

June 5, 2019

City of Ottawa
Planning Infrastructure & Economic Development Department
110 Laurier Avenue West 4th Floor
Ottawa, Ontario
K1P 1J1

Attention: Mark Young, Planner III

**Reference: Zoning Addendum to Planning Rationale
866, 898 Eagleson Road and 1335, 1365 Terry Fox Drive, Ottawa
Bridlewood 3 Subdivision
Our File No. 117153**

Novatech has prepared this zoning addendum to the Planning Rationale titled "*Bridlewood 3 866, 898 Eagleson Road and 1335, 1365 Terry Fox Drive*" dated January 11, 2018 (Ref: R-2018-163). The Planning Rationale was prepared by Novatech for Claridge Homes (Bridlewood Phase 3) Inc. as part of their Draft Plan of Subdivision application submission to the City of Ottawa. The purpose of this zoning addendum is to update the requested zoning amendment previously proposed for the Subject Site.

Background

The planning rationale proposed to rezone the site to the Residential Third Density Zone, Subzone Z (R3Z) and the Parks and Open Space Zone (O1). There is no proposed change to O1 Zone. The R3Z zone will also remain, but in order to accommodate the variety of residential units proposed, specifically the back to back townhouses, an exemption to the R3Z is sought.

Back to Back Townhouses

A total of 92 back to back townhouses are proposed in the eastern part of the site close to Eagleson Road. They are grouped in blocks of 8 to 12 and each has either three common walls or two, depending on whether they are mid-block or end-of-block. Each has a finished floor area of approximately 135m² and is set out over three levels plus a basement, with a single garage and entry foyer at ground level, kitchen, dining and living opening onto a balcony at first floor level and two bedrooms and two bathrooms at second floor level.

Back to back townhouses are typically suburban in the sense that they each have a street frontage and direct and readily identifiable vehicle and pedestrian access, but they also provide a low maintenance housing option on a compact lot of approximately 65m². This is a more efficient use of land and brings the advantages of increased density.

Exception Sought

The proposed back to back townhouses are consistent with the purpose of the R3 zone. As part of a developing community, it is also appropriate that they remain in the Z subzone. However, due to their compact footprint, an exemption is required for the minimum lot area as highlighted in red in the table

below. Please note that Section 138 of the zoning by-law allows 0m rear yard and interior side yard setbacks.

III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m ²)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)
Townhouse	6	150	11	3	3	6	1.2

Table 1 – Existing R3Z provisions

The text of the proposed exception is based on others previously allowed for back to back townhouses:

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
3xxx	R3Z (3xxx)			The following applies to back-to-back townhouse dwellings: -minimum lot area: 60m ²

Table 2 – Proposed exception text

Back to back townhouses are an increasingly popular housing option in developing communities in Ottawa. They fit the neighbourhood character of these communities whilst enabling higher density development. As they are generally not supported by any residential zones, exceptions have been granted in the past to allow their development.

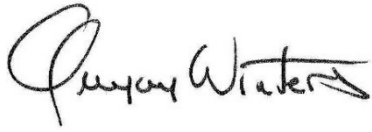
We trust that the proposed change to the rezoning is acceptable. We look forward to this application being put on the Planning Committee agenda. Please do not hesitate to contact the undersigned below should you have any further questions or comments.

Yours truly,

NOVATECH



James Ireland, BUPD
Project Planner, Planning & Development



Greg Winters, MCIP RPP
Senior Project Manager, Planning & Development