*, *coastal wetlands* and *areas of natural and scientific interest*, an area identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time;
- b) in regard to *woodlands*, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria established by the Ontario Ministry of Natural Resources;

Appendix 3
The Planning Act

Minister to confer

(2) Before issuing a policy statement, the Minister shall confer with such persons or public bodies that the Minister considers have an interest in the proposed statement. 1994, c. 23, s. 6 (1).

Notice

(3) If a policy statement is issued under subsection (1), the Minister shall cause it to be published in *The Ontario Gazette* and shall give such further notice of it, in such manner as the Minister considers appropriate, to all members of the Assembly and to any other persons or public bodies that the Minister considers have an interest in the statement. 1994, c. 23, s. 6 (1).

Idem

(4) Each municipality that receives notice of a policy statement under subsection (3) shall in turn give notice of the statement to each local board of the municipality that it considers has an interest in the statement. R.S.O. 1990, c. P.13, s. 3 (4).

Policy statements and provincial plans

(5) A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Municipal Board, in respect of the exercise of any authority that affects a planning matter,

- (a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and
- (b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be. 2006, c. 23, s. 5.

Same

(6) Comments, submissions or advice affecting a planning matter that are provided by the council of a municipality, a local board, a planning board, a minister or ministry, board, commission or agency of the government,

- (a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date the comments, submissions or advice are provided; and
- (b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be. 2006, c. 23, s. 5.

Duties of Minister unaffected

(7) Except as provided in subsections (5) and (6), nothing in this section affects nor restricts the Minister in carrying out the Minister's duties and responsibilities under this Act. 1996, c. 4, s. 3.

(8), (9) REPEALED: 1996, c. 4, s. 3.

Review

(10) The Minister shall, at least every five years from the date that a policy statement is issued under subsection (1), ensure that a review of the policy statement is undertaken for the purpose of determining the need for a revision of the policy statement. 1994, c. 23, s. 6 (3).

Delegation of Minister's powers

4. (1) The Minister, on the request of the council of any municipality, may, by order, delegate to the council any of the Minister's authority under this Act, other than the authority to approve or the authority to exempt from approval the official plan or amendments to the official plan of the municipality of which it is the council and, where the Minister has delegated any such authority, the council has, in lieu of the Minister, all the powers and rights of the Minister in respect thereof and the council shall be responsible for all matters pertaining thereto, including, without limiting the generality of the foregoing, the referral of any matter to the Municipal Board. R.S.O. 1990, c. P.13, s. 4 (1); 1996, c. 4, s. 4 (1); 1999, c. 12, Sched. M, s. 21; 2006, c. 23, s. 6.

Same

Appendix 4
City of Ottawa Official Plan



2.5 - Building Liveable Communities

The basics of a liveable community are straight-forward. In the urban area, a liveable community has appropriate housing at a price people can afford. It is built around greenspaces and has places to shop, socialize and play nearby. Residents know where to find the local library, health services, schools and other community facilities. Many of these are within walking or cycling distance, and form a core for the community. Good transit provides connections to other destinations outside the community. Familiar views and landmarks tell residents where they are and heritage buildings tell them where they have come from. Most workplaces outside the community are within a reasonable commute. In the Rural Area, a liveable community has many of the features found in liveable urban neighbourhoods. Liveable Villages have a strong sense of community and draw in their dispersed country neighbours for shopping and services.

Many Ottawa communities provide most of the basics of a liveable community, but there are wide variations. It is these variations that provide communities with their unique sense of place. However, Ottawa's communities are changing. Population growth, economic development, finite resources, environmental concern, and financial limitations are triggering a re-evaluation about how we live and how we plan our communities.

This Plan proposes that Ottawa's communities be built on the basics: good housing, employment, ample greenspace, a sense of history and culture. But it also proposes to create more liveable communities by focusing more on community design and by engaging in collaborative community building, particularly in and around the Mixed-Use Centres and Mainstreets that have a great potential for growth. A focus on community design draws attention to how buildings and the spaces around them look and function in their setting. Since the best urban design is informed by a solid appreciation of the place being built, the people in it, and the community around it, this approach opens the door to creativity and dialogue. [Amendment 28, July 13, 2005]

2.5.1 – Urban Design and Compatibility

Urban Design

Community design generally deals with patterns and locations of land use, relative densities, street networks, and the allocation of community services and facilities. Urban design is more concerned with the details relating to how buildings, landscapes and adjacent public spaces look and function together. As the City grows and changes over time, design of these elements should work together to complement or enhance the unique aspects of a community's history, landscape and its culture. Encouraging good urban design and quality and innovative architecture can also stimulate the creation of lively community places with distinctive character that will attract people and investment to the City. The components of our communities where urban design plays a key role, include:

- **Built form**, including buildings, structures, bridges, signs, fences, fountains, statues and anything else that has been constructed, added or created on a piece of land;
- **Open spaces**, including streets, parks, plazas, courtyards, front yards, woodlots, natural areas

- **Open spaces**, including streets, parks, plazas, courtyards, front yards, woodlots, and any other natural or green open areas that relate to the structure of the city;
- **Infrastructure**, including, sidewalks, bike paths, transit corridors, hydro lines, streetlights, parking lots or any other above- or below-grade infrastructure that impacts upon the design of the public realm.

Together, these building blocks create lasting impressions, where streetscapes and neighbourhoods contribute to a community identity that is more than the sum of its parts. It is the successful interplay between the built and natural environment, and how people use it, that has given us special places like the ByWard Market, Manotick and Westboro; streets like Elgin Street and Centrum Boulevard; and open spaces such as the Rideau Canal.

[Amendment #76, OMB File #PL100206, August 18, 2011]

Compatibility

In support of lively and complete mixed-use communities, the City's growth management strategy includes intensification of development in the urban area over the next 20 years and concentrating rural development in Villages. Introducing new development in existing areas that have developed over a long period of time requires a sensitive approach and a respect for a communities established characteristics,. This Plan provides guidance on measures that will mitigate these differences and help achieve compatibility of form and function. Allowing for some flexibility and variation that complements the character of existing communities is central to successful intensification. [Amendment #76, OMB File #PL100206, August 18, 2011 & September 07, 2011]

In general terms, compatible development means development that, although it is not necessarily the same as or similar to existing buildings in the vicinity, nonetheless enhances an established community and coexists with existing development without causing undue adverse impact on surrounding properties. It 'fits well' within its physical context and 'works well' among those functions that surround it. Generally speaking, the more a new development can incorporate the common characteristics of its setting in its design, the more compatible it will be. Nevertheless, a development can be designed to fit and work well in a certain existing context without being 'the same as' the existing development. Where a new vision for an area is established through a Community Design Plan or other similar Council-approved planning exercise, or where the Zoning By-law permits development that differs from what currently physically exists, addressing compatibility will permit development to evolve toward the achievement of that vision while respecting overall community character.

Objective criteria can be used to evaluate compatibility and these are set out in Section 4.11. Development applications and proposals for public works will be evaluated in the context of this section, as well as Section 4.11.

Design Objectives and Principles

The Design Objectives of this Plan are qualitative statements of how the City wants to influence the built environment as the city matures and evolves. These Design Objectives are broadly stated, and are to be applied within all land use designations, either at the citywide level or on a site-specific basis. Design Principles further describe how the City hopes to achieve each of the Design Objectives, but may not be achieved or be achievable in all cases.

Annex 3, to be entitled Design Framework, contains a number of Design Considerations, which provide suggestions as to how the Design Objectives and Principles could be met, but they do not form part of this Plan. The Design Considerations are not meant to be prescriptive, and do not constitute a checklist. None of the Design Considerations are expressed as policy, but rather are expected to act as a stimulus to development proponents to demonstrate how individual proposals will further the City's Design Objectives.

Proponents are free to respond in creative ways to the Design Objectives and Principles and are not limited only to those suggested by the Design Considerations. [OMB decision #2649, September 21, 2006]
[Amendment #76, Ministerial Modification #17, OMB File #PL100206, August 18, 2011]

Design Objectives

1. **To enhance the sense of community by creating and maintaining places with their own distinct identity.**

Principles:

Design should:

- Support the overall image of Ottawa as the Nation's capital.
- Recognize and reflect on the history of the city or community.
- Promote quality consistent with a major metropolis, and a prime business and tourist destination.
- Create distinctive places and appreciate local identity in patterns of development, landscape and culture.
- Reflect a thorough and sensitive understanding of place, context and setting.
- Consider public art early in the design process and integrate it, as appropriate, as part of the project.

2. **To define quality public and private spaces through development**

Principles:

Design should:

- Clearly define and connect public and private spaces by:
- Defining and enclosing spaces using buildings, structures and landscaping.
- Recognizing every building as being part of a greater whole that contributes to the overall coherency of the urban fabric.
- Enhance and enliven the quality, character and spatial delineation of public spaces.
- Consider streets as public spaces.
- Encourage a continuity of street frontages. Where continuous building facades are not a dominant feature of the streetscape, the gradual infilling of empty spaces between buildings and between the building and the street edge is promoted to occur over time. Depending on the stage of evolution of the street, it may be appropriate to achieve this principle in a number of ways e.g., building form, landscape treatment, architectural ornamentation.
- Address the relationship between buildings and between buildings and the street.
- Meet the needs of pedestrians as a priority.
- Contribute to attractive public spaces and important vistas.
- Minimize the exposure of inhabitants to noise levels that could adversely impact their health and well-being.
- Reduce the visual impact of infrastructure, public utilities, or street furniture by clustering or grouping them where possible, whether located within the public right-of-way or on private property. [Amendment #76, OMB File #PL100206, August 18, 2011

3. **To create places that are safe, accessible and are easy to get to, and move through.**

Principles:

Design should:

- Connect buildings and spaces through a network of roads, sidewalks, and pathways in ways that are understandable. These connections should be accessible to all users and incorporate the principles of universal access and where connections lead into a building, the building and its facilities should be designed so that it can be approached, entered, and used by persons with

physical or sensory disabilities.

- o Integrate public transit with existing and new development, where feasible.
- o Provide appropriate (i.e., size and placement) signage identifying pathways, intersections and landmarks.
- o Create places and spaces that are visible and safe and can be confidently used at all hours of the day and at night where it is appropriate to do so.

4. To ensure that new development respects the character of existing areas.

Principles:

Design should:

- o Integrate new development to complement and enliven the surroundings.
- o Allow the built form to evolve through architectural style and innovation.
- o Complement the massing patterns, rhythm, character, and context.

5. To consider adaptability and diversity by creating places that can adapt and evolve easily over time and that are characterized by variety and choice. [OMB decision #2649, September 21, 2006]

Principles:

Design should:

- o Achieve a more compact urban form over time.
- o Provide flexibility for buildings and spaces to adapt to a variety of possible uses in response to changing social, economic and technological conditions.
- o Allow for varying stages of maturity in different areas of the city, and recognize that buildings and site development will exhibit different characteristics as they evolve over time.
- o Accommodate the needs of a range of people of different incomes and lifestyles at various stages in the life cycle.

6. To understand and respect natural processes and features in development design

Principles:

Design should:

- o Protect the City's natural heritage system and take an ecosystem approach to design that supports natural functions, such as natural drainage, groundwater recharge and discharge, and wildlife habitat.
- o Protect, integrate and enhance the urban forest, vegetative cover, green spaces and corridors, environmental features and landscapes, and existing topography, where possible and appropriate.
- o Demonstrate that all practical means of retaining stormwater on site have been considered.
- o Reduce the release of contaminants into the environment.

[Amendment #76, Ministerial Modification #9, OMB File #PL100206, August 18, 2011]

7. To maximize energy-efficiency and promote sustainable design to reduce the resource consumption, energy use, and carbon footprint of the built environment.

Principles:

Design should:

- Orient development to maximize opportunities for passive solar gain, natural ventilation energy efficient development forms and building measures.
- Consider use of renewable energy and alternative energy systems.
- Maximize opportunities for sustainable transportation modes (walking, cycling, transit facilities and connections).
- Reduce hard surfaces and maximize landscaping and site permeability on site.
- Consider use of innovative green spaces such as green roofs, and measures that will reduce the urban heat island effect.
- Maximize re-use and recycling of resources and materials.
- Utilize green building technologies and rating systems such as Leadership in Energy and Environmental Design (LEED).
- Utilize advanced water conservation and efficiency measures.

[Amendment #76, OMB File #PL100206, August 18, 2011]

Ottawa By Design: A Strategy for Implementing Urban Design

There are many acceptable ways to achieve the design policies, objectives and principles of this Plan, depending upon such matters as local context, site circumstances and the individual creativity of those involved in the development process. It is not the intent of this Plan to prescribe any specific design solution. Rather, a development proponent will be expected to indicate how a proposal achieves the intent of the Design Objectives and addresses the Design Principles. [Amendment #76, OMB File #PL100206, August 18, 2011]

The application of the Design Objectives and Principles should be carried out hand-in-glove with the Plan's strategic vision for managing growth, achieving intensification and a more compact form of development in order to create and maintain attractive communities where buildings, open space and transportation work well together. Areas of the City are at different stages in their evolution and maturation and this may influence the ability to implement fully all aspects of the Design Objectives and Principles at a particular point in time. Nevertheless, the application of good design in all stages of an area's growth and development will play an important role in the success of the growth management strategy.

To contribute to the achievement of this Plan's design policies, objectives and principles, the City will use a combination of legislative and administrative tools to pursue a comprehensive urban design strategy, entitled 'Ottawa By Design'. Ottawa By Design is multi-faceted in its approach and will include initiatives such as the following:

- Explore means such as incentive program [Mod 19], design guidelines, approaches to zoning, and tools such as computer modeling, that support greater creativity and better urban design;
- Seek ways to integrate urban design considerations as part of the review of development proposals through changes in administrative processes and clarity in development guidance
- Investigate the establishment of formal design review panels and processes;
- Increase awareness through design competitions for municipal buildings, open spaces and other projects, and through design charrettes for neighbourhood plans or other key areas or sites;
- Recognize excellence in design through the Ottawa Urban Design Awards program, and pursue education and promotional initiatives in partnership with the private sector, professional associations, and others;
- Explore opportunities for independent peer review by architects, landscape architects, and urban designers;
- Recognize that art is a significant component in the design and enhancement of public places;
- Provide leadership in urban design through public infrastructure design standards and the quality of public works delivered by the City and through its role as a partner with communities, other infrastructure providers such as public utilities, the development industry and other levels of government;
- Integrate this Plan's urban design provisions with design recommendations developed through

3.6 - Urban Designations

Section 3.6 contains policies for the urban designations shown on Schedule B.

3.6.1 – General Urban Area

The General Urban Area designation permits the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses. This will facilitate the development of complete and sustainable communities. A broad scale of uses is found within this designation, from ground-oriented single-purpose to multi-storey mixed-use; from corner store to shopping centre.

While the City is supportive of the establishment of a broad mix of uses in Ottawa's neighbourhoods, this is not meant to imply that all uses will be permitted everywhere within areas that are designated General Urban Area. The zoning by-law will continue to regulate the location, scale and type of land use in accordance with the provisions of this Plan. Within neighbourhoods, the zoning by-law will allow those uses that provide for the local, everyday needs of the residents, including shopping, schools, recreation and services. Uses that also serve wider parts of the city will be located at the edges of neighbourhoods on roads where the needs of these land uses (such as transit, car and truck access, and parking) can be more easily met and impacts controlled. Subject to the policies below, the City supports infill development and other intensification within the General Urban Area in a manner that enhances and complements the desirable characteristics and ensures the long-term vitality of the many existing communities that make up the city.

Policies

1. General Urban Area areas are designated on Schedule B. The General Urban Area designation permits all types and densities of housing, as well as employment, retail uses, service, industrial, cultural, leisure, greenspace, entertainment and institutional uses.
2. The evaluation of development applications, studies, other plans and public works undertaken by the City in the General Urban Area will be in accordance with Section 2.5.1 and Section 4.11.
3. When considering a proposal for residential intensification through infill or redevelopment in the General Urban Area, the City will:
 - a. Recognize the importance of new development relating to existing community character so that it enhances and builds upon desirable established patterns and built form;
 - b. Apply the policies of Section 2.5.1 and Section 4.11;
 - c. Consider its contribution to the maintenance and achievement of a balance of housing types and tenures to provide a full range of housing for a variety of demographic profiles throughout the General Urban Area;
 - d. Assess ground-oriented multiple housing forms, such as duplex, triplex and fourplex, as one means of intensifying within established low-rise residential communities.

4.11 - Urban Design and Compatibility

At the city-wide scale, issues of compatibility are addressed in the Official Plan through the appropriate designation of land and associated policies that direct where and how certain categories of land use should be permitted to develop. Locational policies are therefore required in order to direct uses that have the potential to generate negative impacts to appropriate locations, most typically at the periphery of residential neighbourhoods. It is recognized that because land use designations such as General Urban Area, Mainstreets and Employment Area contain broad use permissions, it will be necessary for the zoning by-law to establish more specific permitted use lists and development regulations within areas and on individual sites in a manner that achieves compatibility among proximate uses and built forms.

At the scale of neighbourhoods or individual properties, issues such as noise, spillover of light, accommodation of parking and access, shadowing, and micro-climatic conditions are prominent considerations when assessing the relationships between new and existing development. Often, to arrive at compatibility of scale and use will demand a careful design response, one that appropriately addresses the impact generated by infill or intensification. Consequently, the issue of 'context' is a dominant theme of this Plan where it speaks to compatibility and design.

Infill development may occur virtually anywhere in the city. Infill generally occurs on a single lot or a consolidated number of small lots, on sites that are vacant or underdeveloped. The resulting development may be similar in use and size with adjacent uses, in which case it is generally straightforward to design the infill to be compatible with-or fit well with-its surroundings. Reference to City Council-approved design guidelines addressing infill housing provide guidance in this regard.

However, compatibility may be more difficult to achieve in other situations. To achieve the Plan's strategic directions for managing growth, the zoning in many areas of the city, particularly areas adjacent to major roads, at the periphery of neighbourhoods and proximate to transit stations, may allow for more intensive development than has occurred in the past. In addition, an amendment to the zoning by-law may be needed to change the permitted use of the land and increase the height or density permitted. In these circumstances, the compatibility of the proposed development must be considered.

Objective criteria that can be used to evaluate compatibility include: height, bulk or mass, scale relationship, and building/lot relationships, such as the distance or setback from the street, and the distance between buildings. An assessment of the compatibility of new development will involve not only consideration of built form, but also of operational characteristics, such as traffic, access, and parking.

Development applications and proposals for public works will be evaluated in the context of this section, as well as Section 2.5.1. In and of themselves, questions of compatibility and design do not determine what a development should be, but the merit of a development proposal will be influenced by such considerations.

Policies

1. When evaluating compatibility of development applications, the City will have regard for the policies of the site's land use designation, and all applicable Community Design Plans, Secondary Plans, Plans for Transit-Oriented Development Areas approved by Council, or site specific policies, Council-approved design guidelines, Provincial Environmental Assessments, and functional design plans for capital projects, as well as the Design Objectives and Principles in Section 2.5.1, and the preceding policies in Sections 4.1 through 4.10. [Amendment #76, OMB File #PL100206, August 18, 2011] [Amendment #113, July 30, 2013]
2. In addition to those matters set out in Policy 1, above, the City will evaluate the compatibility of development applications on the basis of the following compatibility criteria. The measures of compatibility will vary depending on the use proposed and the planning context. Hence, in any given situation individual criteria may not apply and/or may be evaluated and weighted on the basis of site circumstances: [Amendment #76, OMB File #PL100206, August 18, 2011]
 - a. Traffic: Roads should adequately serve the development, with sufficient capacity to accommodate the anticipated traffic generated. Generally development that has the potential to generate significant amounts of vehicular traffic should be located on arterial or major collector roadways so as to minimize the potential for traffic infiltration on minor collector roadways and local streets;
 - b. Vehicular Access: The location and orientation of vehicle access and egress should address matters such as the impact of noise, headlight glare and loss of privacy on development adjacent or immediately opposite. Vehicular access and egress for development that has the potential to generate a significant amount of vehicular traffic should be oriented on streets other than local streets, wherever the opportunity exists, considering traffic safety and other transportation objectives of this Plan; [Amendment #76, OMB File #PL100206, August 18, 2011]
 - c. Parking Requirements: The development should have adequate on-site parking to minimize the potential for spillover parking on adjacent areas. A range of parking forms, including surface, decked, and underground, should be considered taking in account the area context and character. Opportunities to reduce parking requirements and promote increased usage of walking, cycling and transit will be pursued, where appropriate, particularly in the vicinity of transit stations or major transit stops in accordance with the provisions of Section 4.3; [Amendment #76, OMB File #PL100206, August 18, 2011]
 - d. Outdoor Amenity Areas: The development should respect the privacy of outdoor amenity areas of adjacent residential units and minimize any undesirable impacts through the siting and design of the buildings and the use of screening, lighting, landscaping or other mitigative design measures;
 - e. Loading Areas, Service Areas, and Outdoor Storage: The operational characteristics and visual appearance of loading facilities, service areas (including garbage), parking and areas for the outdoor storage of goods or materials should be mitigated using a variety of methods (e.g., location, containment, screening, berms, and/or landscaping). These uses and activities should be located away from residences where possible;
 - f. Lighting: The potential for light spill over or glare from any lighting source onto adjacent light-sensitive areas should be avoided or mitigated;
 - g. Noise and Air Quality: The development should be located and designed to minimize the potential for significant adverse effects on adjacent sensitive uses related to noise, odours, and other emissions.
 - h. Sunlight: The development should minimize shadowing on adjacent properties, to the extent practicable, particularly on outdoor amenity areas, through the siting of buildings or other design measures;
 - i. Microclimate: The development should be designed to minimize adverse effects related to wind, snow drifting, and temperature on adjacent properties;
 - j. Supporting Neighbourhood Services: The development should contribute to or be adequately served by existing or proposed services and amenities such as health facilities, schools, parks and leisure areas. Where the proposed development itself is to contribute such services and amenities, they should be of a scale appropriate to the needs and character of the area. [Amendment #28, July 13, 2005] [OMB decision #2649, September 21, 2006]

Appendix 5
City of Ottawa Zoning By-law No. 2008-250



Residents > » By-laws, licenses and permits > » By-laws > » By-law index A-Z
 > » City of Ottawa Zoning By-law > » DR - Development Reserve Zone (Sec. 237-238)

DR - Development Reserve Zone (Sec. 237-238)

Purpose of the Zone	
<i>The purpose of the DR - Development Reserve Zone is to:</i>	
(1)	<i>recognize lands intended for future urban development in areas designated as General Urban Area and Developing Communities in the Official Plan, and future village development in areas designated as Village in the Official Plan;</i>
(2)	<i>limit the range of permitted uses to those which will not preclude future development options; and</i>
(3)	<i>impose regulations which ensure a low scale and intensity of development to reflect the characteristics of existing land uses.</i>
(4)	<i>permit limited lot creation on existing public streets in villages that will not preclude future development options in the DR3 – Development Reserve Subzone 3. (By-law 2013-58)</i>
237.	In the DR Zone,
Permitted Uses	

	(1)	The following uses are permitted subject to:	
		(a)	the provisions of subsection 237(2);
		<p>agricultural use</p> <p>community garden</p> <p>emergency service</p> <p>environmental preserve and education area</p> <p>forestry operation</p> <p>group home, see Part 5, Section 125</p> <p>home-based business, see Part 5, Section 127</p> <p>marine facility</p> <p>one detached dwelling accessory to a permitted use</p> <p>park</p> <p>secondary dwelling unit, see Part 5, Section 133</p>	
Zone Provisions			
	(2)	The zone provisions are set out in Table 237 below.	

TABLE 237– DR ZONE REGULATIONS

I Zoning Mechanisms	II Zone Provisions
(a) Minimum Lot Width (m)	No minimum
(b) Minimum Lot Area (m ²)	
(c) Minimum Front Yard Setback (m)	7.5
(d) Minimum Rear Yard Setback (m)	
(e) Minimum Interior Side Yard Setback (m)	

(f) Minimum Corner Side Yard Setback (m)	
(g) Maximum Height (m)	11
(h) Maximum Lot Coverage (%)	30

	(3)	For other applicable provisions, see Part 2-General Provisions, Part 3- Specific Use Provisions and Part 4- Parking, Queuing and Loading Provisions.		

DR SUBZONES

238. In the DR Zone, the following subzones apply:

DR1 SUBZONE

(1) In the DR1 Subzone, the following use is also permitted:

one detached **dwelling**

DR2 SUBZONE

(2) In the DR2 Subzone, the following use is also permitted:

building or use operated by the City of Ottawa, the Government of Canada or the Government of Ontario or any agency thereof.

DR3 SUBZONE



Residents > » By-laws, licenses and permits > » By-laws > » By-law index A-Z > » City of Ottawa Zoning By-law > » R3 - Residential Third Density Zone (Sec. 159-160)

R3 - Residential Third Density Zone (Sec. 159-160)

Purpose of the Zone

The purpose of the R3 - Residential Third Density Zone is to:

- | | |
|-----|--|
| (1) | <i>allow a mix of residential building forms ranging from detached to townhouse dwellings in areas designated as General Urban Area in the Official Plan; (By-law 2012-334)</i> |
| (2) | <i>allow a number of other residential uses to provide additional housing choices within the third density residential areas;</i> |
| (3) | <i>allow ancillary uses to the principal residential use to allow residents to work at home;</i> |
| (4) | <i>regulate development in a manner that is compatible with existing land use patterns so that the mixed dwelling, residential character of a neighbourhood is maintained or enhanced; and</i> |
| (5) | <i>permit different development standards, identified in the Z subzone, primarily for areas designated as Developing Communities, which promote efficient land use and compact form while showcasing newer design approaches.</i> |

159. In the R3 Zone:

Permitted Uses

- | | |
|-----|---|
| (1) | The following uses are permitted uses subject to: |
| (a) | the provisions of subsection 159 (3) to (13); |
| (b) | a maximum of three guest bedrooms in a bed and breakfast; |
| (c) | <i>a maximum of four dwelling units is permitted in a converted dwelling; (Subject to By-law 2014-189)</i> |

	(d)	a maximum of ten residents is permitted in a group home; and
	(e)	a maximum of ten residents is permitted in a retirement home, converted.
		<p>bed and breakfast, see Part 5, Section 121 community garden, see Part 3, Section 82 converted dwelling, see Part 5, Section 122 (Subject to By-law 2014-189) detached dwelling diplomatic mission, see Part 3, Section 88 duplex dwelling, see Part 5, Section 138 (By-law 2010-307) group home, see Part 5, Section 125 home-based business, see Part 5, Section 127 home-based daycare, see Part 5, Section 129 linked-detached dwelling, see Part 5, Section 138 (By-law 2010-307) park planned unit development, see Part 5, Section 131 retirement home, converted see Part 5, Section 122 secondary dwelling unit, see Part 5, Section 133 semi-detached dwelling, see Part 5, Section 138 (By-law 2010-307) three-unit dwelling townhouse dwelling, see Part 5, Section 138 (By-law 2012-334) (By-law 2010-307)</p>
Conditional Permitted Uses		
	(2)	The following conditional use is also permitted in the R3 zone, subject to the following:
	(a)	it is located on a lot fronting on and having direct vehicular access to an Arterial or Major Collector Road, such roads which are indicated on Schedule 3 - Urban Road Network; and
	(b)	a maximum of seven rooming units, or a maximum of one dwelling unit and six rooming units. (Subject to By-law 2014-189)
		rooming house, converted see Part 5, Section 122
Zone Provisions		
	(3)	The zone provisions are set out in Table 160A and 160B.
	(4)	Where a planned unit development is permitted on a lot in the subzone, the provisions of Section 131 apply, and the associated subzone provisions identified in Table 160 A affecting permission of uses, minimum lot widths and lot areas, as well as minimum required setbacks apply to the whole of the lot while the maximum height applies to each permitted dwelling type within the planned unit development.
	(5)	A diplomatic mission and a group home, that is not a prohibited use listed in Column II of Table 160A is subject to the subzone provisions for a detached dwelling.
	(6)	A community garden or park is not subject to the provisions of Table 160A, however any development will be subject to the subzone provisions for a detached dwelling.

	(7)	Conversions that alter an existing residential use building to create another listed permitted use are subject to the provisions of Part 5, Section 122 - Conversions.
	(8)	Minimum lot width, lot area and parking requirements for linked-detached dwelling, semi-detached dwelling and townhouse dwelling shall apply to each portion of a lot on which each individual dwelling unit is located, whether or not that parcel is to be severed.(By-law 2012-334)
	(9)	For other applicable provisions, see Part 2 - General Provisions, Part 3 - Specific Use Provisions and Part 4 - Parking, Queuing and Loading Provisions.(By-law 2010-307)

R3 Subzones

160. In the R3 Zone, the following subzones and provisions apply such that:

	(1)	(a)	Column I lists the subzone character;
		(b)	Column II lists the uses from Section 159(1) and (2) that are prohibited uses;
		(c)	Column III identifies the principal permitted dwelling types in order to differentiate in Columns III to XI the required zone provisions applying to the dwelling types;
		(d)	Columns IV through X inclusive, establish required zone provisions applying to development in each subzone;
		(e)	Column XI lists the reference number of additional provisions applying in each subzone. The additional provisions themselves are provided in Table 160B. Where an additional provision applies, the corresponding provision specified in Table 160B takes ultimate precedence over any provision provided in Table 160A;
		(f)	Where a superscript number occurs in Table 160A - eg.:varies ¹ , the superscript number 1 refers to a number in Column I of Table 160B which sets out an additional provision;
		(g)	Where "na" appears, it means that the associated provision is not applicable; and
		(h)	Where "varies" appears, the associated provision is referenced and provided as an additional provision.

TABLE 160A – R3 SUBZONE PROVISIONS

1

I	II	III	IV	V	VI	VII	VIII	IX	X	XI
---	----	-----	----	---	----	-----	------	----	---	----

1-

I	II	III	IV	V	VI	VII	VIII	IX	X	XI
Sub-Zone	Prohibited Uses	Principal Dwelling Type	Minimum Lot Width (m)	Minimum Lot Area (m ²)	Maximum Building Height (m)	Minimum Front Yard Setback (m)	Minimum Corner Side Yard Setback (m)	Minimum Rear Yard Setback (m)	Minimum Interior Side Yard Setback (m)	Endnotes (see Table 160B)
X	None	Planned Unit Development	18	1,400	11	4.5	4.5	varies ¹	varies ¹	1
		Three Unit	18	450	11	4.5	4.5	7.5	1.2	
		Duplex	14	380	11	4.5	4.5	7.5	1.2	
		Detached, Linked-detached	9	240	11	4.5	4.5	7.5	varies ⁶	6
		Semi-detached	7	190	11	4.5	4.5	7.5	0.9	
		Townhouse	6	150	11	4.5	4.5	7.5	1.2	
Z	None	Planned Unit Development	18 ¹¹	1,400	11	3 ⁸	3 ⁸	varies ⁹	varies ⁹	8,9, 11
		Three Unit	18	450	11	3 ⁸	3 ⁸	6 ¹¹	1.2	8,11
		Duplex	14	380	11	3 ⁸	3 ⁸	6 ¹¹	1.2	8,11
		Detached, Linked-detached	9	240	11	3 ⁸	3 ⁸	6 ¹¹	varies ⁶	6,8,11
		Semi-Detached	7	190	11	3 ⁸	3 ⁸	6 ¹¹	0.9	8,11
		Townhouse	6	150	11	3 ⁸	3 ⁸	6 ¹¹	1.2	8,11

(2) In the R3 Subzones, the following additional zoning provisions as denoted by endnotes apply:

I
Endnote
Number

II
Additional Zoning Provisions

- | | |
|---|--|
| 1 | Despite the definitions of rear yard and interior side yard, buildings in a planned unit development (PUD) must be located so that they are set back, |
| | (a) an amount equal to the minimum required rear yard setback for the dwelling type proposed, from a lot line where it abuts a rear yard on an abutting lot but need not exceed 7.5 metres, |
| | (b) an amount equal to the minimum required interior side yard setback for the dwelling type proposed, from a lot line where it abuts a side yard on an abutting lot, |
| | (c) in the case of an abutting vacant lot, a minimum required interior side yard of 1.8 metres, and a minimum required rear yard setback based on the minimum rear yard setback applicable to the dwelling type proposed to be located within the PUD adjacent to the rear lot line. |
| 2 | Minimum rear yard setback is 25% of the lot depth which must comprise at least 25% of the area of the lot, however it need not exceed 7.5 m. Despite the foregoing, on lots with depths of 15 metres or less, the minimum rear yard setback is 4 m. |
| 3 | Minimum total interior side yard setback is 3.6 m, with one minimum yard, no less than 1.2 m wide. Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard. (By-law 2008-462) |
| 4 | Minimum total interior side yard setback is 3 m, with one minimum yard, no less than 1.2 m wide. Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard. (By-law 2008-462) |
| 5 | Minimum total interior side yard setback is 2.4 m, with one minimum yard, no less than 1.2 m wide. Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard. (By-law 2008-462) |
| 6 | Minimum total interior side yard setback is 1.8 m, with one minimum yard, no less than 0.6 m wide. Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard. (By-law 2008-462) |
| 7 | Reserved for future use |
| 8 | The minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 6.2 m. No portion of a private garage or carport shall be located more than 2.5 m closer to a street lot line than the closer of: |
| | (i) a building front wall or side wall, or |
| | (ii) a covered porch or veranda that is at least 2.5m wide. |
| 9 | For a yard abutting a lot line of an adjacent lot in any zone, the required yard setback is 1.2 m for the |

Figures

- Figure 1** **Site Plan**
- Figure 2** **Zoning Map**
- Figure 3** **Air Photo of Zoning and Lotting**
- Figure 4** **Community Park**

Figure 1
Scissors Road Air Photo



Figure 2
Zoning Map

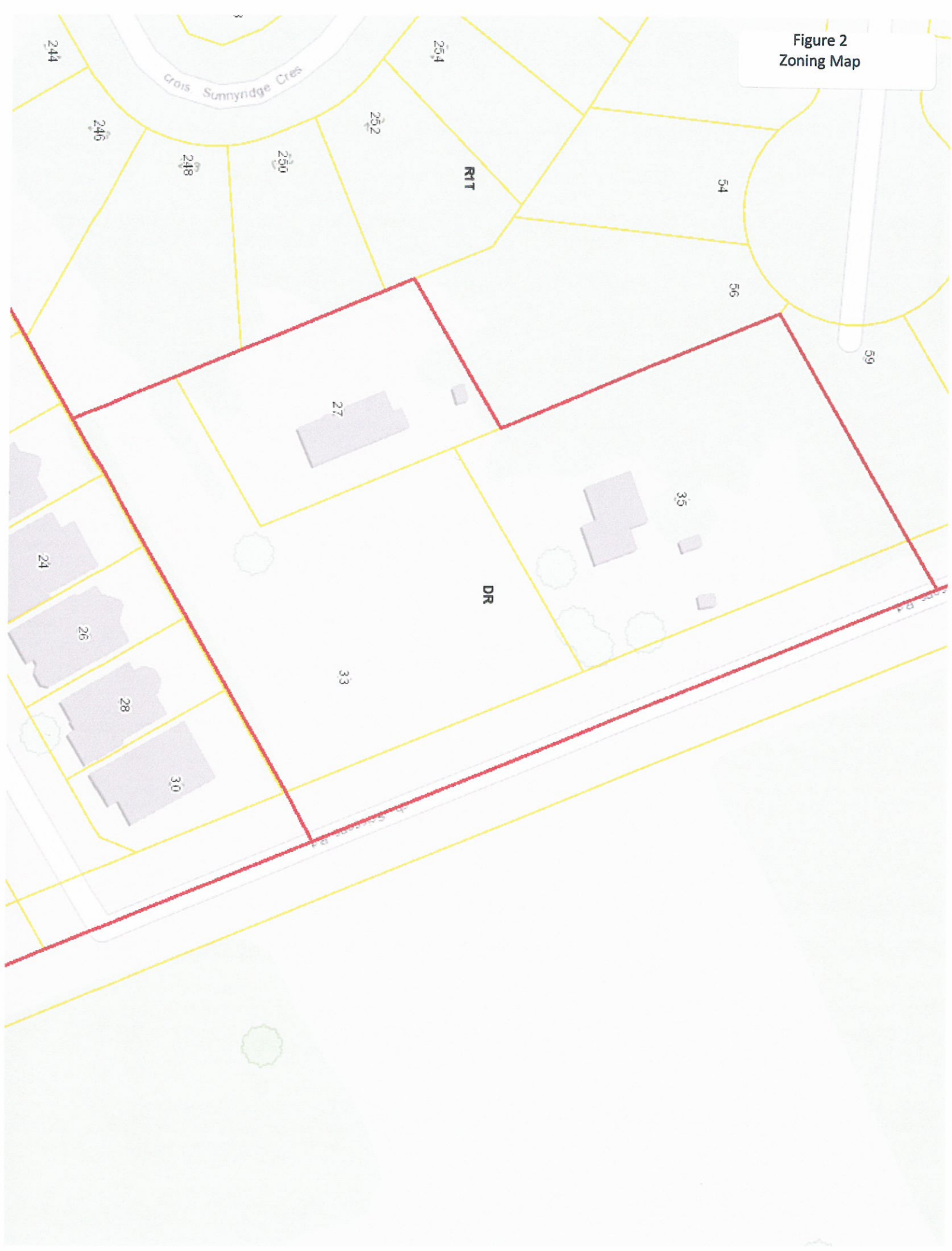


Figure 3
Zoning & Lotting



Figure 4
Community Park



Anne School / East Anne



LEASH FREE ZONE

SAWYERS MEADOW/PARK/PARO SAWYERS MEADOW Sports Field / Tennis de sport

Ward/Quarter 23 Sports Field South
Kamari
Nana
Alicia
Hubbley

Outdoor Rink
Palmira entrance



20 spots / 88 spaces destination

20 spots / 88 spaces destination

Note: Sawy or W

Cris. Bridglen Cres.

Cris. Sunnyside Cres.

Ch. Scissons Rd.

ong Acres St.

Light switch location / Equipment site equipment

G. Michael Wright

CURRICULUM VITAE

EDUCATION: McMaster University, B.A. (Hons.), Geography, 1970
University of Ottawa, Graduate Studies (Geography), 1974

PROFESSIONAL QUALIFICATIONS: Eligibility for Membership in the Canadian Institute of Planners

PROFESSIONAL EXPERIENCE

2000 to 2015 **Wright Consulting Services**
 President and Principal Planner

- **Principal Planner** involved in the development of private sector projects such as residential subdivisions, commercial sites and industrial re-use projects (HABUs);
- **Project Planner** responsible to private sector clientele for the preparation and submission of technical documentation for approval of landfill sites;
- **Project Director** for site plans and approval of aggregate licenses for private sector clientele;
- **Expert Witness** at provincial tribunals on behalf of public and private sector clientele on matters such as aggregate licenses, landfill sites, official plan policy, zoning by-laws, residential subdivisions, residential infill projects and appeals from Committee of Adjustment and Land Division Committee decisions on behalf of public and private sector clientele;
- **Principal Planner** responsible for the acquisition of land use permits from crown agencies for private sector clientele.

1996 to 1999 **Cumming Cockburn Limited [now IBI]**
 Director of Planning (Ottawa)

1991 to 1996 **Cumming Cockburn Limited [now IBI]**
 Senior Planner (Ottawa)

- **Project Director** responsible for the co-ordination of municipal planning programmes involving the review and approval of subdivisions, business parks, industrial parks and commercial development on behalf of municipal clientele;
- **Project Co-ordinator** responsible for the preparation and submission of technical documentation and planning reports for municipal landfill sites;
- **Expert Witness** at provincial tribunals on behalf of public and private sector clientele on urban and rural planning issues such as country lot subdivision, landfill sites, pit and quarry licenses, HABUs sites, land assembly sites, official plans, secondary plans, zoning by-laws and appeals from decisions of the Committee of Adjustment and Land Division Committees;
- **Project Planner** for the preparation of municipal land use planning documents inclusive of official plans, secondary plans, zoning by-laws, site plan agreements, development charges and general land use planning advisory services to municipal Councils and Committees.

1987 to 1991

**G. M. Wright & Associates Limited
President and Principal Planner**

- **Principal Planner** involved in the co-ordination of municipal planning programmes on behalf of municipal clientele;
- **Project Planner** involved in the preparation of municipal planning documents inclusive of official plans, secondary plans, zoning by-laws, subdivision and site plan agreements, development charges by-laws and housing policy statements for municipal clientele;
- **Project Planner** involved in the design, submission and approval of country lot subdivisions for private sector clientele in eastern Ontario;
- **Expert Witness** at provincial tribunals on behalf of public and private sector clientele regarding rural planning issues such as official plans, zoning by-laws, pit and quarry licenses, landfill sites, among others.

1981 to 1987

**W. D. Buchanan Limited
Senior Planner**

- **Project Planner** responsible for processing of residential, commercial and industrial projects on behalf of private sector clientele in eastern Ontario;
- **Project Planner** responsible for the preparation of municipal land use planning documents inclusive of official plans, zoning by-laws, site plan and subdivision agreements and housing policy statements;
- **Project Planner** to provide land use planning advisory services to public and private sector clientele;
- **Expert Witness** at provincial tribunals on land use planning issues for public and private sector clientele.

1979 to 1981

G. M. Wright, Planning Consultant (Ottawa)

- **Project Planner** for northern native community development plans in northern Ontario and Northwest Territories.

1974 to 1979

**J. L. Richards & Associates Limited
Senior Planner**

- **Project Planner** involved in municipal and federal land use planning projects in eastern Ontario and the Northwest Territories.

1970 to 1972

Environment Canada

- **Project Planner** involved in river basin land use planning projects and oil and gas development throughout western Canada and the Northwest Territories.