

Zoning Chart Revision – R3YY[XXXX] Trailsedge Phase 4 Subdivision

December 9, 2021

Mr. Michael Boughton
Planner III, Development Review – East
Planning, Infrastructure and Economic Development Department
City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1P 1J1

**RE: Zoning Chart Revision – Proposed R3YY[XXXX] Zone
Trailsedge Phase 4 Subdivision
Draft Plan of Subdivision & Zoning By-law Amendment (D07-16-21-0006 and D02-02-21-0023)**

Dear Mr. Boughton,

As was indicated in our originally submitted Planning Rationale, dated March 16th, 2021, the “Residential Third Density Zone, Subzone YY, with Exceptions (R3YY[XXXX])” zoning is proposed for the low-rise residential component of the proposed plan of subdivision (Figure 1). Some of the provisions for the back-to-back townhouse product were incorrect in our original Planning Rationale. Therefore, the purpose of this letter is to clarify the proposed provisions for the portion of the subdivision to be zoned R3YY[XXXX].

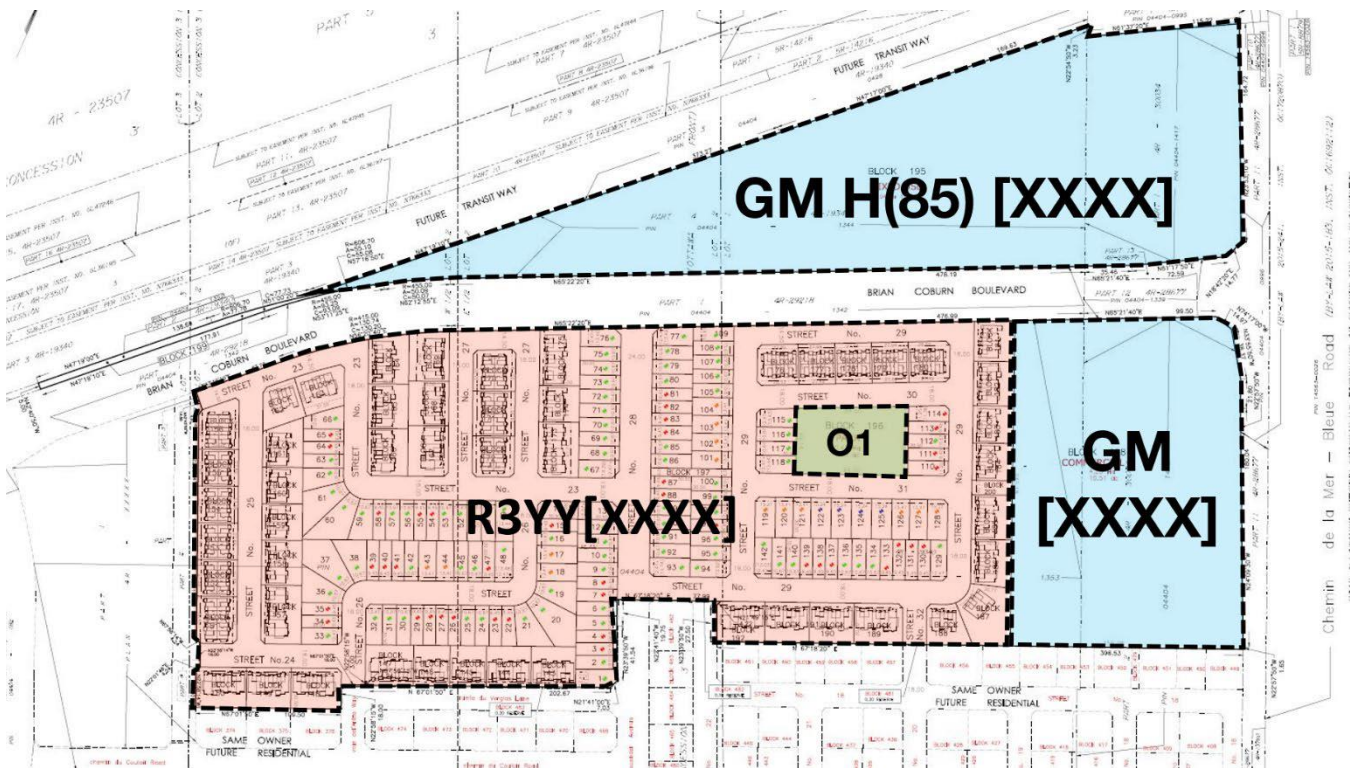


Figure 1 Proposed Zoning Map - Trailsedge Phase 4.

The purpose of the Residential, Third Density – R3 zone is as follows:

1. Allow a mix of residential building forms ranging from detached to townhouse dwellings in areas designated as General Urban Area in the Official Plan;
2. Allow a number of other residential uses to provide additional housing choices within the third density residential areas;
3. Allow ancillary uses to the principal residential use to allow residents to work at home; and
4. Regulate development in a manner that is compatible with existing land use patterns so that the mixed dwelling, residential character of a neighbourhood is maintained or enhanced.

The low-rise residential component of the proposed subdivision reflects the above noted purposes of the R3 zone. The requested zoning provisions generally align with the purpose of the parent R3 zone.

The proposed Exception would vary the R3YY provisions to allow for a similar built form and density for the area. **More specifically, the Exception would address the following items:**

- / **Three provisions that address the unique characteristics of the back-to-back townhouse dwelling type, including:**
 - o **A smaller minimum lot area (84 m²);**
 - o **A greater minimum interior side yard setback (1.5 m); and**
 - o **The need to have air conditioners in the front or corner side yards given that this dwelling type does not have a rear yard.**

- / **A front yard setback of 4.5 metres for all unit types to achieve an urban built form where the buildings frame the street.**

- / **A corner yard setback of 3 metres for all unit types.**

Table 4: Proposed Zoning

R3YY[XXXX] Proposed Zoning Provisions							
Unit Type	Min. lot width (m)	Min. lot area (m²)	Max. building height (m)	Min. Front Yard Setback (m)	Min. Corner Yard Setback (m)	Min. Rear Yard Setback (m)	Min. Interior Yard Setback (m)
Detached	9 m	240 m ²	12 m	4.5 m	3 m	6 m	Varies ¹
Townhouse	6 m	150 m ²	12 m	4.5 m	3 m	6 m	1.2 m
Back-to-back townhouse²	6 m	84 m²	12 m	4.5 m	3 m	0 m	1.5 m
Townhouse with rear lane access	6 m	150 m ²	12 m	4.5 m	3 m	6 m	1.2 m

Endnotes	
1	Minimum total interior side yard setback is 1.8 m, with one minimum yard, no less than 0.6 m. Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard.
2	Air conditioner condenser may be located in a front or corner side yard when units are attached back-to-back

Please note that no changes are proposed to the GM[XXXX], GM H(85) [XXXX], and O1 zoning proposed for the remainder of the subdivision.

Please feel free to contact us at carrara@fotenn.com or beed@fotenn.com with any questions for requests for additional information.

Sincerely,



Julie Carrara, MCIP RPP
Associate, Planning



Tim Beed, MCIP RPP
Senior Planner