

73 Guigues Avenue

PLANNING RATIONALE  
IN SUPPORT OF  
MINOR ZONING BY-LAW AMENDMENT AND  
SITE PLAN CONTROL APPLICATIONS

**Prepared by:**

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May 13, 2019

Novatech File: 118099  
Ref: R-2019-081

**May 13, 2019**

City of Ottawa  
Planning, Infrastructure and Economic Development Department  
110 Laurier Avenue West  
Ottawa, Ontario  
K1P 1J1

**Attention: Doug James, Manager, Development Review - Central  
Planning, Infrastructure and Economic Development Department**

Dear Mr. James,

**Reference: 73 Guigues Avenue  
Minor Zoning By-law Amendment and Site Plan Control Applications  
Our File No.: 118099**

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The following Planning Rationale has been prepared in support of Minor Zoning By-law Amendment and Site Plan Control applications to facilitate the redevelopment of the property located at 73 Guigues Avenue. The proposal entails demolishing the existing structures on site and constructing seven townhouse dwellings.

Based on the findings of this Planning Rationale, the proposed zoning amendment and site plan application are consistent with the Provincial Policy Statement, conform to the City of Ottawa Official Plan and establish appropriate zoning standards for the Subject Site.

If you have any questions or comments regarding this proposal, please feel free to contact Murray Chown or the undersigned.

Yours truly,

**NOVATECH**



Danna See-Har, M.PL.  
Planner

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## 1.0 INTRODUCTION & CONTEXT

### 1.1 Purpose

Novatech has prepared this Planning Rationale in support of Minor Zoning By-law Amendment and Site Plan Control applications to facilitate the redevelopment of the property located at 73 Guigues Avenue (the “Subject Site”), in the City of Ottawa. The proposal entails constructing a seven-unit townhouse dwelling, with site specific exceptions to the Residential Fourth Density, Subzone S (R4S) zone.

The minor zoning amendment will seek relief to permit:

- A reduced lot area;
- A reduced corner side yard setback;
- A reduced interior yard;
- A reduced setback for a roof-top access;
- Principal entranceways to not face the front lot line (Guigues Avenue);
- Porches, balconies, canopies and steps to further project into required yards as well as parapets to further project above the maximum building height;
- An exemption from provisions of the Heritage Overlay.

This Planning Rationale will demonstrate that the proposed development and zoning amendment are:

- Consistent with the Provincial Policy Statement;
- Conform to the City of Ottawa Official Plan; and
- Establish appropriate zoning standards for the Subject Site.

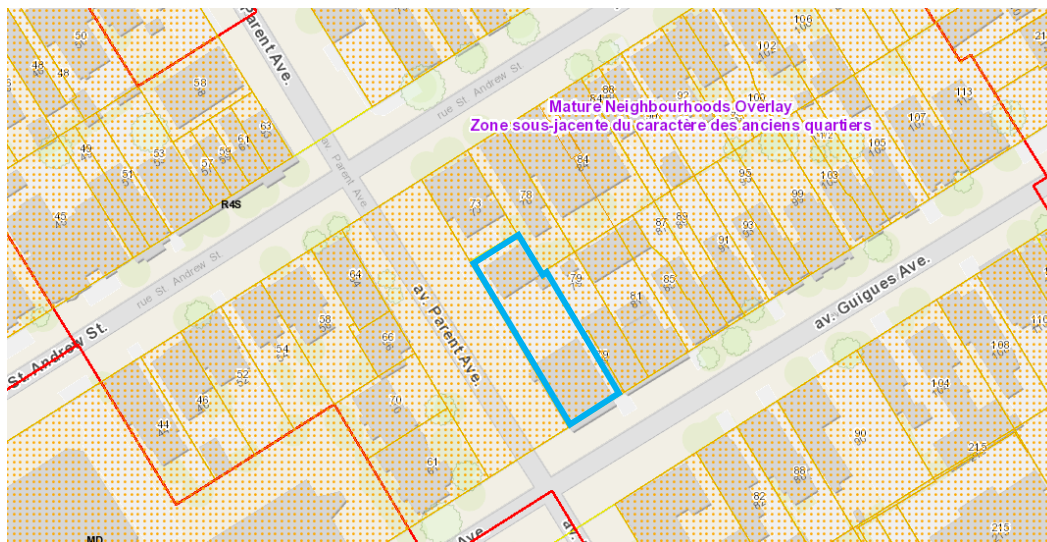


Figure 1: Existing Zoning of Subject Site

### 1.2 Site Description and Location

The Subject Site is located in the Rideau-Vanier ward in the City of Ottawa, on the east side of Parent Avenue, between St. Andrew Street and Guigues Avenue (Figure 2). The lands that make up the Subject Site are legally described as Part of Lot 10, on Registered Plan 42482, in the City

of Ottawa. The land is municipally known as 73 Guigues Avenue. The Subject Site is 512m<sup>2</sup> in size, with 41.2 metres of frontage on Parent Avenue and 12.7 metres of frontage on Guigues Avenue.

The Subject Site is currently occupied by a three-unit townhouse dwelling and a detached garage, with the remainder of the site being paved with asphalt. The site is zoned Residential Fourth Density, Subzone S (R4S) in the City of Ottawa Zoning By-law 2008-250. The Subject Site is located within the Lowertown Heritage Conservation District and is subject to a heritage overlay.

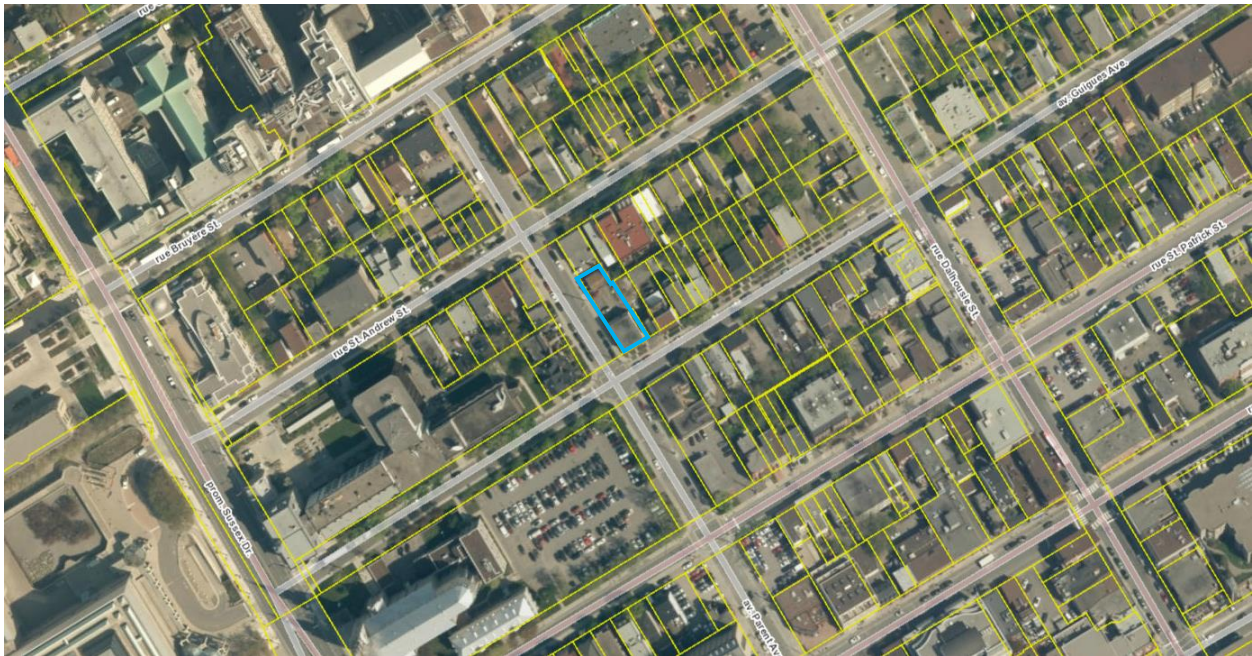


Figure 2. View of the Subject Site and Local Context

### 1.3 Surrounding Uses

**North:** To the north of the Subject Site are low-rise residential uses. Further north is the Elisabeth-Bruyere Hospital as well as Bingham Park.

**West:** West of the Subject Site along Parent Avenue exist a range of low-rise residential housing. Further west along Sussex Drive are a mix of institutional and major leisure facilities including, the Notre-Dame Cathedral Basilica and the National Gallery of Canada.

**South:** To the south of the Subject Site exists a residential neighbourhood characterized by low to mid-rise developments.

**East:** East of the Subject Site are residential uses, with a mix of residential and commercial uses located along Dalhousie Street.

### 1.4 Transportation Network

The Subject Site is located on Parent Avenue and Guigues Avenue, which are identified as Local Roads on Schedule F of the City of Ottawa Official Plan (Figure 4). Annex 1 – Road Classifications and Rights-of-Way states that:



Local roads are found within communities and distribute traffic from arterial and collector streets to individual properties, typically over short distances. Pedestrians and cyclists are major users of local roads, starting or finishing their journeys along these roads.

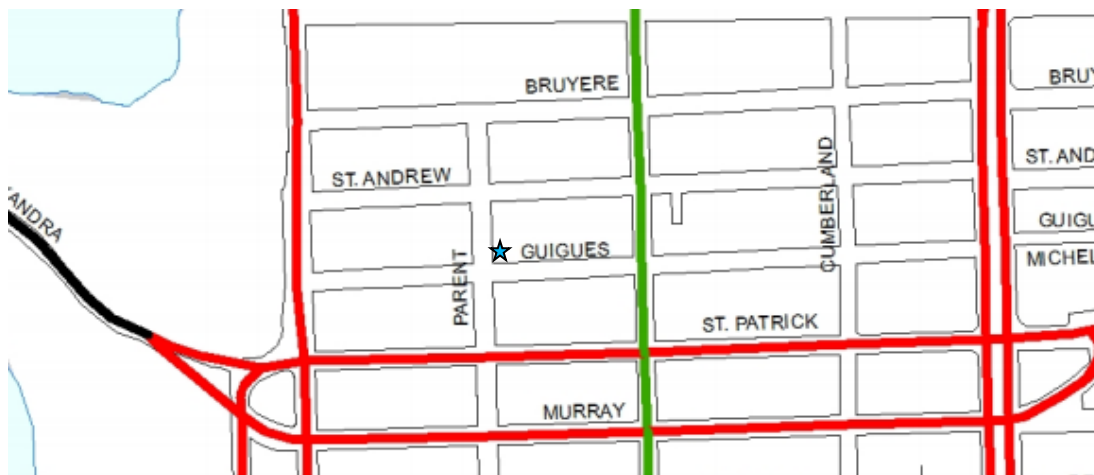


Figure 3. Urban Road Network, Schedule F of the Official Plan

Parent Avenue and Guigues Avenue will function as local roads for the Subject Site, supporting pedestrian access to individual properties as well as one driveway access to an attached garage.

The Subject Site is located within a 600 m radius of the Rideau LRT station. In close proximity are bus routes 6 and 9 which run along St. Patrick Street and Dalhousie Street, respectively.

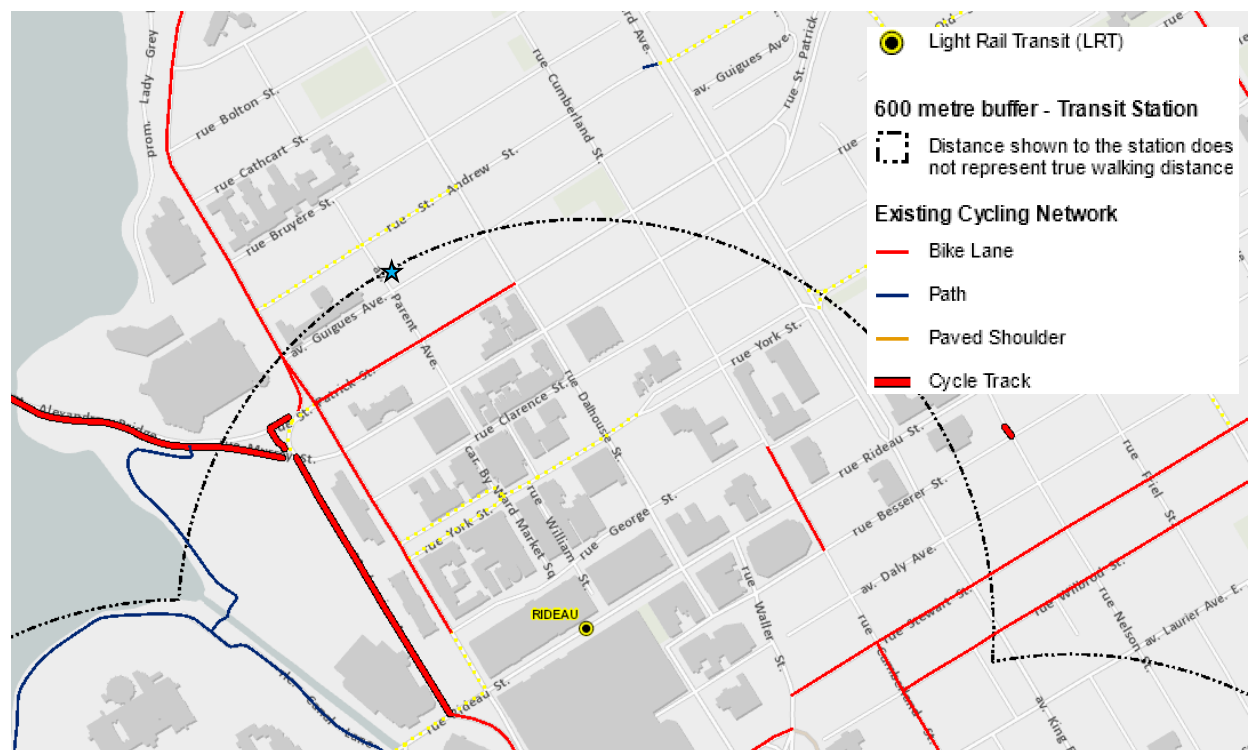


Figure 4. Proximity to Active and Public Transit

The Subject Site is located near Arterial Roads Sussex Drive, St. Patrick Street, Murray Street and King Edward Avenue, which accommodate several modes of transportation. These modes include, walking, cycling, public transit and driving.

## 2.0 DEVELOPMENT PROPOSAL

The proposal entails demolishing all existing structures on site and building a seven-unit, three-storey townhouse development. Townhouse unit 1 has a gross floor area of 225m<sup>2</sup>, with the remaining units 2 through 7 having a gross floor area of approximately 127m<sup>2</sup>. Principal entranceways to individual units are proposed along Parent Avenue as well as Guigues Avenue. Large porches are proposed along the streetscape to provide animation and enhance the existing desirable character of the neighbourhood. All units will have access to rear yard balconies and at-grade patios. A roof-top amenity space is proposed for the most northerly dwelling unit.

Unit 1 contains an attached garage with access from Parent Avenue. No other on-site parking is proposed. An existing access easement in favour of 79 Guigues, the property abutting the Subject Site to the east, is proposed to be maintained.

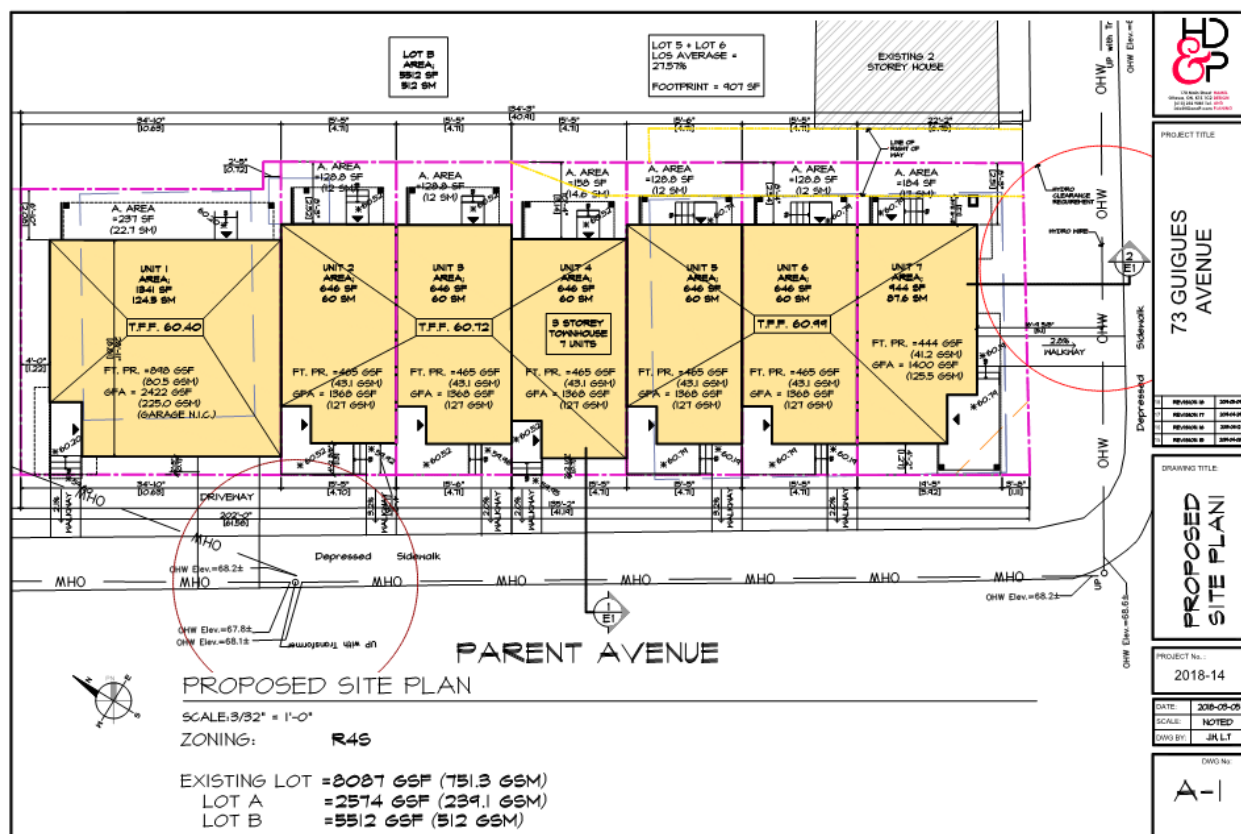


Figure 5. Site Plan

### 3.0 PLANNING POLICY AND REGULATORY FRAMEWORK

#### 3.1 Provincial Policy Statement

The Provincial Policy Statement (PPS) was issued under Section 3 of the Planning Act and came into effect on April 30, 2014. This section will discuss relevant policies of the PPS.

Section 1.1.1 of the PPS states that healthy, liveable and safe communities are sustained by:

- b) accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long-term needs; and*
- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs.*

The proposed townhouse dwellings and minor rezoning of the Subject Site support an appropriate range and mix of residential uses to meet the long-term needs of residents in the neighbourhood. The proposal also supports a cost-effective development pattern by intensifying lands within the urban boundary, minimizing land consumption and municipal servicing costs.

Section 1.1.3.1 of the PPS states that, “*settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted*”. Section 1.1.3.2 states that 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.*

The proposed development is within a settlement area and promotes the efficient use of land, resources, infrastructure, municipal services and public facilities. With regard to active and public transportation, the Subject Site will have access to cycling routes along Sussex Drive, Murray Street, St. Patrick Street and St. Andrew Street. The Subject Site is also located within a 600 m radius of the Rideau LRT station and is in close proximity to bus routes 6 and 9.

The proposal represents appropriate intensification and is consistent with the Provincial Policy Statement.

#### 3.2 City of Ottawa Official Plan

The Subject Site is a designated General Urban Area on Schedule B of the City of Ottawa Official Plan (OP).



### 3.2.1 Managing Growth Within the Urban Area

The Official Plan encourages intensification within the urban area. Section 2.2.2 of the Official Plan speaks to the promotion of intensification as a strategy to manage growth in a sustainable way and states that, “intensification is the most cost-effective pattern for the provision of municipal services, transit and other infrastructure and supports a cleaner, healthier city.”

Section 2.2 states that “in all areas, the density, mix of uses, and land use pattern will work together to make the most efficient use of transit... Density is highest adjacent to transit and includes a mix of uses so that residents can meet many of their daily needs within the community or can find them conveniently nearby. This pattern of transit-oriented development results in very liveable communities at any scale, from the central area to the suburbs”.

Section 2.2.2 also states that “Within lands designated General Urban Area, opportunities for intensification exist and will be supported, although such opportunities are generally at a much smaller scale than in the land-use designations. The scale of intensification will vary, depending upon factors such as the existing built context and proximity to major roads and transit”.

The proposed development and minor rezoning support the intensification of the Subject Site and a cost-effective land use pattern for the provisions of city services and infrastructure. The proposed three-storey, townhouse development is consistent with the scale of development along Parent Avenue as well as the Byward Market community. The proposal along with the range of low-rise residential development in this neighbourhood establish a pattern of transit-oriented development and will help to support the transit priority corridor along King Edward and Murray as well as the LRT Station at Rideau.

### 3.2.2 General Urban Area

The purpose of the General Urban Area is to permit “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” in order to develop complete, sustainable communities (Section 3.6.1).

Policy 1 of Section 3.6.1 states that:

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.

Policy 5 of Section 3.6.1 speaks to intensification in the General Urban Area and states that:

5. 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.*

The proposed development meets the purpose of the General Urban Area. The development will contribute to providing a full range of housing types, tenures and densities in the neighbourhood and will help to meet the needs of all ages, incomes and life circumstances.

The proposed townhouses will provide a continuous building frontage along Parent which will activate the street. The mix of housing types in this part of the city contribute to an eclectic community character. The proposal has been designed to fit in and complement the existing residential pattern and function of the area. The development is moderately sized, with a mass and scale being similar to neighbouring properties.

With regard to Section 2.5.1 and Section 4.11 of the OP, the design and compatibility of the proposed development will be further discussed in the following sections of this Rationale.

### **3.2.3 Design and Compatibility**

Section 2.5.1 of the City of Ottawa Official Plan speaks to how the City intends to influence the built environment as the city matures and evolves. The City's design objectives for implementing urban design and achieving compatibility are outlined in this section.

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

The materiality, color, glazing and articulations along the building facade have been designed to provide visual interest. The building has been designed to respect the scale and character of the neighbourhood. Large front yard porches have been proposed for units that are further setback from the street, these porches are a distinct feature along Parent Avenue.

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

The front yard porches, recessed entrances and large windows of the proposed townhouse dwelling create an inviting street-oriented building form which clearly defines the private and public realm. The building has been designed to wrap around the corner of this city block, providing a continuous built form along the street. To enhance the streetscape, three trees are proposed in the City right-of-way. Balconies, patios and roof-top terraces are proposed to meet the leisurely needs of residents.

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

The proposed townhouse dwelling has been designed close to the street, improving safety and accessibility. The principal entrances of the dwelling units are well defined, have unobstructed views to and from the street and connect to sidewalks along Parent and Guigues.

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

The proposed development is located on a corner lot at the intersection of Guigues Avenue and Parent Avenue. The proposal will frame this corner and provide street definition within an established residential neighbourhood. The proposed form, mass, finishes, materials, architectural elements as well as small lot sizes result in a three-storey townhouse dwelling that is compatible and fits in well with the neighbourhood.

*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.*

The proposed development will feature ground-oriented dwelling units and will contribute to the diversity of housing types within the Lowertown Heritage Conservation District.

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

A landscape plan has been prepared in support of the Site Plan Control application for the Subject Site. An understanding of the local climate as well as existing context is reflected in the choice of species identified for planting. The proposed trees and plantings will create an attractive natural environment while remaining low maintenance. Additionally, there are opportunities for owners to create individual parlor gardens in front yards. No significant or sensitive environment features, or resources have been identified on or adjacent to the Subject Site.

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

The proposed development is a compact, higher density form of housing, which efficiently utilizes energy and land. Given the proximity of the site to cycling and bus routes, the proposal will also help to support sustainable, public and active modes of transportation.

### **3.2.4 Review of Development Applications**

Section 4 of the Official Plan outlines policies related to the review of development applications, to ensure that new development meets the objectives of the Official Plan. The following section demonstrates how the proposed redevelopment of the Subject Site conforms to the policies in Section 4.1 through 4.11 of the Official Plan.

Relating to Section 4.1 (*Site-Specific Policies and Secondary Policy Plans*), the Subject Site is not subject to any Site-Specific Policies or a Secondary Policy Plan in Volume 2 of the Official Plan.

Relating to Section 4.2 (*Adjacent to Land-Use Designations*), the Subject Site is not adjacent to any areas of natural or scientific interest.

Relating to Section 4.3 (*Walking, Cycling, Transit, Road and Parking Lots*), the Subject Site is accessible by various modes of transportation, including walking, cycling, public transit, and motorized vehicle. The site is within walking distance to transit, shops and services along Dalhousie Street and in the Byward Market. Sussex Drive, Murray Street, St. Patrick Street and St. Andrew Street support cycling routes. The Subject Site is also located within a 600m radius of the Rideau LRT station and is in close proximity to bus routes 6 and 9. In accordance with the

policies of Section 4.3 of the Official Plan, a Transportation Impact Assessment Screening Form was submitted in support of the site plan application. The TIA Screening Form confirmed that no additional traffic analyses were required.

Relating to Section 4.4 (*Water and Wastewater Servicing*), the Subject Site is serviced by municipal water and wastewater services. A Servicing and Stormwater Management Report (dated May 10, 2019) has been prepared by Novatech, for the Subject Site. The Report indicates that the proposed building will be serviced by connecting to the existing municipal sanitary and storm sewer systems and the existing municipal watermain within Parent Street. The Servicing and Stormwater Management Report demonstrates that existing water and wastewater infrastructure services can accommodate the proposed development on the Subject Site.

Relating to Section 4.5 (*Housing*), the proposal for the Subject Site includes seven new free-hold townhouse dwelling units.

Relating to Section 4.6 (*Cultural Heritage Resources*), the Subject Site is located within the Lowertown West Heritage Conservation District and is subject to the City of Ottawa Heritage Overlay. In keeping with section 4.6.1, a Cultural Heritage Impact Statement (dated May 2019) has been prepared by Commonwealth Historic Resource Management. The report concludes that the proposed development is contextual and an excellent fit for the neighbourhood.

Relating to Section 4.7 (*Environmental Protection*), there are no sensitive environmental features on or in proximity to the Subject Site. In keeping with Section 4.7.2, a Landscape Plan (dated May 7, 2019) has been prepared by Novatech (Figure 6). The Landscape Plan proposes three deciduous trees, a deciduous shrub and a number of perennial plantings. Proposed species are suitable for the local climate while being generally low maintenance.

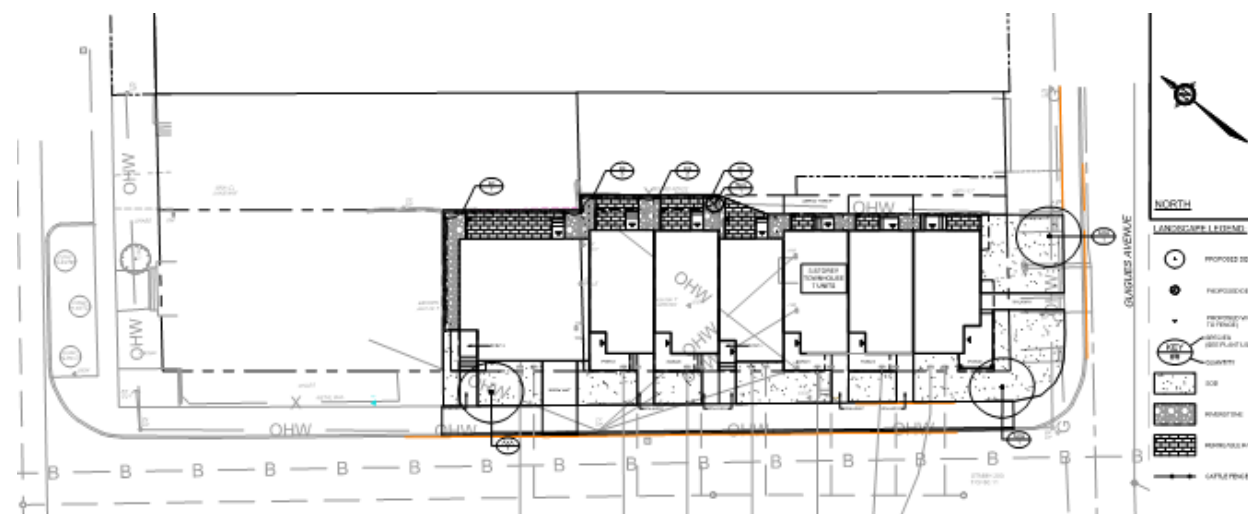


Figure 6. Landscape Plan, Novatech

Additionally, in keeping with Section 4.7.3 an Erosion and Sediment Control Plan (dated May 10, 2019) has been prepared by Novatech.

Relating to Section 4.8 (*Protection of Health and Safety*), the Subject Site is not affected by constraints identified on Schedule K *Environmental Constraints* of the Official Plan, such as flood plains, wellhead protection or unstable soils. In keeping with Section 4.8.3 and 4.8.4 of the Official Plan, a Geotechnical Investigation (dated October 2, 2018) and a Phase I Environmental Site

Assessment (ESA) (dated September 29, 2017) have been completed by Paterson Group, for the Subject Site.

The Geotechnical Investigation indicates that the subsurface conditions encountered at the boreholes are hard silty clay with sand and gravel. Local bedrock consisting of interbedded limestone and shale was observed at an approximate depth of 1.1m to 1.5m. With regard to the building foundation, the report recommends that footings be placed on a clean, surface-sounded bedrock bearing surface.

The Phase I ESA indicates that no areas of potential environmental concern were identified, and that a Phase II ESA is not required.

In keeping with Section 4.8.7 of the Official Plan, a Traffic Noise Assessment (dated May 9, 2019) has been prepared by Novatech. The results of the noise analysis indicate that units 3 to 7 will require a warning clause Type C. As indoor noise levels do not exceed 65 dBA, an assessment of building components is not required. No attenuation measures for the rooftop terrace is required.

Relating to Section 4.9 (*Energy Conservation Through Design*), the landscape plan for the proposed development includes areas of permeable and landscaped surfaces to reduce heat retention.

Relating to Section 4.10 (*Greenspace Requirements*), as there is insufficient land for park development, the City may require payment-in-lieu of parkland dedication.

Relating to Section 4.11 (*Urban Design and Compatibility*) the following outlines compatibility criteria of the proposed development. There are no Secondary Plans or Community Design Plans that apply to the proposed development.

- Traffic: One parking space is proposed on site. No adverse effects on traffic are anticipated.
- Vehicular access: One vehicular access is proposed off Parent Avenue for unit 1. All other lots do not require vehicular access, promoting a pedestrian-oriented streetscape.
- Outdoor amenity areas: Townhouse dwellings will have access to front yard porches as well as rear yard patios and balconies. A roof-top terrace is proposed for unit 1.
- Loading areas, service areas, outdoor storage: No outdoor storage is proposed.
- Lighting: Light spill over will be appropriately mitigated.
- Noise and air quality: A traffic noise study was prepared and indicated that the proposed development is compatible with surrounding land uses.
- Sunlight: The scale of the proposed development is consistent with neighbouring properties. No adverse effects are anticipated.
- Supporting neighbourhood services: The proposed townhouse development can be adequately serviced and supports neighbourhood parks, schools, commercial uses and local transit.

The proposed development and minor zoning amendment conform to the City of Ottawa Official Plan.

### 3.3 Zoning By-law 2008-250

The minor Zoning By-law Amendment is proposed to rezone the Subject Site from Residential Fourth Density, Subzone S (R4S) to Residential Fourth Density, Subzone S, with site-specific exceptions (R4S[xxxx]) to facilitate the construction of the townhouse dwelling containing seven units.

The purpose of the Residential Fourth Density Zone is to:

- (1) allow a wide mix of residential building forms ranging from detached to low rise apartment dwellings, in some cases limited to four units, and in no case more than four storeys, in areas designated as General Urban Area in the Official Plan;
- (2) allow a number of other residential uses to provide additional housing choices within the fourth density residential areas;
- (3) permit ancillary uses to the principal residential use to allow residents to work at home;
- (4) regulate development in a manner that is compatible with existing land use patterns so that the mixed building form, residential character of a neighbourhood is maintained or enhanced; and
- (5) 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.

The proposal supports a development that is compatible with the existing residential character of the neighbourhood and will contribute to the mix of residential building forms ranging from detached to low-rise apartment dwellings. The proposed townhouse dwelling use is consistent with the purpose of the R4 zone.

Table 1 summarizes relevant zoning performance standards for the site and the standards provided by the proposed development. Orange text identifies areas of non-compliance.

Table 1. Zoning Review Summary

Zoning By-law 2008-250: R4S – Residential Fourth Density, Subzone S		
73 Guigues Avenue – Proposed Townhouse Dwelling (7 residential units)		
Performance Standard	Required	Provided
<b>Residential Fourth Density Zone Requirements (Sections 161-162)</b>		
Min. Lot Area	165m <sup>2</sup>	124.5 - 60m <sup>2</sup>
Max. Building Height	10m	10m
Max. Parapet Projection	0.3m above building height	0.6m
Roof-Top Access	<ul style="list-style-type: none"> <li>▪ Setback 2.4m from the exterior front and rear walls</li> <li>▪ Max. total area of 10.5m<sup>2</sup></li> <li>▪ not exceed 3m in height</li> </ul>	<ul style="list-style-type: none"> <li>▪ Setback 0.0m from exterior rear wall</li> <li>▪ 8.4m<sup>2</sup> and 6.1m<sup>2</sup></li> <li>▪ 2.4m</li> </ul>
<b>Mature Neighbourhoods Overlay (Section 139)</b>		
Min. Lot Width	10m	12.7m
Min. Front Yard Setback	0.8m	1.9m
Min. Corner Side Yard Setback	3m	0.7m



Min. Interior Yard Setback	1.2m	2.5m
Min. Rear Yard Setback	1.2m	1.2m
Min. Interior Yard	3.8m width, 9.3m depth	2.5m width, 9.3m depth
Max. Driveway Width	3m	2.7m
Max. Walkway Width	1.25m	1.25m
Entranceway Patterns	Principal entranceways face the front lot line. ▪ In this case, the front lot line abuts Guigues Avenue.	Principal entranceways do not face the front lot line for units 1 to 6.
<b>Permitted Projections (Section 137)</b>		
Porch (Front Yard)	2m, but no closer than 1m from any lot line	Units 1-7: 0.7m, 0.0m to corner lot line
Covered Balcony (Rear Yard)	2m, but no closer than 1m from any lot line	Unit 1: 0.9m, 0.5m to lot line Units 2-3: 1.8m, 1.0m to lot line Units 4-7: 0.0m, 1.6m from lot line
Steps	no closer than 0.6m to a lot line	Units 1-6: 0.0m to corner lot line Unit 7: 1.1m to front lot line
Canopy	1.8m, but not closer than 0.6m to a lot line	Units 1-7: 0.7m, 0.0m to corner lot line
<b>Heritage Overlay (Section 60)</b>		
General Provision	Where a building is removed or destroyed it must be rebuilt with the same character and at the same scale, massing, volume, floor area and in the same location as existed prior to its removal or destruction.	Existing dwelling not being rebuilt.

The proposed lot areas are not out of character with the neighbourhood. Lot fabric in the Byward Market is varied and accommodates a range of low-rise residential uses. There are several examples of free-hold townhouses on similar sized lots in this neighbourhood.

The proposed reduction in corner side yard setback brings the building closer to the street, while maintaining required setbacks from overhead hydro lines. The majority of buildings within this inner urban area are built with no setbacks from front or corner property lines. This standard is appropriate for the Subject Site.

Although total area provided for the interior yard meets the by-law requirement, the required location of this interior yard does not. The proposed interior yard for the Subject Site provides adequate outdoor space within an urban environment for residents to enjoy. The functionality of the site is not compromised.

The reduced setback from the exterior rear wall for the roof-top access for unit 1 is to accommodate a home elevator. The elevator enables barrier-free access to the proposed rooftop terrace. This roof-top access is significantly setback from the street and will not affect the streetscape along Parent.

As the proposed development is a townhouse dwelling located on a corner lot, the technical front lot line of the Subject Site abuts Guigues Avenue. The proposed principal entranceways for units 1 to 6 do not face Guigues Avenue. Principal entrances are recessed and contain a small canopy over the door. The proposed entranceways break up the façade along the street and are well designed.

Proposed projections provide visual interest and have been incorporated in the building design to support the heritage character of the Lowertown Heritage Conservation District. Front yard porches and canopies activate the street and are a distinct feature along the boulevard. Rear yard balconies will provide modest private outdoor amenity areas for residents. These proposed projections are desirable.

With regard to requesting an exemption from provisions of the Heritage Overlay, in the 1950's Parent Avenue was widened and lots to the west of the Subject Site were expropriated. This expropriation led to the interior and rear yard treatment of the Subject Site being exposed to the street. The proposed townhouse dwelling is an infill project which will establish a continuous and attractive built form along Parent Avenue and will enclose this city block.

The proposed development establishes appropriate zoning standards for the Subject Site.

#### **4.0 CONCLUSION**

The minor Zoning By-law Amendment proposes to rezone the Subject Site from Residential Fourth Density, Subzone S (R4S) to Residential Fourth Density, Subzone S, with a site-specific exception (R4S[xxxx]). This rezoning will facilitate the construction of a seven-unit townhouse dwelling.

The proposed development and rezoning are consistent with the Provincial Policy Statement as it supports an appropriate range and mix of residential uses to meet the long-term needs of residents in the neighbourhood. The proposal also promotes the efficient use of land, resources, infrastructure, municipal services and public facilities.

The proposed development and rezoning conform to the City of Ottawa Official Plan by supporting the intensification of the Subject Site in a cost-effective pattern, utilizing existing services, infrastructure and transit. The proposal also contributes to providing a full range of housing type to help meet the needs of individuals of all ages, incomes and life circumstances.

The Residential Fourth Density Zone supports a mix of residential building forms ranging from detached to low rise apartment dwellings in areas designated as General Urban Area. The proposed development and rezoning establish appropriate zoning standards for the Subject Site as they will frame this city block and provide street definition along Parent Avenue. The proposed form, mass, materials and architectural elements have regard for the cultural heritage value of this district and result in a building design that is compatible and fits in well with the neighbourhood.

The proposed development and Zoning By-law Amendment are desirable and represent good land-use planning.

Yours truly,

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