

September 1, 2023

**Mr. John Bernier**

Planner II  
Development Review, Central  
Planning, Real Estate and Economic Development Department  
City of Ottawa  
110 Laurier Avenue West. Ottawa, ON

**RE: Streetscape Character Analysis  
1806 Scott Street  
Application #: D07-12-23-0006 and D02-02-23-0007**

Dear Mr. Bernier,

Please find included in this letter the Streetscape Character Analysis (SCA) conducted in support of the Zoning By-law Amendment (ZBLA) and Site Plan Control (SPC) applications submitted for 1806 Scott Street ("subject site").

Based on the SCA, the dominant neighbourhood pattern was determined to be the following:

- / Table 1: Garages, Carports, and Parking:
  - No garage or carport is attached to the front façade or corner façade of the dwelling
  
- / Table 2: Driveway Character Groups and Legal Front Yard Parking:
  - Individual/ Share Driveways
  - A single-width driveway or shared driveway is the common dominant characteristic
  
- / Table 3: Principal Entranceway Character Group
  - Principal entranceway is located on the front façade of the dwelling unit and faces the street

Sincerely,



Tamara Nahal, MPI  
Planner



Lisa Dalla Rosa, MCIP, RPP  
Associate – Planning

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## Streetscape Character Analysis

The subject site is located within the Mature Neighbourhoods Overlay. As a result of the proposed retention of two (2) existing parking spaces, an SCA is required based on Section 140 of the Ottawa Comprehensive Zoning By-law 2008-250.

The intent of the Overlay is to regulate the character of low-rise development including front door location, driveway width, and parking through the completion of a Streetscape Character Analysis (SCA). The Mature Neighbourhoods Overlay generally applies to low rise-built form, and provides guidance on elements of the built form, such as walkway and driveway width, garage permissibility, location, and orientation, and parking space location and size.

Per Policy (6)(a), the Streetscape Character Analysis must document the dominant pattern with respect to:

- / location and type of driveways;
- / location and size of all parking spaces, garages and carports; and,
- / orientation of principal entranceways.

Per Policy (7)(a), a driveway in the front or corner side yard is:

- / prohibited where access to a permitted or legally nonconforming parking space in the rear yard or interior side yard is able to be provided via a travelled rear lane;
- / where not prohibited under (a), is permitted or prohibited according to the dominant pattern of driveways, subject to Table 140A and Table 140B;
- / where permitted subject to 140B, is subject to 139(3); and
- / despite the dominant driveway pattern, where the number of lots in Character Group B and C combined outnumber those in Character Group A, the dominant pattern is deemed to be B (single-wide driveways.)
- / In the case of an apartment dwelling, low-rise, or a stacked dwelling, where a driveway is permitted, the maximum permitted width for a driveway that leads to:
  - less than 20 parking spaces: 3.6 m
  - 20 or more parking spaces: 6 m

An SCA was conducted for 21 properties on the surrounding streets. As the subject site is located directly across from the Transitway and there are no dwelling units across the street on Scott Street, the SCA was conducted for properties on Scott Street, Rockhurst Road, Oakdale Avenue, Gould Street, Spencer Street, and Carleton Avenue as highlighted on Figure 1 .



Figure 1: Properties evaluated as part of the SCA

Out of the assessed properties, one did not have a legal parking space: 1794 Scott Street. The remaining properties had legal parking spaces or legal non-conforming front and/or corner yard parking spaces that existed prior to 2018.<sup>1</sup>

Two corner properties provided parking on both the front yard and corner side yard side: 323 Oakdale Avenue and 319 Spencer Street. Therefore, numbers in the table do not add up to 21.

	Number	Table 1: Front facing garages	Table 2: Access and Parking Character rating	Illegal FY/ CSY parking? Did it exist before 2018?	Table 3: Main Door Character
Scott St	1826	A	D	Legal non-conforming	A
	1822	A	B		A
	1818	A	B		A
	1816	A	B		A
	1812	A	B		A
	1806 ★	A	D	Legal non-conforming	A
	1798	A	D	Legal non-conforming	A

<sup>1</sup> By-law 2018-155 amended Zoning By-law 2008-250 prohibiting parking abutting a street in residential zones.

	Number	Table 1: Front facing garages	Table 2: Access and Parking Character rating	Illegal FY/ CSY parking? Did it exist before 2018?	Table 3: Main Door Character
	1794	A	D	Not legal non-conforming	A
	1790	A	C		A
	1786	A	B		A
Rockhurst Rd	296	A	B		A
	298	A	B		A
	300	A	B		A
	306	A	C		B
	310	A	B		A
	323	A	D	Legal non-conforming	A
Oakdale Ave	323	B	C		A
			D	Legal non-conforming	A
Gould St	53	B	C		A
	54	B	C		A
Spencer St	319	B	B		A
		B	C		A
Carleton Ave	286	A	B		A

Table 1: Results of SCA, with dominant character highlighted in blue

	Table 1: Garages, Carports, and Parking	Table 2: Driveway Character Groups and Legal Front Yard Parking	Table 3: Principal Entranceway Character Group
A	17	0	22
B	5	11	1
C		6	
D		6	

The dominant pattern for each Table is as follows:

Table 2: Dominant Pattern for Each Table of the SCA

Table	Dominant Pattern
<b>Table 1: Garages, Carports, and Parking</b>	No garage or carport is attached to the front façade or corner façade of the dwelling.
<b>Table 2: Driveway Character Groups and Legal Front Yard Parking</b>	Individual/ share driveways (single-width or shared).
<b>Table 3: Principal Entranceway Character Group</b>	Principal entranceway is located on the front façade of the dwelling unit and faces the street.

### 1.1 Site Photographs



1826 Scott Street



1822 Scott Street



1818 Scott Street



1812 Scott Street



1806 Scott Street, viewed from Scott Street ★



1806 Scott Street, viewed from Rockhurst Road ★



1798 Scott Street, viewed from Scott Street



1798 Scott Street, viewed from Rockhurst Road



1794 Scott Street



1790 Scott Street



1786 Scott Street



286 Carleton Avenue



296 Rockhurst Road



298 Rockhurst Road



300 Rockhurst Road



310 Rockhurst Road



323 Oakdale Avenue, viewed from Oakdale Avenue



323 Oakdale Avenue, viewed from Rockhurst Road



53 Gould Street, viewed from Gould Street



53 Gould Street, viewed from Rockhurst Road



54 Gould Street, viewed from Gould Street



54 Gould Street, viewed from Rockhurst Road





319 Spencer Street, viewed from Spencer Street



319 Spencer Street, viewed from Rockhurst Road



323 Rockhurst Road, viewed from Spencer Street



323 Rockhurst Road, viewed from Rockhurst Road