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SUPPLEMENTARY PLANNING RATIONALE

Date: October 15, 2026

File: City File: PC2025-0251, 71 Russell Ave

To: Planning Circulations, City of Ottawa
c/o: Niki Van Vugt, Margot Linker & Jean-Charles Renaud

71 RUSSELL AVE, OTTAWA ONTARIO

Q9 Planning + Design Inc. has been retained by Jersey Developments Inc. to provide supplementary planning rationale in support of the proposed four-storey, 28-unit low-rise apartment building at 71 Russell Avenue in Ottawa. The original Planning Justification Report, dated February 9, 2026, assessed the proposal under the City of Ottawa Zoning By-law 2008-250 and identified several minor zoning amendments required to facilitate the development.

Following the introduction of the new City of Ottawa Zoning By-law 2026-50 and consideration of the applicable transition provisions, City staff have identified additional zoning relief that may be required to permit the proposed development. This supplementary rationale addresses the additional relief identified by staff and considers the intent of the applicable zoning provisions in the context of the proposed development, the established neighbourhood, and the policy direction of the City of Ottawa Official Plan and the Central and East Downtown Core Secondary Plan.

The subject property is located within the Downtown Core Transect and designated Neighbourhood in the Official Plan. It is also located within the Sandy Hill Character Area of the Central and East Downtown Core Secondary Plan, where a maximum building height of four storeys is permitted. The proposed development will provide 28 new dwelling units within an established urban neighbourhood, in close proximity to the University of Ottawa, commercial services, public transit, parks, and other community amenities.

1.0 Additional Zoning Relief and Planning Rationale

1.1 Minimum Front Yard Setback – By-law 2008-250, Section 144(1)(a), and By-law 2026-50, Section 801(8)(iii)(b)

Under Section 144(1)(a) of By-law 2008-250, the minimum front yard setback is determined by the average of the corresponding front yard setbacks of the abutting properties or the applicable minimum setback, as prescribed by the By-law. The adjacent properties at 69 and 81 Russell Avenue have front yard setbacks of approximately 3.02 metres and 3.00 metres, respectively, resulting in an average setback of approximately 3.01 metres. The proposed building provides a front yard setback of 2.62 metres.

Similarly, under Section 801(8)(iii)(b) of By-law 2026-50, relief is required to permit the proposed 2.62-metre front yard setback where 3.0 metres is required.

The intent of the minimum front yard setback requirement is to establish an appropriate relationship between buildings and the public right-of-way, maintain continuity along the streetscape, and provide adequate space for landscaping and pedestrian access. The proposed setback is approximately 0.39 metres less than the average of the adjacent properties under the former By-law and 0.38 metres less than the requirement identified under the new By-law.

The requested relief is modest in magnitude and will not fundamentally alter the relationship between the building and the street. The proposed building maintains a defined front yard and a pedestrian-oriented entrance, with a direct walkway connecting the public sidewalk to the principal entrance. The building's contemporary architectural design, fenestration, and material articulation will contribute positively to the Russell Avenue streetscape. No parking is proposed in the front yard or anywhere on-site in favour of landscaping.

In addition, the site contains many physical constraints that make placement of the building within the required setbacks difficult. Priority was given to tree preservation along Russell Avenue, an accessible pedestrian entrance along the frontage of the site tree preservation along the northern interior side yard and pedestrian access to the rear yard along the southern interior side yard.

The existing grade of the site resulted in additional constraints on building placement and the provision of functional pedestrian access, requiring a site-specific design approach that balances zoning requirements with tree preservation, accessibility, and appropriate site circulation. These considerations informed the proposed building footprint and setbacks, which represent an effort to accommodate additional housing while respecting the physical characteristics of the property and maintaining the functionality of the site.

The proposed development represents an appropriate form of residential intensification within the Downtown Core. The minor reduction in the front yard setback allows for the efficient use of the subject property with mature tree preservation while maintaining a built form that is consistent with the intended low-rise character of the neighbourhood.

It is our professional planning opinion that the proposed development represents an appropriate form of low-rise residential intensification. The additional relief should be considered on its individual merits and in the context of the overall development, which provides additional housing within an established urban neighbourhood while maintaining a built form consistent with the four-storey height limit established by the applicable Secondary Plan.

Yours truly,



Dayna Edwards, RPP MCIP M.Pl
Partner, Senior Planner + Urban Designer