



November 21, 2022

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Via email: adrian.vanwyk@ottawa.ca

**Subject: Site Plan Control Application – File No.: D07-12-22-0129
637 Cummings Ave – Addendum to Planning Rationale**

The following is an addendum to the Planning Rationale dated August 2022 that was submitted in support of this site plan application. It is intended to respond to the comments under Part 5 – Planning of the letter dated November 7, 2022 and should be read in conjunction with the original report.

The following text enclosed by quotation marks amends the text of Section 5 - Zoning By-law and the relevant portions of the table found in that section to include references to the permitted use – *planned unit development* and related performance standards they relate to this application.

“5. Zoning By-law

The Property is zoned **Residential Fourth Density Subzone UC (R4-UC)** (see Appendix G) which permits low-rise residential apartment building forms in a **planned unit development** use as proposed in this application”, ...

Section 161: Residential Fourth Density Subzone UC – R4-UC			
Section 161 (Subsection)	Requirement	Provided	Compliance
(8) for lots > 450 m ²	30% of lot area to be landscaped Lot area = 3268 m ² 30% = 980 m ²	Provided = 990 m ²	Yes
(15) (b) (iii) for lots > 450 m ²	50% of rear yard to be soft landscaped	97%	Yes

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(15) (d) where front yard setback > 3 m	40% of front yard to be soft landscaped where lot width > 12 m	68.7%	Yes
(16) (b) for lots > 450 m ²	Minimum 25% of units to be 2 bedroom	Total units = 29; Total 2 bed units = 22 or 76%	Yes
Table 162A – Subzone UC – Planned Unit Development			
Table 162A Standards	Requirement	Provided	Compliance
Minimum lot width	N/A	34.29 m	Yes
Minimum lot area	1400 m ²	3268 m ²	Yes
Maximum height	As per dwelling type – low-rise apartment >9 units: 11 m	10.45 m	Yes
Minimum front yard	4.5 m	7.26 m (existing) With 2 m required widening = 5.26 m	Yes
Minimum rear yard where front yard setback > 4.5 m (Table 144 B (b) and Table 162B - Endnote 4)	For lots located within Schedule 342, the minimum rear yard setback is 25% of the lot depth which must comprise at least 25% of the area of the lot, and need not exceed 7.5 m	6 m	Not compliant Minor variance required
Minimum interior side yard Table 162B Endnote 1	Subsection (b): 7.5 m	South lot line: 1.8 m North lot line: 1.7 m	Not compliant Minor variance required
Table 131 – Provisions for Planned Unit Development			
Table 131 Standards	Requirement	Provided	Compliance
(1) Minimum lot width	N/A	34.29 m	Yes
(2) Minimum setback for any wall of a residential use building to a private way	1.8 m	1.8 m	Yes
(4) Minimum separation area between buildings within a planned unit development	(a) where the height of abutting buildings within the PUD is less than or equal to 14.5 m = 1.2 m	Building height is 10.45 m: Distance between buildings: 22.5 m	Yes

“In summary, the proposed **planned unit development** comprised of an existing two-storey apartment building and a proposed three-storey apartment building is a permitted use and the built form and site plan conform to the majority of the existing performance standards in the **R4-UC** zone. The minor revisions necessary to the minimum rear yard setback, the interior side yard setback and to the width the driveway will be addressed through a separate application for minor variance to the Committee of Adjustment. It is intended to file this application following the initial circulation and review of the draft site plan.”



This concludes the addendum to the Planning Rationale. If there are any questions, please do not hesitate to contact me.

Yours respectfully,

Dennis Jacobs MCIP, RPP
Principal Planner

