MOMENTUM

PLANNING AND COMMUNICATIONS

SITE PLAN APPLICATION – 114, 118 & 122 RUSSELL AVENUE

PLANNING RATIONALE AND DESIGN BRIEF

October 31, 2019

Prepared by:

Dennis Jacobs MCIP, RPP

Planning and Communications
Planification urbaine et communications

1165 Greenlawn Crescent, Ottawa ON K2C 1Z4 613-729-3773
momentumplancom.ca

Index

		Page
1.	Introduction	2
2.	Existing Context	2
3.	Development Proposal Overview	3
4.	Policy Framework	3
5.	Urban Design Guidelines	7
6.	Zoning By-law	8
7.	Summary Opinion	8

Appendix

A.	Location Plan	11
B.	Plan of Survey and Title Information	14
C.	Draft Reference Plan	18
D.	Context Photographs	19
E.	Site Plan	23
F.	Elevations	24
G.	Excerpts from Provincial Policy Statement 2014	26
H.	Excerpts from Official Plan and Sandy Hill Secondary Plan	28
I.	Zoning Map	29
J.	Streetscape Character Analysis	30

1. Introduction

This Planning Rationale has been prepared to assess the land use planning merits of an application for site plan control to permit the phased development of two 3 storey apartment buildings. The subject property comprises two new lots to be reconfigured by severance from three existing lots municipally known as 114, 118 & 122 Russell Avenue in the Sandy Hill neighbourhood. The report includes an Appendix which contains a collection of maps, plans, aerial photographs and graphic materials that provide visual support to the text.

In preparation of this report, I have reviewed and included information where necessary from the following additional sources:

- Site Plan, Architectural Plans and Streetscape Character Analysis prepared by Woodman Architect & Associates Ltd.
- Site Servicing and Drainage Report and related drawings dated October 30, 2019 prepared by D. B. Gray Engineering Inc.
- Landscape and Tree Conservation plans dated October 21, 2019 prepared by Tracy Whalen Landscape Architect
- Geotechnical Investigation report dated October 25, 2019 prepared by GEMTECH Consulting Engineers & Scientists Limited
- Transportation Impact Assessment Screening form prepared by D. J. Halpenny & Associates Limited
- Phase 1 ESA Report dated October 18, 2019 prepared by McIntosh Perry Consulting Engineers Ltd.
- Plan of Survey dated July 23, 2019 prepared by J. D. Barnes Limited

2. Existing Context

The subject property is located in the Sandy Hill neighbourhood which is an inner city area and one of the original residential communities within the City of Ottawa (See Appendix A for location plan). It is characterized by a rectangular street grid network providing easy access for all modes of transportation. The general area is well served by public transit and the subject property is in close proximity (700 metres) to UOttawa Station to access the new LRT service.

The subject property consists of three existing and adjacent parcels as described on a Plan of Survey dated July 23, 2019 of Parts of Lots 20 and 21, East Side of Sweetland Avenue, Registered Plan 42717 (see Appendix B for plan). These parcels are municipally known as 114, 118 and 122 Russell Avenue and are located in the community of Sandy Hill. Applications D08-01-19/B-00314 and B-00318 have been filed with the Committee of Adjustment to sever the middle lot (118 Russell Avenue) in half and combine the severed portions with the two outside parcels (114 and 122 Russell Avenue) to create two new building lots of approximately equal size. Both properties will have driveway access through a shared lane between the proposed apartment buildings.

At the time of application for site plan the ownership of the subject property (see Appendix B for title information) was as follows:

- 114 Russell - Carmelo Scaffidi Argentina (50% interest) and Nicolino Scaffidi Argentina (50% interest)

- 118 Russell Ave - Carmelo Scaffidi Argentina (50% interest) Nicolino Scaffidi Argentina (25% interest) Linda Scaffidi Argentina (25% interest held in trust for Nicolino Scaffidi Argentina)
- 122 Russell Ave - Carmelo Scaffidi Argentina (50% interest) and Nicolino Scaffidi Argentina (50% interest).

The neighbourhood is characterized by a mixture of late 18th and early 19th century homes along with more recent residential infill developments and apartment buildings. For the most part these buildings range from two to four storeys in height with a variety of roof styles from peaked to mansard to flat roofs.

The subject property is part of a larger plan of subdivision that dates from the original development of the Sandy Hill neighbourhood and forms an integral part of that neighbourhood. It is surrounded on three sides by a mixture of low-rise forms of residential development and on the south side by a mixed use building providing retail services and upper storey residential apartments (See Appendix C for context photographs). The site was originally developed for single detached dwellings which have since been converted into multiple dwelling buildings through renovation of the existing structures. These buildings are reaching the end of their economic life and redevelopment into a more intensive form of housing will better serve the housing needs of the neighbourhood.

Additional neighbourhood character information which influenced the design and siting of the buildings can be found in Appendix J. This analysis was conducted by the project architect to address the requirements of the Mature Neighbourhood Overlay in By-law 2008-250 which applies to the subject property.

3. Development Proposal Overview

The development of these lots will occur in two phases. In Phase 1, the existing dwellings at 122 and 118 Russell Avenue will be demolished and a new 3 storey apartment building will be constructed on the southerly parcel created through the consent to sever application currently in process. During this first phase, the house at 114 Russell Avenue will be retained. In the second phase, the dwelling at 114 Russell Avenue will be demolished and a second 3 storey apartment building will be constructed on the new northerly parcel. Parts 3 and 4 of the draft reference plan (see Appendices C and E) will be used jointly for driveway access to parking for four spaces at the rear.

4. Policy Framework

Provincial Policy Statement 2014

Provincial interests relevant to this application are identified in the Provincial Policy Statement 2014 (PPS). Relevant excerpts from the PPS have been included in Appendix G. In summary, the PPS encourages appropriate intensification within designated settlement areas to ensure a broad range of housing types and densities are available. This intensification should make efficient use of existing infrastructure and related municipal services. It is my opinion that the proposal to sever and redevelop the subject property allowing for the construction of 2 low-rise apartment buildings in an inner city neighbourhood with nearby parks and social services is consistent with the PPS. As well, the subject

property is located on an existing street with adequate capacity in piped services so that no new roads or services are required.

Official Plan

The Official Plan provides the overall local planning policy framework for evaluating the appropriateness of a proposed development. It is broken down into a number of sections beginning with high level city wide objectives relating to growth management and moving down to more specific policies to be applied to individual development applications. The following paragraphs review the proposed development in the context of the Plan.

Section 2 – Strategic Directions of the Plan provides the strategic policy framework for growth and development at the City-wide level. The Plan anticipates that much of the demand for new housing after 2006 will be for smaller units such as apartments and that one-third of housing growth within the Greenbelt will be this type of housing. Within Section 2, the most relevant subsections to the subject proposal are as follows:

- **Section 2.2.2 Managing Intensification Within the Urban Area** is part of the strategic directions for the Plan and as such provides an overall strategy and context for the consideration of intensification and infill. While not a targeted intensification area, the subject property is designated General Urban Area on Schedule B – Urban Policy Plan and is well served by public transit so intensification through moderate infill can be supported: *"This Plan supports intensification throughout the urban area where there are opportunities to accommodate more jobs and housing and increase transit use."*
- **Policy 2.2.2.10** is a policy under the section entitled **Intensification and Building Height** which provides general direction on height compatibility considerations. The following excerpt is taken from this policy and underlined sections identify relevant portions for this proposal: *"<u>Intensification may occur in a variety of built forms from low-rise to high-rise provided urban design and compatibility objectives are met.</u> <u>Denser development</u>, that often means taller buildings, <u>should be located in areas that support the Rapid Transit</u> and Transit Priority networks and in areas with a mix of uses. Building heights and densities for different areas may be established through this plan or a secondary plan and will be implemented through zoning. A secondary planning process, identified in Section 2.5.6 and undertaken for a specific area may recommend a new or changes to an existing secondary plan to establish different building heights. <u>Low-rise intensification will be the predominant form of intensification in the General Urban Area</u>"*.
- **Policy 2.2.2.23** addresses the scale of development on sites located in the interior of stable low-rise residential neighbourhoods. The subject site meets this criteria and this location has influenced the scale, height and site layout of the project as guided by the following policy: *"The interior portions of established low-rise residential neighbourhoods will continue to be characterized by low-rise buildings. The City supports intensification in the General Urban Area where it will enhance and complement its desirable characteristics and long-term renewal. Generally, new development, including redevelopment, proposed within the interior of*

established neighbourhoods will be designed to complement the area's desirable character reflected in the pattern of built form and open spaces. The character of a community may be expressed in its built environment and features such as building height, massing, the setback of buildings from the property line, the use and treatment of lands abutting the front lot line, amenity area landscaped rear yards, and the location of parking and vehicular access to individual properties. The City will consider these attributes in its assessment of the compatibility of new development within the surrounding community when reviewing development applications or undertaking comprehensive zoning studies."

- **Section 2.5.1 Designing Ottawa** provides further direction on the appropriate design of infill and intensification projects. The proposed contemporary design has regard for the following parts of this section and has introduced architectural materials and colour palette that are compatible with context and styles of the block: *"In general terms, compatible development means development that, although it is not necessarily the same as or similar to existing buildings in the vicinity, can <u>enhances an established community through good design and innovation and coexists with existing development without causing undue adverse impact on surrounding properties.</u> It 'fits well' within its physical context and 'works well' with the existing and planned function. Generally speaking, <u>the more a new development can incorporate the common characteristics of its setting in the design, the more compatible it will be.</u> Nevertheless, a development can be designed to fit and work well in a certain existing context without being 'the same as' the existing development. Planned function refers to a vision for an area which is established through a community design plan or other similar Council-approved planning exercise, or the Zoning By-law. <u>The planned function may permit 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.</u> 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."*
- The subject property is designated **General Urban Area** (See Appendix H) and new development is governed by the policies of **Section 3.6.1**. This designation permits a full range of land uses but primarily applies to residential neighbourhoods. Intensification of the scale proposed by this development is in keeping with the general direction of this land use designation. In approaching the design for this project specific regard was given to this section and in particular **Policy 3.6.1.3** which provides direction on appropriate building height for infill and intensification: *"Building height in the General Urban Area will continue to be predominantly Low-Rise. Within this range, changes in building form, height and density will be evaluated based upon compatibility with the existing context and the planned function of the area."* As well **Policy 3.6.1.5** provides support as well as direction on achieving design compatibility for the type of low-rise multiple unit development proposed in this application: *"The City supports intensification in the General Urban Area where it will complement the existing pattern and scale of development and planned function of the area. The predominant form of development and intensification will be semi-detached and other ground-oriented multiple unit*

housing. When considering a proposal for residential intensification through infill or redevelopment in the General Urban Area, the City will:

a. Assess the compatibility of new development as it relates to existing community character so that it enhances and builds upon desirable established patterns of built form and open spaces;
b. 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."

- **Section 4.11 Urban Design and Compatibility** is part of **Section 4 – Review of Development Applications** and requires a Design Brief to demonstrate how the proposed development conforms to the design considerations of the Plan. With respect to this proposal the Design Brief must address the following considerations: Building Design; Massing and Scale; and Outdoor Amenity Areas. The following summary table responds to these considerations and additional details on the neighbourhood context are found in Appendix J.

Design Consideration	Response
Building Design • Setbacks, heights and transitions • Façade & roofline • Colours and materials • Architectural Elements • Construction grades • Common characteristics	• All setbacks conform to zoning and height is 3 storeys • Front door faces street and roofline is flat like adjacent building • Brick and siding colours will reflect neighbourhood character • Contemporary design with compatible windows and form • Existing grades will be maintained to extent possible • Three storey height and overall massing consistent with neighbourhood. Front facing access and shared drive to parking at rear.
Massing and Scale • Building height • Prevailing Patterns of Setbacks	• Zoning permits 14.5 metres whereas proposal is for 10.7 metres • Complies with zone requirements and prevailing characteristics (see Appendix J)
Outdoor Amenity Areas • Minimize impacts on existing areas	• Rear yard amenity area reflects adjacent use of rear yards. Additional screening of parking area provided.

Sandy Hill Secondary Plan

The subject property is designated **Residential Low Profile Area** in the Sandy Hill Secondary Plan (See Appendix H). This designation permits a full range of housing types with a height limitation of four storeys. While there is limited direction on design in the Plan, the following policies were considered in developing the proposed design of this project:

"5.3.6 Site Development

a. To ensure that the scale, form, proportion and spatial arrangement of new development cause minimal intrusion on the sunlight, air and aspect enjoyed by existing adjacent development. Wherever possible, such new development shall contribute to the overall physical environment.
2. To ensure that new development shall provide for internal and external on-site amenity areas.
3. To enhance development with landscaping, especially for parking and loading areas and as a buffer between dissimilar land uses."

5. Urban Design Guidelines

Urban Design Guidelines for Low-Rise Infill Housing

The Urban Design Guidelines for Low-Rise Infill Housing document were approved by Council on May 2012. The guidelines apply to all residential infill development up to four storeys in height. The guidelines address six components including: streetscape, landscape, building design, parking and garages, heritage building alterations/additions and service elements.

The proposed development meets the following applicable design guidelines, among others:

- Section 2.0 Streetscape and Section 3.0 Landscape: The proposal maintains the original grassed front yard and single entrance to each building served by a single perpendicular sidewalk to the public realm which is characteristic of the area. It also provides for two street trees per property which supports the tree lined nature of the street.
- Section 4.0 Building Design (Building Form): The analysis of the streetscape has influenced the design and siting of the proposed buildings. The primary entrance is at grade and is located on the front façade connecting directly with the street. Setbacks and projections have been matched with adjacent properties. The large rear yard amenity space relates well to the rear yard characteristics of the neighbourhood. The height, width, selection of materials and landscape treatment are complementary to the existing units on either side.
- Section 5.0 Parking and Garages: The proposed design continues with the existing use of a driveway access to parking in the rear yard. A shared driveway reduces the number of driveways to one increasing the amount of front yard landscaping. The parking area has a landscaped buffer along the rear fence line to minimize impacts on the adjacent property.
- Section 7.0 Service Elements: A centralized solid waste collection point has been provided at the rear of the building on the first floor. Both enclosed and exterior covered bicycle parking areas have been provided at grade. All public utilities will be centrally metered in the utility room in the basement level.

6. Zoning By-law

The subject property is zoned **Residential Fourth Density Subzone S Exception 480 (R4S [480])** (see Appendix I). The general purpose of this zone as applicable to this application may be summarized as follows: " *to 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"*** and **"***to 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".* The proposed redevelopment of the subject property for two 3 storey, low-rise residential apartment buildings is in conformity with this general intent and is a permitted use within this zone.

With respect to the performance standards for this zone, the following table provides a summary of the requirements relevant to this application:

Zone Provision	Required	Provided	
		114 Russell	122 Russell
Minimum Lot Width	15 m.	16.48 m.	16.45 m.
Minimum Lot Area	450 sq. m.	618.89 m^2	617.83 m^2
Maximum Building Height	14.5[20] m.	10.7 m.	
Minimum Front Yard	3 m.	3 m.	
Minimum Rear Yard	Varies[3] with Maximum = 7.5 m.	11.27 m.	
Minimum Interior Side Yard	Based on 11 m. height min = 1.5 m[3]	1. 5 m.	
Minimum Resident Parking	First 12 units – no requirement; .5 spaces per unit above 12 units For 14 units - 1 space required	Total units 14 2 spaces provided	Total units 14 2 spaces provided
Minimum Visitor Parking	First 12 units – no requirement; .1 spaces per unit above 12 units For 14 units – 0 spaces required	Total units 14 No designated space provided	Total units 14 No designated space provided
Bicycle parking	.5 spaces per unit For 14 units = 7 spaces required	14 spaces provide per building; 5 spaces inside on first floor at rear & 9 exterior covered spaces	
Amenity Area	15 m^2 required for first 8 units then 6 m^2 for remaining units For 14 units – 156 m^2 required	190 m^2 per building	

The proposed site plan complies in all respects to the zone requirements outlined.

7. Summary Opinion

It is my professional planning opinion that the proposed application for site plan control for 114, 118 & 122 Russell Avenue represents good land use planning and the architectural and landscape design is an appropriate and compatible response to the policies governing low-rise infill housing under the Official Plan. The proposal conforms in all respects to the Official Plan and Secondary Plan policies applicable to the site. The proposed building form meets the applicable urban design guidelines and conforms to the zoning by-law as summarized in the following points:

- The proposal is in conformity with the goals, objectives and policies of the General Urban Area which encourages intensification of underutilized sites.

- The mix of dwelling unit sizes enabled by the 14 unit design for each building will support a broad range of tenants.

- The proposed development was evaluated against the urban design and compatibility criteria of Section 2.5.1 of the Official Plan and the Urban Design Guidelines for Low-rise Infill Housing. This review clearly demonstrates its conformity to the design principles outlined. In particular, the proposed redevelopment of the site will support the streetscape and enhance the landscape through the introduction of two street trees in the front yard on each building site along with increased soft landscaping consistent with the neighbourhood context.

- The proposed development was evaluated against the urban design and compatibility policies of Section 4.11 of the Official Plan and it was determined that it will have no undue adverse impacts on the adjacent properties or on the surrounding community.

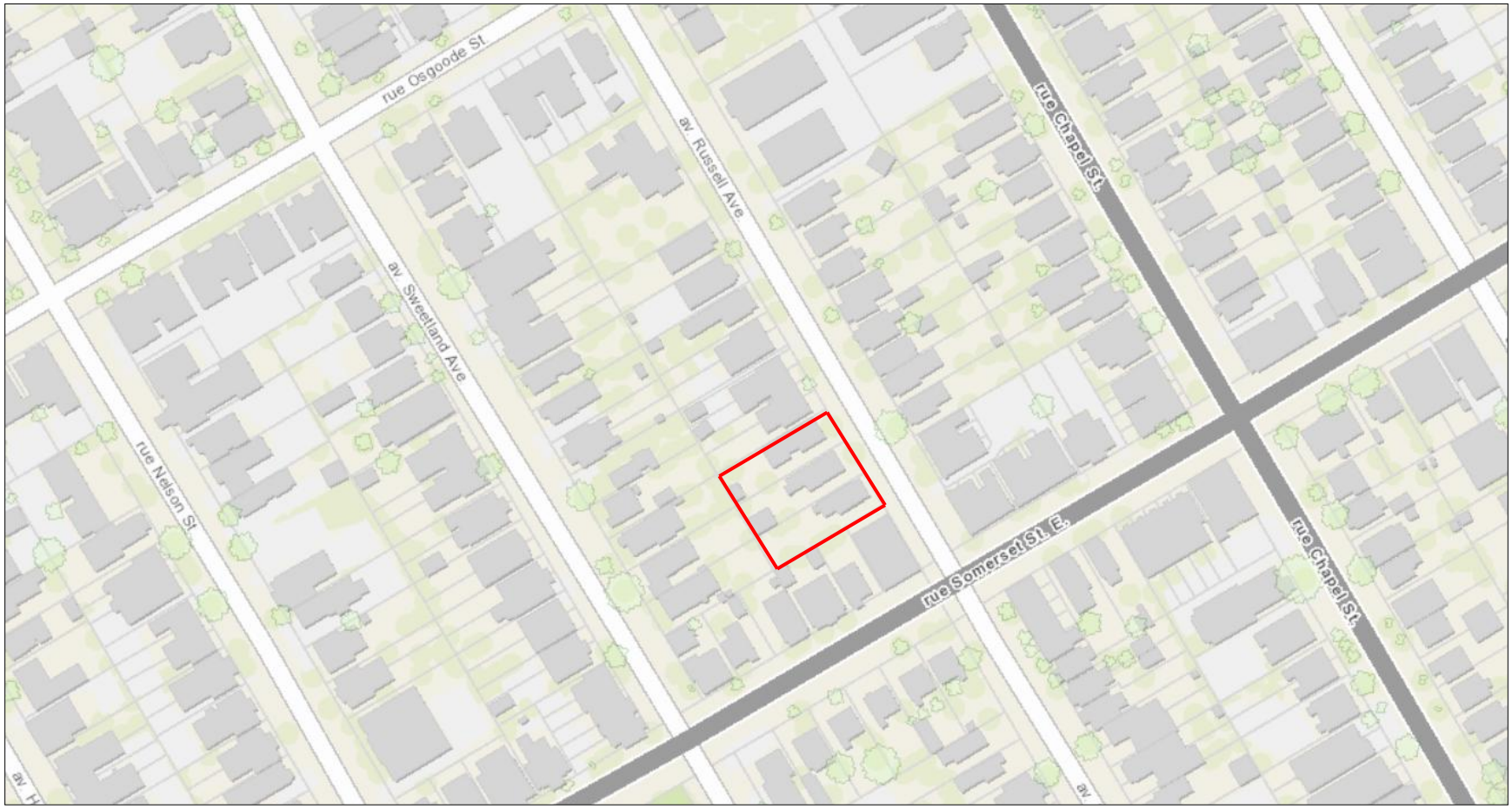
I have prepared this Planning Rationale and opinion in my capacity a registered professional land use planner in the Province of Ontario.

Dennis Jacobs MCIP, RPP
Principal Planner

Appendix

A. **Location Plan**
B. **Plan of Survey and Title Information**
C. **Draft Reference Plan**
D. **Context Photographs**
E. **Site Plan**
F. **Elevations**
G. **Excerpts from Provincial Policy Statement 2014**
H. **Excerpts from Official Plan and Sandy Hill Secondary Plan**
I. **Zoning Map**
J. **Streetscape Character Analysis**

Appendix A: Lot Plan and Aerial Photograph – Source – City of Ottawa GeoOttawa Website

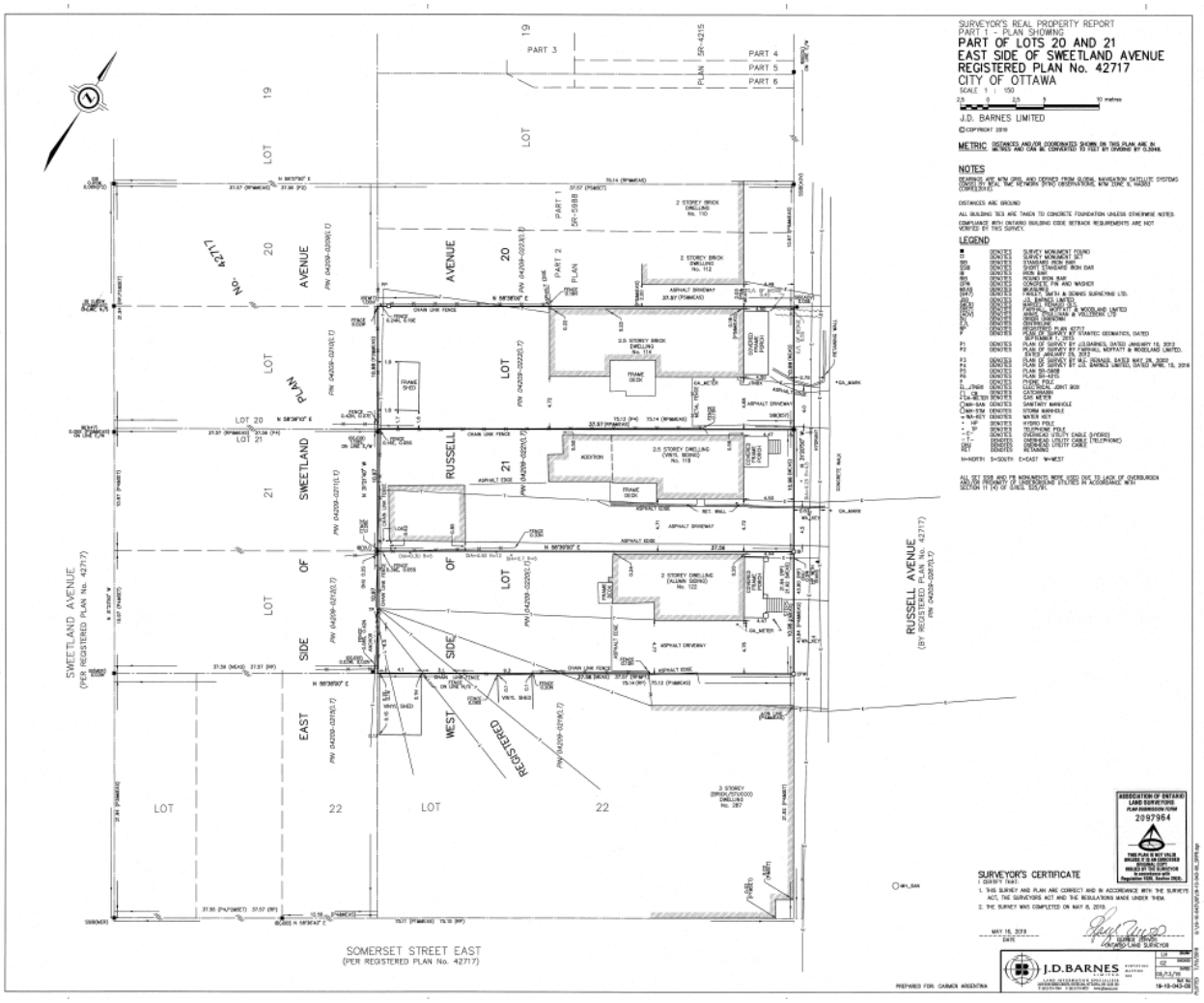


Subject Property

Subject Property

Subject Property

Appendix B: Plan of Survey



LRO # 4 **Transfer** **Receipted as OC1681788** on 2015 05 15 at 15:24

The applicant(s) hereby applies to the Land Registrar. yyyy mm dd Page 1 of 2

Properties

PIN	04209 - 0221 LT	*Interest/Estate*	Fee Simple
Description	PT LT 20, PL 42717, W/S RUSSELL AV, BEING THE S 1/2 ; OTTAWA/NEPEAN		
Address	114 RUSSELL AVENUE OTTAWA		

Consideration

Consideration $ 670,000.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name 8264988 CANADA INC.

Address for Service 2608 Mer Bleue Road, Navan, Ontario K4B 1H9

I, Nadine Knippenberg, have the authority to bind the corporation.

This document is not authorized under Power of Attorney by this party.

Transferee(s)		*Capacity*	*Share*
Name	SCAFFIDI ARGENTINA, NICOLINO	Tenants In Common	as to a 50% interest
Date of Birth	1981 12 22		
Address for Service	115 Fieldrow Street, Nepean, Ontario, K2G 2Y8		
Name	SCAFFIDI ARGENTINA, CARMEN	Tenants In Common	as to a 50% interest
Date of Birth	1949 01 19		
Address for Service	1504 Goth Avenue, Ottawa, ON, K1T 1E4		

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEREE (S): I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Signed By

Mark Albert Robert Kairallah Habib	16-2450 Lancaster Rd Ottawa K1B 5N3	acting for Transferor(s)	Signed	2015 05 15

Tel 613-820-8888

Fax 613-820-0111

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).

I have the authority to sign and register the document on behalf of the Transferor(s).

LRO # 4 **Transfer** In preparation on 2014 04 22 at 12:11

This document has not been submitted and may be incomplete. yyyy mm dd

Properties

PIN	04209 - 0220 LT	*Interest/Estate*	Fee Simple
Description	PT LT 21, PL 42717 , W/S RUSSELL AV, BEING THE N 1/2 ; OTTAWA/NEPEAN		
Address	118 RUSSELL AVE OTTAWA		

Consideration

Consideration $ 670,000.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name TOUGAS, BRUNO
Acting as an individual

Address for Service 239 North Russell Road
Russell, ON K4R 1E5

I am at least 18 years of age.

LOUISE TOUGAS and I are spouses of one another and are both parties to this document

This document is not authorized under Power of Attorney by this party.

Name TOUGAS, LOUISE
Acting as an individual

Address for Service 239 North Russell Road
Russell, ON K4R 1E5

I am at least 18 years of age.

BRUNO TOUGAS and I are spouses of one another and are both parties to this document

This document is not authorized under Power of Attorney by this party.

Transferee(s)		*Capacity*	*Share*
Name	SCAFFIDI ARGENTINA, NICOLINO Acting as an individual	Joint Tenants	as to a Part 50% interest
Date of Birth	1981 12 22		
Address for Service	115 Fieldrow Street, Ottawa, ON K2G 2Y8		
Name	SCAFFIDI ARGENTINA, LINDA Acting as an individual	Joint Tenants	as to a Part 50% interest
Date of Birth	1981 10 08		
Address for Service	115 Fieldrow Street, Ottawa, ON K2G 2Y8		
Name	SCAFFIDI ARGENTINA, CARMEN Acting as an individual	Tenants in Common	as to a 50% interest
Date of Birth	1949 01 19		
Address for Service	1504 Goth Avenue, Ottawa, ON, K1T 1E4		

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

LRO # 4 **Transfer** **Receipted as OC1577393** on 2014 05 02 at 16:19

The applicant(s) hereby applies to the Land Registrar. yyyy mm dd Page 1 of 2

Properties

PIN	04209 - 0219 LT	*Interest/Estate*	Fee Simple
Description	PT LT 21, PL 42717 , W/S RUSSELL AV, BEING THE S 1/2 ; OTTAWA/NEPEAN		
Address	122 RUSSELL AVENUE OTTAWA		

Consideration

Consideration $ 637,500.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name DAOUD, ORFALI

Address for Service c/o Frank M. Falsetto, Hamilton Appotive LLP, Barristers & Solicitors, 1100 - 150 Metcalfe Street Ottawa, ON K2P 1P1

I am at least 18 years of age.

I am not a spouse

This document is not authorized under Power of Attorney by this party.

Name DAUOD, MALEK

Address for Service

I am at least 18 years of age.

I am not a spouse

This document is not authorized under Power of Attorney by this party.

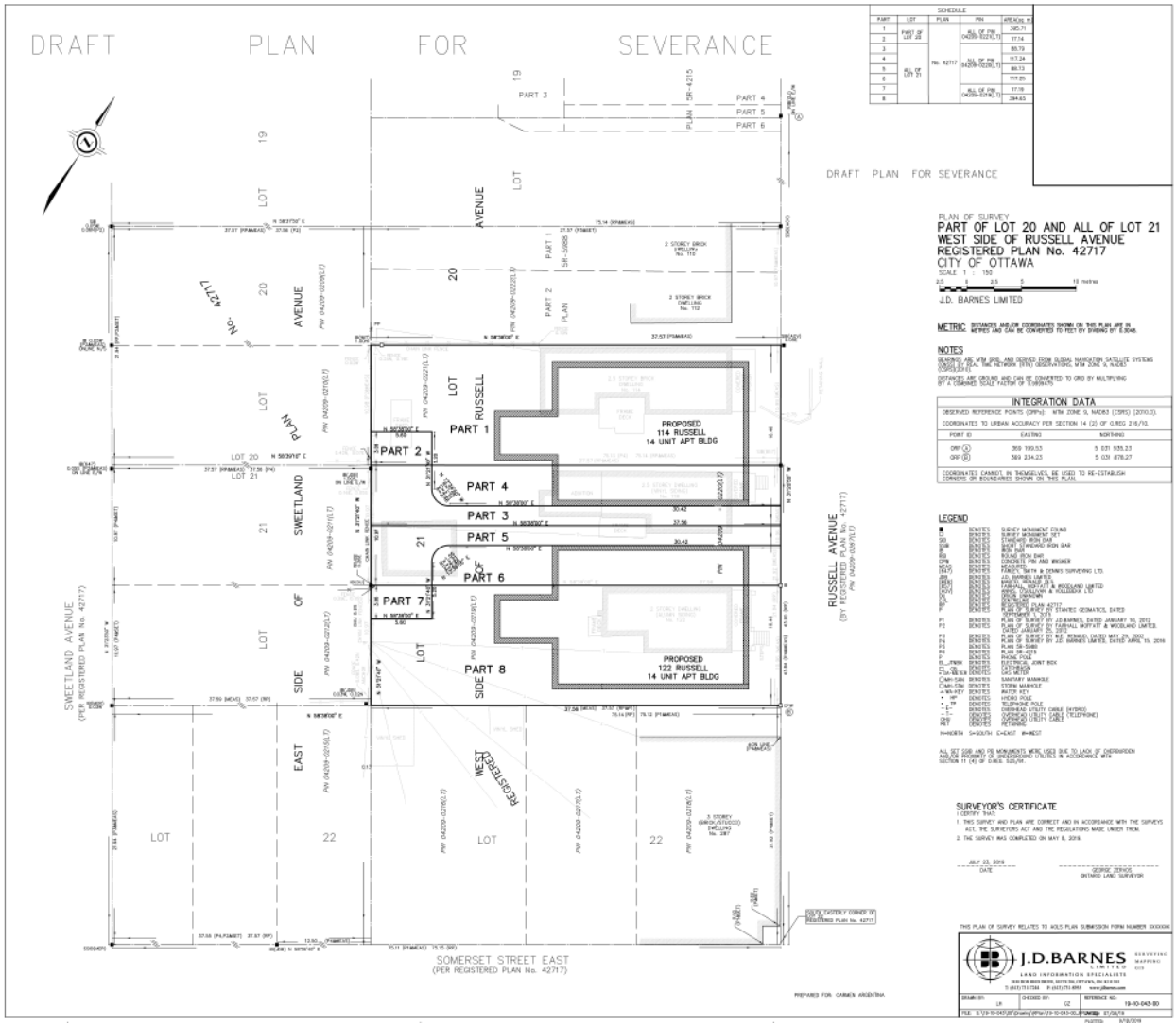
Transferee(s)		*Capacity*	*Share*
Name	SCAFFIDI ARGENTINA, NICOLINO	Tenants In Common	as to a 50% interest
Date of Birth	1981 12 22		
Address for Service	115 Fieldrow Street, Ottawa, ON K2G 2Y8		
Name	SCAFFIDI ARGENTINA, CARMELO	Tenants In Common	as to a 50% interest
Date of Birth	1949 01 19		
Address for Service	1504 Goth Avenue, Ottawa, ON, K1T 1E4		

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEREE (S): I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Appendix C: Draft Reference Plan



Appendix D: Context Images from Google Streetview

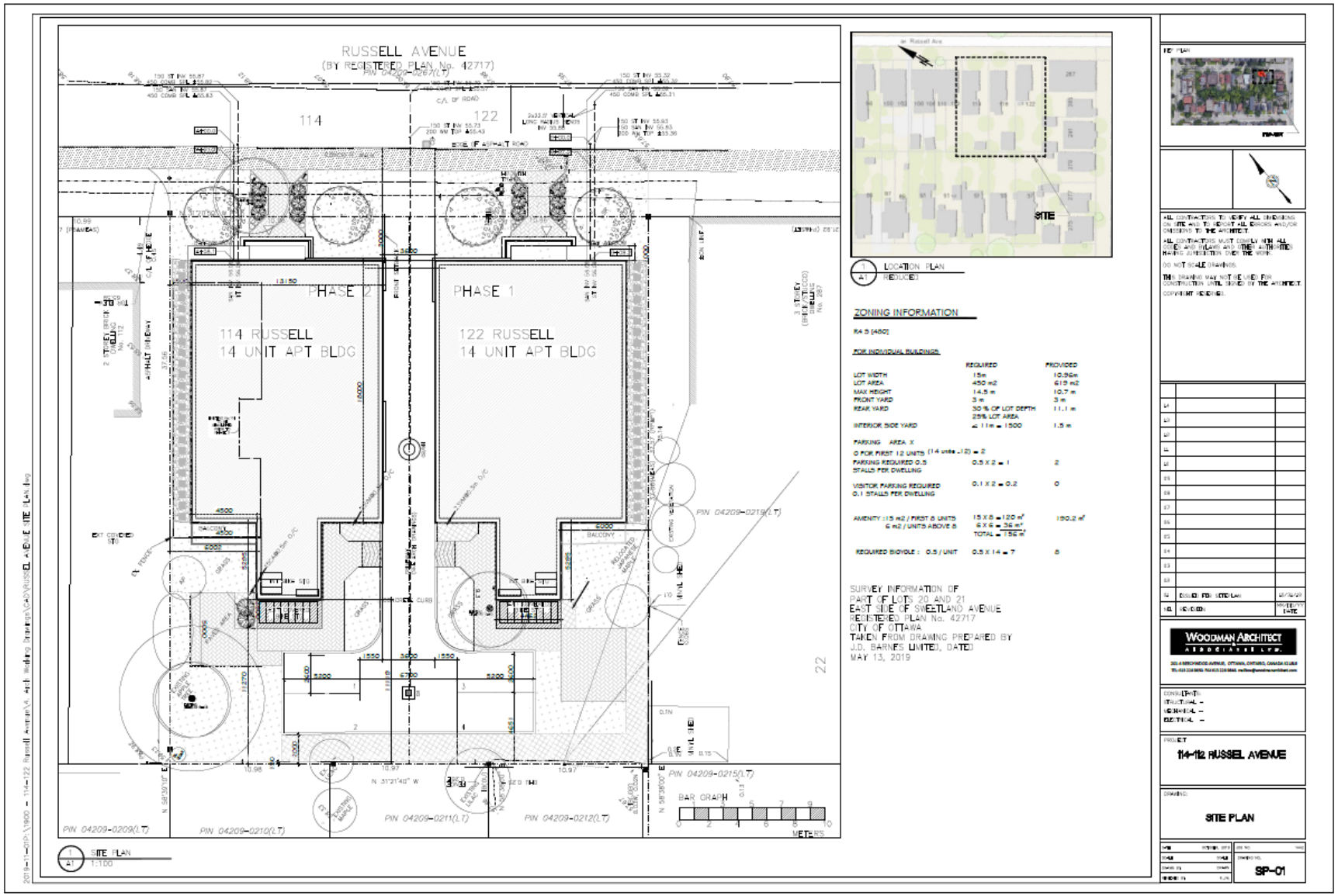
Subject Property looking west from Russell Avenue

Subject Property looking southwest from Russell Avenue and including 112 Russell on adjacent lot

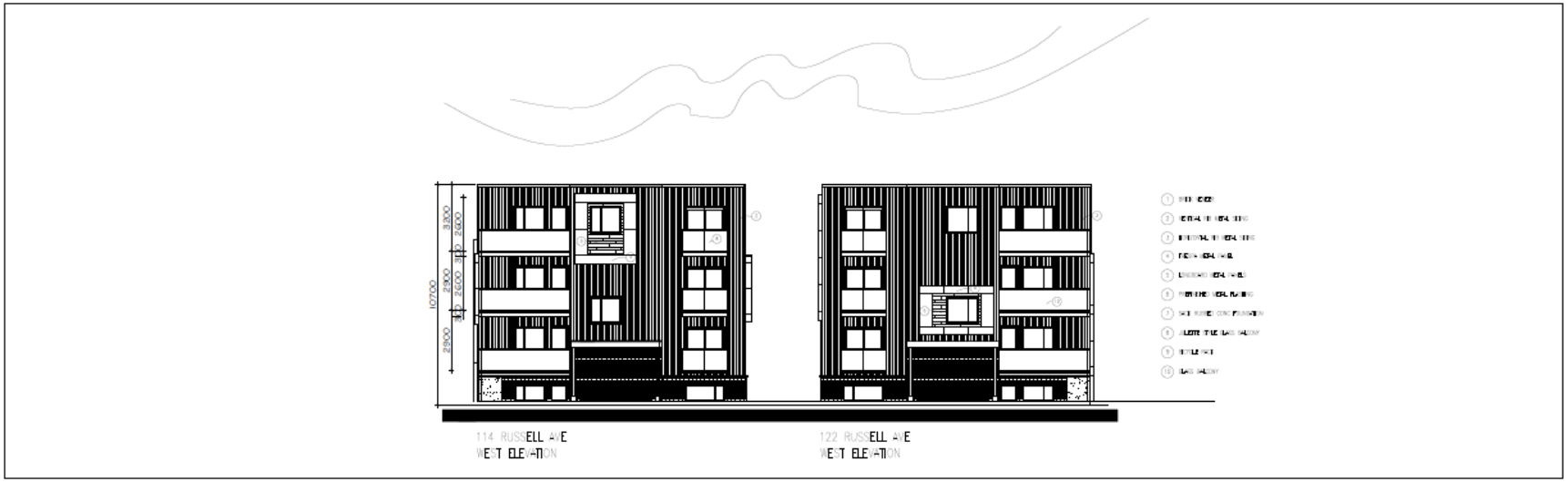
Subject property in background looking northwest from corner of Somerset Avenue adjacent mixed use development

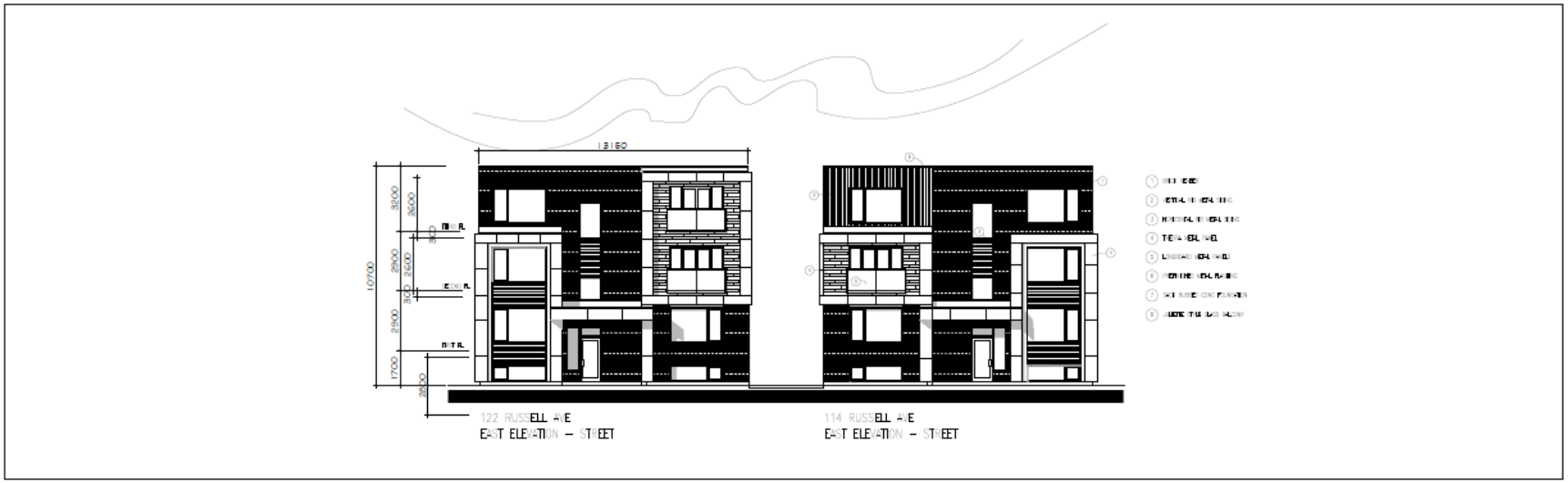
View of East Side of Russell Avenue directly across from Subject Property

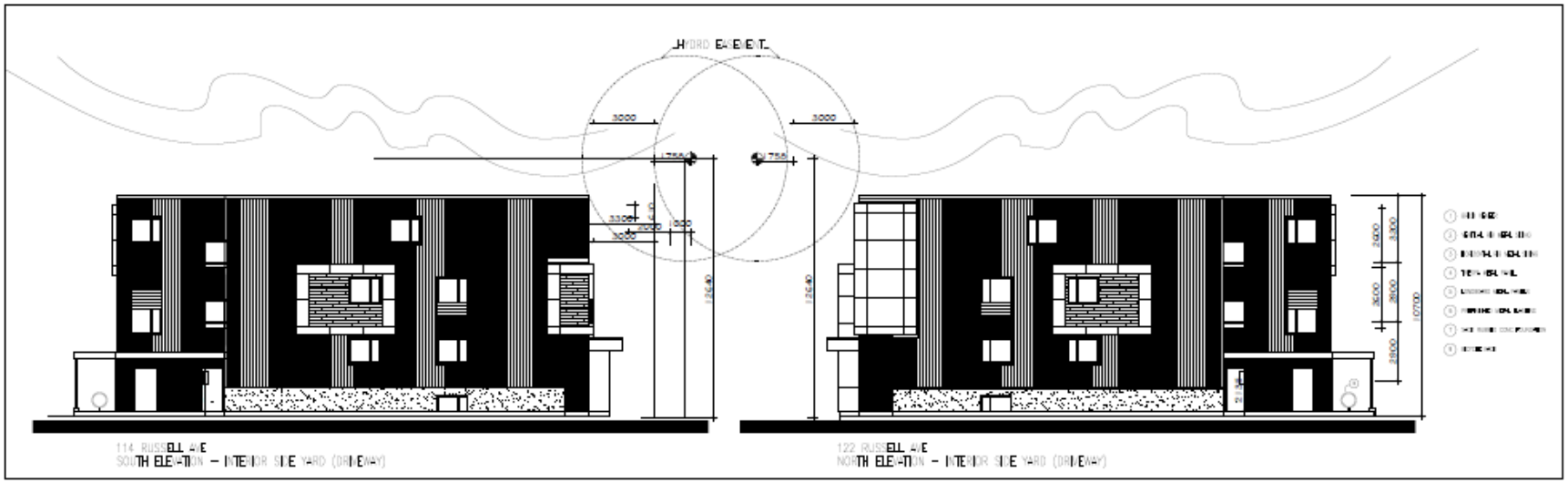
Appendix E: Site Plan

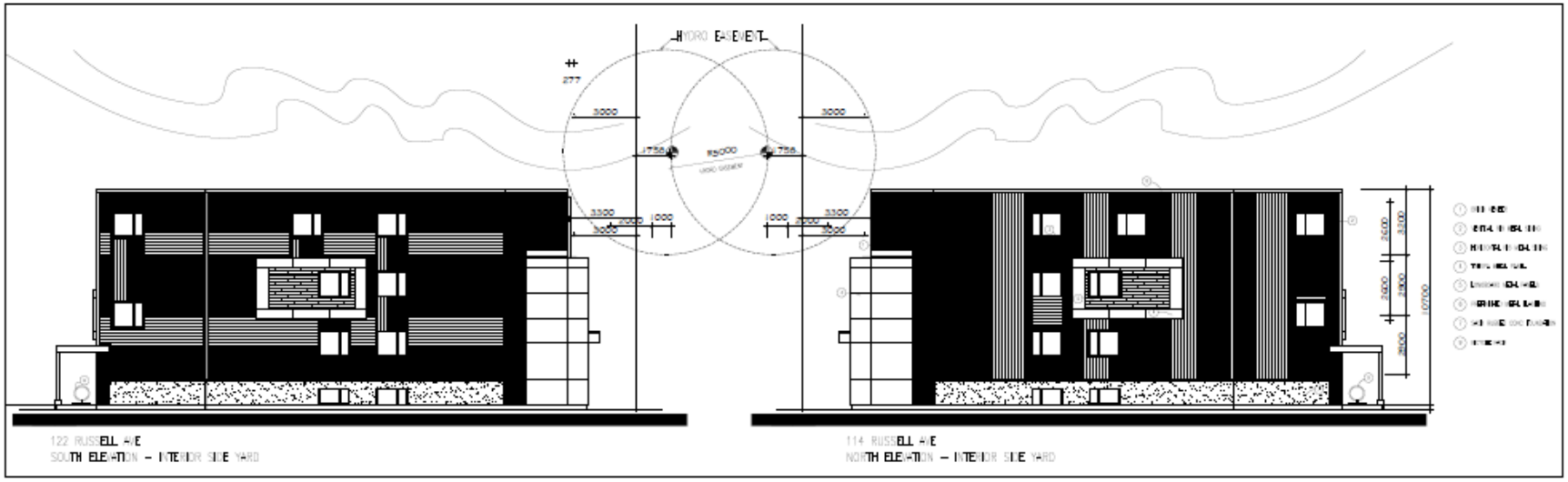


Appendix F: Elevations






HYDRO EASEMENT
114 RUSSELL AVE
SOUTH ELEVATION – INTERIOR SIDE YARD (DRIVEWAY)
122 RUSSELL AVE
NORTH ELEVATION – INTERIOR SIDE YARD (DRIVEWAY)


HYDRO EASEMENT
122 RUSSELL AVE
SOUTH ELEVATION – INTERIOR SIDE YARD
114 RUSSELL AVE
NORTH ELEVATION – INTERIOR SIDE YARD

Appendix G: Excerpts from Provincial Policy Statement 2014

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, liveable and safe communities are sustained by:

a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
d) avoiding development and land use patterns that would prevent the efficient expansion of *settlement areas* in those areas which are adjacent or close to *settlement areas*;
e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;
f) improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;
g) ensuring that necessary *infrastructure*, electricity generation facilities and transmission and distribution systems, and *public service facilities* are or will be available to meet current and projected needs; and
h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.

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.

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for *intensification* and *redevelopment* where this can be accommodated taking into account existing building stock or areas, including *brownfield sites*, and the availability of suitable existing or planned *infrastructure* and *public service facilities* required to accommodate projected needs.

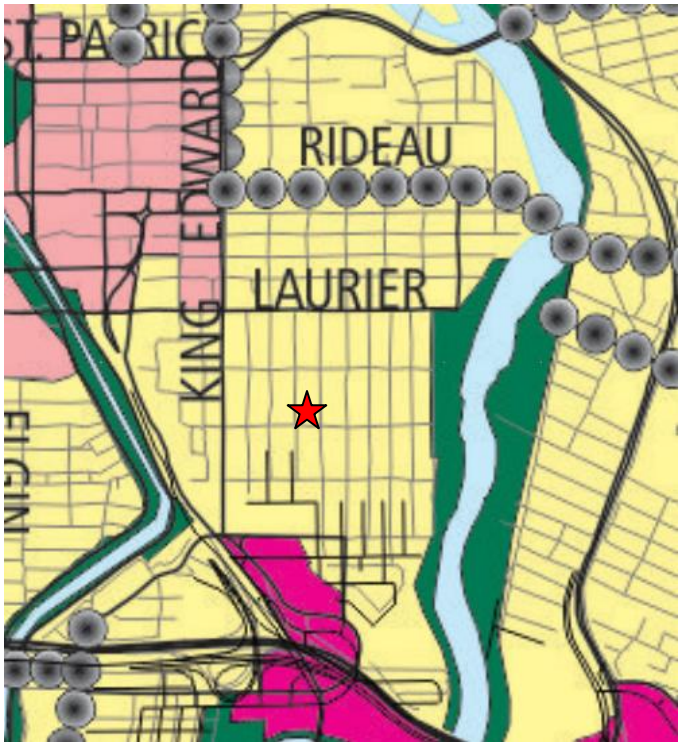
Intensification and *redevelopment* shall be directed in accordance with the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

1.1.3.4 Appropriate development standards should be promoted which facilitate *intensification*, *redevelopment* and compact form, while avoiding or mitigating risks to public health and safety.

1.1.3.5 Planning authorities shall establish and implement minimum targets for *intensification* and *redevelopment* within built-up areas, based on local conditions. However, where provincial targets are established through *provincial plans*, the provincial target shall represent the minimum target for affected areas.

1.1.3.6 New development taking place in *designated growth areas* should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, *infrastructure* and *public service facilities*.

Appendix H: Excerpts from Official Plan and Sandy Hill Secondary Plan



Subject Property

Subject Property

Schedule B – Urban Policy Plan

General Urban Area
Urban Expansion Study Area
Central Area
Town Centre TC
Traditional Mainstreet
Arterial Mainstreet
Mixed Use Centre

Schedule J – Sandy Hill Land Use

Residential Area
Secteur résidentiel
Low Profile
Profil bas
Medium Profile
Profil moyen
High Profile
Profil élevé

Mixed Uses
Utilisations mixtes

Appendix I: Zoning Map

Residential Fourth Density Subzone S Exception [480]

Subject Property

Appendix J: Streetscape Character Analysis

Type of Development Review Application Being Submitted: ☐Zoning ☒Site Plan ☐Minor Variance ☐Severance ☐Private Appoach ☒Building Permit

This form is required in order to determine zoning requirements and permissions with respect to front yards and corner side yards, access and parking, and front doors. When filling in this form, please bring and refer to the **Streetscape Character Analysis Manual**, available at Client Service Centres and at: **ottawa.ca/Streetscapecharacter** This form must document 21 lots around your lot. See Manual for cases where less than 21 lots on a street. Once this form has been approved, then a development application will be considered complete. Submit this Form and photograph of each of the lots to **sca-apr@ottawa.ca**, or to a Development Information Officer in a Client Service Centre, or at a pre-consultation meeting. Remember that your immediate neighbours' front yard setbacks on either side of you must be measured. You must also measure each of the 21 lots' actual lot width and driveway width by using GeoOttawa so you may know which Access and Parking Character Group in Table 2 identifies your streetscape.

TABLE 1 FRONT AND CORNER SIDE YARD CHARACTER		HOW MANY LOTS?
Character Group	*Refer to S.140 Table 140(A) Zoning By-law 2008-250*	Total
A. Landscaped front yard and corner side yards (side lot line to side lot line) where there is no driveway off the street(s)		6
B. Mix of soft and hard landscaped front yard in front of the entire front wall of the house		10
C. Mix of soft and hard landscaped front yard in front of a portion of the front wall of the house		4
D. No front yard (buildings at or close to the front property line), or short, undersized front yard occupied mainly by permitted projections such as a front porch or stoop		1
Note: Lots containing a residential use dwelling(s) that is set back at least the minimum required front yard setback, and where the front yard consists mostly or entirely of parking spaces whose legal status has not been established, and where there is also a driveway providing access to garage, carport or surface parking, must be documented as Front Yard Character Group B		

TABLE 2 ACCESS AND PARKING CHARACTER		HOW MANY LOTS?
STEP 1. Character Group	*Refer to Table 140(B) of Zoning By-law 2008-250*	Total
A. No driveways along lot lines abutting a street		6
B. Driveways are up to ⅓ of the lot width **Note:** Lands used for front yard parking are not counted within the driveway width		12
C. Driveways are between ⅓ and ½ of the lot width **Note:** Lands used for front yard parking are not counted within the driveway width		1
D. Driveways are ½ or more of the lot width **Note:** Lands used for front yard parking are not counted within the driveway width		2

TABLE 2 ACCESS AND PARKING CHARACTER	HOW MANY LOTS?
STEP 2. Parking Patterns must be identified for each lot: (see S. 139 (10) Zoning By-law) **ONLY** fill this out if you want one of the following:	
IF you propose new front yard parking space (s), identify how many properties have legal front-yard parking spaces	6
IF you propose a garage that is set back the same distance from the front and/or corner side lot line as the dwelling unit itself, identify how many properties have garages that are set back the same as their dwelling unit	8

Table 3 MAIN DOOR CHARACTER		HOW MANY LOTS?
Character Group	*Refer to Table 140(C) of Zoning By-law 2008-250*	Total
A. Main door faces the front lot line and the street, or is accessed by a structure located along the front wall of the dwelling but does not face the front lot line and street		20
B. Main door does not face the front lot line and doesn't face the street		1
Note: If you have a corner lot, A and B also apply when documenting doors along the corner side lot line		

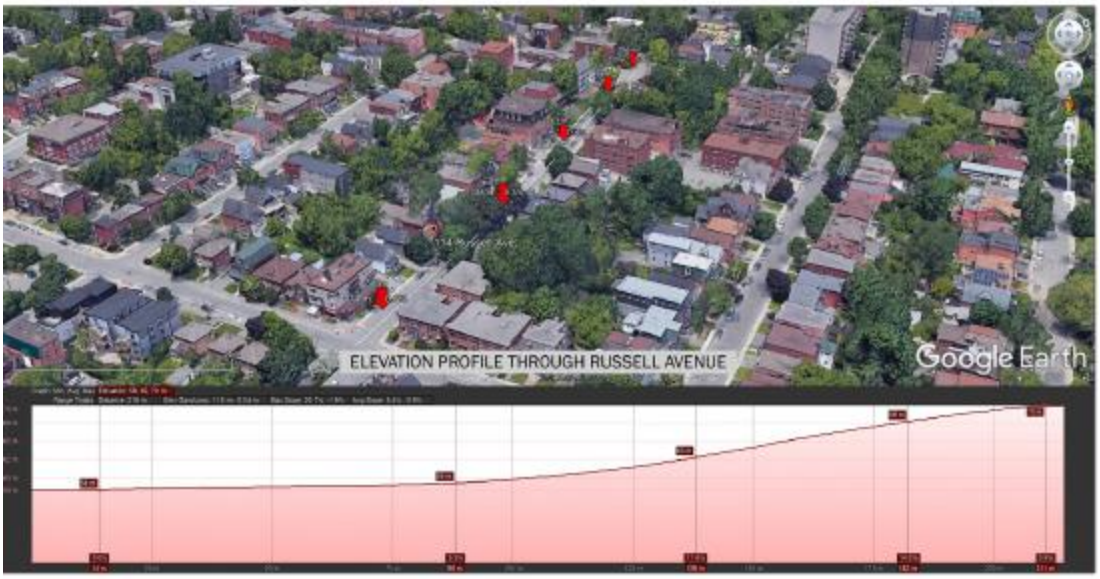
COLOUR CODE: DEVELOPMENT LOTS

21 SURROUNDING LOTS IN MATURE NEIGHBOURHOOD ZONING

STREETSCAPE CHARACTER ANALYSIS

DEVELOPMENT OF 122, 118 & 114 RUSSELL AVENUE, OTTAWA, ONTARIO

SUPPORTING DOCUMENTS



ADDRESS:	287 SOMERSET ST E
CHARACTER IDENTIFICATION	
FRONT YARDS & CORNER SIDE YARDS	GROUP D (SMALL OR NO LANDSCAPE)
PARKING & DRIVEWAYS	GROUP B (LESS THAN ONE-THIRD OF LOT WIDTH)
MAIN DOOR	GROUP B (MAIN DOOR DOES NOT FACE THE STREET)
FRONT PROPERTY LOT WIDTH	21.94 meters
PROPERTY LOT DEPTH	12.89 meters
DRIVEWAY WIDTH	3 meters
DRIVEWAY WIDTH PERMITTED	3 meters
COLOUR CODE	

ADDRESS:	112 RUSSELL AVE.
CHARACTER IDENTIFICATION	
FRONT YARDS & CORNER SIDE YARDS	GROUP C (PORTION OF FRONT HOUSE LANDSCAPED)
PARKING & DRIVEWAYS	GROUP D (HALF OR MORE OF LOT WIDTH)
MAIN DOOR	GROUP A (MAIN DOOR FACE THE STREET)
FRONT PROPERTY LOT WIDTH	6.62 meters
PROPERTY LOT DEPTH	37.57 meters
DRIVEWAY WIDTH	5.3 meters
DRIVEWAY WIDTH PERMITTED	3 meters
COLOUR CODE	

ADDRESS:	110 RUSSELL AVE.
CHARACTER IDENTIFICATION	
FRONT YARDS & CORNER SIDE YARDS	GROUP C (PORTION OF FRONT HOUSE LANDSCAPED)
PARKING & DRIVEWAYS	GROUP D (HALF OR MORE OF LOT WIDTH)
MAIN DOOR	GROUP A (MAIN DOOR FACE THE STREET)
FRONT PROPERTY LOT WIDTH	4.35 meters
PROPERTY LOT DEPTH	37.57 meters
DRIVEWAY WIDTH	2.7 meters
DRIVEWAY WIDTH PERMITTED	3 meters
COLOUR CODE	

ADDRESS:	108 RUSSELL AVE.
CHARACTER IDENTIFICATION	
FRONT YARDS & CORNER SIDE YARDS	GROUP A (FULLY LANDSCAPED)
PARKING & DRIVEWAYS	GROUP A (NO ON-SITE PARKING)
MAIN DOOR	GROUP A (MAIN DOOR FACE THE STREET)
FRONT PROPERTY LOT WIDTH	5.48 meters
PROPERTY LOT DEPTH	37.57 meters
DRIVEWAY WIDTH	N/A
DRIVEWAY WIDTH PERMITTED	3 meters
COLOUR CODE	

ADDRESS:	106 RUSSELL AVE.
CHARACTER IDENTIFICATION	
FRONT YARDS & CORNER SIDE YARDS	GROUP A (FULLY LANDSCAPED)
PARKING & DRIVEWAYS	GROUP A (NO ON-SITE PARKING)
MAIN DOOR	GROUP A (MAIN DOOR FACE THE STREET)
FRONT PROPERTY LOT WIDTH	5.48 meters
PROPERTY LOT DEPTH	37.57 meters
DRIVEWAY WIDTH	N/A
DRIVEWAY WIDTH PERMITTED	3 meters
COLOUR CODE	

ADDRESS:	102 RUSSELL AVE.
CHARACTER IDENTIFICATION	
FRONT YARDS & CORNER SIDE YARDS	GROUP B (FRONT HOUSE LANDSCAPED)
PARKING & DRIVEWAYS	GROUP B (LESS THAN ONE-THIRD OF LOT WIDTH)
MAIN DOOR	GROUP A (MAIN DOOR FACE THE STREET)
FRONT PROPERTY LOT WIDTH	6.37 meters
PROPERTY LOT DEPTH	37.57 meters
DRIVEWAY WIDTH	1.2 meters
DRIVEWAY WIDTH PERMITTED	3 meters
COLOUR CODE	

ADDRESS:	100 RUSSELL AVE.
CHARACTER IDENTIFICATION	
FRONT YARDS & CORNER SIDE YARDS	GROUP A (FULLY LANDSCAPED)
PARKING & DRIVEWAYS	GROUP A (NO ON-SITE PARKING)
MAIN DOOR	GROUP A (MAIN DOOR FACE THE STREET)
FRONT PROPERTY LOT WIDTH	5.21 meters
PROPERTY LOT DEPTH	37.57 meters
DRIVEWAY WIDTH	N/A
DRIVEWAY WIDTH PERMITTED	3 meters
COLOUR CODE	

ADDRESS:	98 RUSSELL AVE.
CHARACTER IDENTIFICATION	
FRONT YARDS & CORNER SIDE YARDS	GROUP B (ENTIRE HOUSE FRONT LANDSCAPED)
PARKING & DRIVEWAYS	GROUP B (LESS THAN ONE-THIRD OF LOT WIDTH)
MAIN DOOR	GROUP A (MAIN DOOR FACE THE STREET)
FRONT PROPERTY LOT WIDTH	10.36 meters
PROPERTY LOT DEPTH	37.57 meters
DRIVEWAY WIDTH	2.3 meters
DRIVEWAY WIDTH PERMITTED	3 meters
COLOUR CODE	

ADDRESS:	96 RUSSELL AVE.
CHARACTER IDENTIFICATION	
FRONT YARDS & CORNER SIDE YARDS	GROUP B (ENTIRE HOUSE FRONT LANDSCAPED)
PARKING & DRIVEWAYS	GROUP B (LESS THAN ONE-THIRD OF LOT WIDTH)
MAIN DOOR	GROUP A (MAIN DOOR FACE THE STREET)
FRONT PROPERTY LOT WIDTH	10.97 meters
PROPERTY LOT DEPTH	37.57 meters
DRIVEWAY WIDTH	1.8 meters
DRIVEWAY WIDTH PERMITTED	3 meters
COLOUR CODE	

ADDRESS:	94 RUSSELL AVE.
CHARACTER IDENTIFICATION	
FRONT YARDS & CORNER SIDE YARDS	GROUP B (ENTIRE HOUSE FRONT LANDSCAPED)
PARKING & DRIVEWAYS	GROUP B (LESS THAN ONE-THIRD OF LOT WIDTH)
MAIN DOOR	GROUP A (MAIN DOOR FACE THE STREET)
FRONT PROPERTY LOT WIDTH	10.97 meters
PROPERTY LOT DEPTH	37.57 meters
DRIVEWAY WIDTH	2.8 meters
DRIVEWAY WIDTH PERMITTED	3 meters
COLOUR CODE	

ADDRESS:	127 RUSSELL AVE.
CHARACTER IDENTIFICATION	
FRONT YARDS & CORNER SIDE YARDS	GROUP A (FULLY LANDSCAPED)
PARKING & DRIVEWAYS	GROUP A (NO ON-SITE PARKING)
MAIN DOOR	GROUP A (MAIN DOOR FACE THE STREET)
FRONT PROPERTY LOT WIDTH	4.87 meters
PROPERTY LOT DEPTH	18.53 meters
DRIVEWAY WIDTH	N/A
DRIVEWAY WIDTH PERMITTED	3 meters
COLOUR CODE	

ADDRESS:	125 RUSSELL AVE.
CHARACTER IDENTIFICATION	
FRONT YARDS & CORNER SIDE YARDS	GROUP A (FULLY LANDSCAPED)
PARKING & DRIVEWAYS	GROUP A (NO ON-SITE PARKING)
MAIN DOOR	GROUP A (MAIN DOOR FACE THE STREET)
FRONT PROPERTY LOT WIDTH	4.89 meters
PROPERTY LOT DEPTH	18.53 meters
DRIVEWAY WIDTH	N/A
DRIVEWAY WIDTH PERMITTED	3 meters
COLOUR CODE	

ADDRESS:	123 RUSSELL AVE.
CHARACTER IDENTIFICATION	
FRONT YARDS & CORNER SIDE YARDS	GROUP A (FULLY LANDSCAPED)
PARKING & DRIVEWAYS	GROUP A (NO ON-SITE PARKING)
MAIN DOOR	GROUP A (MAIN DOOR FACE THE STREET)
FRONT PROPERTY LOT WIDTH	4.98 meters
PROPERTY LOT DEPTH	18.53 meters
DRIVEWAY WIDTH	N/A
DRIVEWAY WIDTH PERMITTED	3 meters
COLOUR CODE	

ADDRESS:	121 RUSSELL AVE.
CHARACTER IDENTIFICATION	
FRONT YARDS & CORNER SIDE YARDS	GROUP B (ENTIRE FRONT HOUSE LANDSCAPED)
PARKING & DRIVEWAYS	GROUP B (LESS THAN ONE-THIRD OF LOT WIDTH)
MAIN DOOR	GROUP A (MAIN DOOR FACE THE STREET)
FRONT PROPERTY LOT WIDTH	10.05 meters
PROPERTY LOT DEPTH	37.57 meters
DRIVEWAY WIDTH	3 meters
DRIVEWAY WIDTH PERMITTED	3 meters
COLOUR CODE	

ADDRESS:	119 RUSSELL AVE.
CHARACTER IDENTIFICATION	
FRONT YARDS & CORNER SIDE YARDS	GROUP B (ENTIRE FRONT HOUSE LANDSCAPED)
PARKING & DRIVEWAYS	GROUP B (LESS THAN ONE-THIRD OF LOT WIDTH)
MAIN DOOR	GROUP A (MAIN DOOR FACE THE STREET)
FRONT PROPERTY LOT WIDTH	10.05 meters
PROPERTY LOT DEPTH	37.57 meters
DRIVEWAY WIDTH	2.8 meters
DRIVEWAY WIDTH PERMITTED	3 meters
COLOUR CODE	

ADDRESS:	117 RUSSELL AVE.
CHARACTER IDENTIFICATION	
FRONT YARDS & CORNER SIDE YARDS	GROUP C (PORTION OF FRONT HOUSE LANDSCAPED)
PARKING & DRIVEWAYS	GROUP B (LESS THAN ONE-THIRD OF LOT WIDTH)
MAIN DOOR	GROUP A (MAIN DOOR FACE THE STREET)
FRONT PROPERTY LOT WIDTH	8.53 meters
PROPERTY LOT DEPTH	37.57 meters
DRIVEWAY WIDTH	2.2 meters
DRIVEWAY WIDTH PERMITTED	3 meters
COLOUR CODE	

ADDRESS:	115 RUSSELL AVE.
CHARACTER IDENTIFICATION	
FRONT YARDS & CORNER SIDE YARDS	GROUP B (ENTIRE FRONT HOUSE LANDSCAPED)
PARKING & DRIVEWAYS	GROUP B (LESS THAN ONE-THIRD OF LOT WIDTH)
MAIN DOOR	GROUP A (MAIN DOOR FACE THE STREET)
FRONT PROPERTY LOT WIDTH	9.45 meters
PROPERTY LOT DEPTH	37.57 meters
DRIVEWAY WIDTH	2.5 meters
DRIVEWAY WIDTH PERMITTED	3 meters
COLOUR CODE	

ADDRESS:	111 RUSSELL AVE.
CHARACTER IDENTIFICATION	
FRONT YARDS & CORNER SIDE YARDS	GROUP C (PORTION OF FRONT HOUSE LANDSCAPED)
PARKING & DRIVEWAYS	GROUP C (BETWEEN ONE-THIRD & ONE-HALF OF LOT WIDTH)
MAIN DOOR	GROUP A (MAIN DOOR FACE THE STREET)
FRONT PROPERTY LOT WIDTH	11.88 meters
PROPERTY LOT DEPTH	37.57 meters
DRIVEWAY WIDTH	5.4 meters
DRIVEWAY WIDTH PERMITTED	3 meters
COLOUR CODE	

ADDRESS:	109 RUSSELL AVE.
CHARACTER IDENTIFICATION	
FRONT YARDS & CORNER SIDE YARDS	GROUP B (ENTIRE FRONT HOUSE LANDSCAPED)
PARKING & DRIVEWAYS	GROUP B (LESS THAN ONE-THIRD OF LOT WIDTH)
MAIN DOOR	GROUP A (MAIN DOOR FACE THE STREET)
FRONT PROPERTY LOT WIDTH	10.05 meters
PROPERTY LOT DEPTH	37.57 meters
DRIVEWAY WIDTH	2.6 meters
DRIVEWAY WIDTH PERMITTED	3 meters
COLOUR CODE	

ADDRESS:	107 RUSSELL AVE.
CHARACTER IDENTIFICATION	
FRONT YARDS & CORNER SIDE YARDS	GROUP B (ENTIRE FRONT HOUSE LANDSCAPED)
PARKING & DRIVEWAYS	GROUP B (LESS THAN ONE-THIRD OF LOT WIDTH)
MAIN DOOR	GROUP A (MAIN DOOR FACE THE STREET)
FRONT PROPERTY LOT WIDTH	10.05 meters
PROPERTY LOT DEPTH	37.57 meters
DRIVEWAY WIDTH	2.2 meters
DRIVEWAY WIDTH PERMITTED	3 meters
COLOUR CODE	

ADDRESS:	93 RUSSELL AVE.
CHARACTER IDENTIFICATION	
FRONT YARDS & CORNER SIDE YARDS	GROUP B (ENTIRE FRONT HOUSE LANDSCAPED)
PARKING & DRIVEWAYS	GROUP B (LESS THAN ONE-THIRD OF LOT WIDTH)
MAIN DOOR	GROUP A (MAIN DOOR FACE THE STREET)
FRONT PROPERTY LOT WIDTH	10.05 meters
PROPERTY LOT DEPTH	37.57 meters
DRIVEWAY WIDTH	1.6 meters
DRIVEWAY WIDTH PERMITTED	3 meters
COLOUR CODE	

ADDRESS:	114 RUSSELL AVE.
CHARACTER IDENTIFICATION	
FRONT YARDS & CORNER SIDE YARDS	GROUP B (ENTIRE FRONT HOUSE LANDSCAPED)
PARKING & DRIVEWAYS	GROUP C (BETWEEN ONE-THIRD & ONE-HALF OF LOT WIDTH)
MAIN DOOR	GROUP A (MAIN DOOR FACE THE STREET)
FRONT PROPERTY LOT WIDTH	10.97 meters
PROPERTY LOT DEPTH	37.57 meters
DRIVEWAY WIDTH	3.8 meters
DRIVEWAY WIDTH PERMITTED	3 meters
COLOUR CODE	

ADDRESS:	118 RUSSELL AVE.
CHARACTER IDENTIFICATION	
FRONT YARDS & CORNER SIDE YARDS	GROUP B (ENTIRE FRONT HOUSE LANDSCAPED)
PARKING & DRIVEWAYS	GROUP B (LESS THAN ONE-THIRD OF LOT WIDTH)
MAIN DOOR	GROUP A (MAIN DOOR FACE THE STREET)
FRONT PROPERTY LOT WIDTH	10.97 meters
PROPERTY LOT DEPTH	37.57 meters
DRIVEWAY WIDTH	3.4 meters
DRIVEWAY WIDTH PERMITTED	3 meters
COLOUR CODE	

ADDRESS:	122 RUSSELL AVE.
CHARACTER IDENTIFICATION	
FRONT YARDS & CORNER SIDE YARDS	GROUP C (PORTION OF FRONT HOUSE LANDSCAPED
PARKING & DRIVEWAYS	GROUP C (BETWEEN ONE-THIRD & ONE-HALF OF LOT WIDTH)
MAIN DOOR	GROUP A (MAIN DOOR FACE THE STREET)
FRONT PROPERTY LOT WIDTH	10.97 meters
PROPERTY LOT DEPTH	37.57 meters
DRIVEWAY WIDTH	4.2 meters
DRIVEWAY WIDTH PERMITTED	3 meters
COLOUR CODE	