

May 22, 2019

**Ms. Cheryl McWilliams**  
Planner III  
City of Ottawa  
110 Laurier Avenue West  
Ottawa, ON K1P 1J1

Via Email: cheryl.mcwilliams@ottawa.ca

**RE: 6335 and 6350 Perth Street  
Zoning By-law Amendment Application  
Planning Addendum**

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Dear Ms. McWilliams,

Further to your request, the purpose of this Planning Addendum is to provide details of the three proposed townhouse dwelling types in the Richmond Village Development Corporation (RVDC) Fox Run development in the Western Development Lands in the Village of Richmond. Specifically, this Addendum provides enabling zoning performance standards that are recommended to be incorporated into the requested zoning relief in the Zoning By-law Amendment application for the lands.

As described in the Fotenn Planning Rationale dated March 2019, the previously-approved Plan of Subdivision for the Fox Run development has been revised, and introduces rear-lane townhouse dwelling types north of Perth Street. A Plan of Subdivision Revision application has been submitted to amend the approved Plan.

Similarly, a Zoning By-law Amendment application has been submitted to reflect the proposed changes in the zoning framework. In addition to reconfiguring some of the zoning boundaries, the Zoning By-law Amendment seeks to amend applicable provisions to permit the RVDC models of townhouse, back-to-back townhouse, and the new rear-lane townhouse dwelling type.

The existing Village Third Density Subzone B, Rural Exception 780, Holding Zone (V3B[780r]-h) zoning is proposed to be amended to permit these dwelling types.

### **Recommended Zoning Details**

The zoning provisions below are recommended to be included in the requested Zoning By-law Amendment application. These provisions have been used elsewhere in the City of Ottawa to accommodate similar housing forms:

Zone requirements for townhouse dwellings:

- / Minimum lot area: 132 m<sup>2</sup>
- / Minimum lot width: 6.0 m
- / Minimum front yard setback: 4.0 m
- / Minimum interior side yard setback: 1.5 m
- / Minimum corner side yard setback: 4.0 m
- / Minimum rear yard setback: 6.0 m

- / Maximum building height: 14 m
- / Maximum lot coverage: 65%
- / Minimum landscaped area: 14%

Zone requirements for back-to-back townhouse dwellings:

- / Minimum lot area: 80 m<sup>2</sup>
- / Minimum lot width: 6.0 m
- / Minimum front yard setback: 4.0 m
- / Minimum interior side yard setback: 1.5 m
- / Minimum corner side yard setback: 4.0 m
- / Minimum rear yard setback: 0.0 m
- / Maximum building height: 14 m
- / Maximum lot coverage: 79%
- / Minimum landscaped area: 14%

Zone requirements for townhouse dwellings with access to a rear lane:

- / Minimum lot area: 120 m<sup>2</sup>
- / Minimum lot width: 5.5 m
- / Minimum front yard setback: 4.0 m
- / Minimum rear yard setback: 0.0 m
- / Minimum interior side yard setback: 1.5 m
- / Minimum corner side yard: 4.0 m
- / Maximum building height: 14 m
- / Maximum lot coverage: no maximum
- / Minimum landscaped area: no maximum

**Conclusion**

The proposed zoning standards for the townhouses, back-to-back townhouses, and rear-lane townhouses are reasonable and appropriate for the development. It is recommended that these provisions be included in the Zoning By-law Amendment.

Sincerely,



Jaime Posen, MCIP RPP  
Senior Planner