



SCA File No. D02-99-20-0688

September 29, 2020

Nick Sutherland
FOTENN
sutherland@fotenn.com

Dear: Nick Sutherland

**Subject: Confirmation of Streetscape Character Analysis (SCA):
161 Hinchey Avenue**

The above-noted Streetscape Character Analysis Form, received by the City of Ottawa on September 16, 2020, has been reviewed and satisfies the City's Streetscape Character Analysis requirements of Sections 139 and 140 of *Zoning By-law 2008-250*.

The following dominant Character Groups for the above-referenced property/properties are hereby confirmed as follows:

Front/Corner Side Yard: Character Group D

This means you are required to provide a front and/or corner side yard of a pattern within the dominant Character Group noted above or in any other Character Group that is more restrictive, such that if the Character Group is B, you may design according to any pattern in either Group A or B. Please refer to Zoning By-law section 140, Table 140(A) for full details.

Access/Driveways/Parking: Character Group B

This means that if you choose to provide parking (not required for buildings of up to 12 dwelling units), you may ONLY provide it in a pattern within the above-noted dominant Character Group or in any other Character Group that is more restrictive. Please refer to Zoning By-law section 140, Table 140 (B) for full details.

Location of Front Door: Character Group A

This means that you are required to place the front door of your residential use building in a pattern within the above-noted dominant Character Group A. Where the Character Group is B you may also develop according to Character Group A. Further, where it is intended that the principal door of one or more dwelling unit(s) faces one street, and one principal door of any other dwelling unit(s) faces the other street, then please refer to Zoning By-law s. 139 and section 140, Table 140(C) for full details.



These confirmed dominant Character Groups specify the Overlay zoning regulations that affect the lot proposed to be developed, redeveloped or where an addition to the existing dwelling is or will be proposed in the front, corner or interior side yard. The proposed development is, therefore, required to develop according to the above-noted dominant Character Groups pursuant to Sections 139 and 140 of *Zoning By-law 2008-250*. Of note, however, is that the Character Group (s) that are more restrictive than those noted herein, where Character Group A is always the most restrictive and Character Group D is always the least restrictive, will also be permitted as compatible development approaches to those in Character Groups B, C and D.

If there is a tie, with two or three equally dominant Character Groups, then you may develop either of the dominant two, or the dominant three, accordingly.

Please ensure that this confirmation letter is submitted with your development review application. If you have any questions, please contact Solé Carvajal by telephone, at 613-580-2424 ext. 27029 or by email at sole.carvajal@ottawa.ca.

Sincerely,

Solé Carvajal
Planner, Development Review Central