

# STREETSCAPE CHARACTER ANALYSIS



## APPLICATION FOR DEVELOPMENT OR PRIVATE APPROACH IN THE AREA COVERED BY THE MATURE NEIGHBOURHOODS OVERLAY

A **Streetscape Character Analysis** is required for the purposes of establishing zoning conformity, for all of the following applications on properties located within the Mature Neighbourhoods Overlay as identified in Zoning By-law 2008-250 as amended:

- **Building Permit**, for any development of, or additions to, a residential use building or part thereof **that is visible from the street**;
- **Private Approach Permit**, for any new private approach leading to a driveway or parking space from a public street;
- **Consent for severance, Minor Variance or Permission to expand or change a legal non-conforming use**, to the Committee of Adjustment;
- **Site Plan Control, Part Lot Control, Zoning Amendment or Official Plan Amendment.**

## HOW TO COMPLETE A STREETSCAPE CHARACTER ANALYSIS

The Streetscape Character Analysis consists in recording the existing patterns for front yard, driveways and parking, and main entrance to the principal dwelling, for the streetscape on which your property is located.

### STEP 1 – DETERMINE EXTENT OF YOUR STREETSCAPE

*The lots that you record must face the same street as your property in all cases.*

The streetscape is generally comprised of 21 lots surrounding your property. Using <http://maps.ottawa.ca/geoOttawa/>, identify the lots that make up your streetscape as follows:

- Five lots to the right and five lots to the left,
- The lot directly across the street from yours, and
- Five lots to the right and five lots to the left of the lot directly across the street from yours (*figure 1*).

If your property, or the one across the street, is closer than five lots to an intersection, stay within your block without crossing intersections to get your 21 lots (*figures 2, 3*).

If the side of the street on the block on which your property is located, or the opposite side of the street, has fewer than 11 lots:

- You can document the rest of the side of that block, if it has at least 5 lots on either side (*figure 4*).



- You have to document lots beyond the intersection if there are fewer than five lots on either side. If this is the case, you need not go more than one block further on either side of each intersection (*figure 5*).

If the street on which your property is located ends at the end of your block:

- You can document the whole block if it has less than 21 lots but at least 11 lots;
- If your block has fewer than 11 lots, you can document lots beyond the intersection to get to 21.



## STEP 2 – DOCUMENT THE PATTERNS ON THE STREETSCAPE

The dominant patterns on your streetscape for front yards, parking and driveways, and the main entrance to the house, set your zoning rules. To find out what the zoning allows you to do, you must first establish what is the dominant pattern for each of the three attributes named above.

**6 FRONT YARD PATTERNS**

135	133	129	127	125	123	121	119	117	115	113
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142	126	124	122	120	116	112	108
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A: _____
B: _____
C: _____
D: _____

- On the Streetscape Character Analysis sheet, start by writing in the **address** of all the lots that make up the streetscape (the 21 lots around yours, or the lots that correspond to the situations described in Step 1). Also write the address of your property, which is the one identified by a star. Where a street intersects, draw a thick line after the lot that ends the block (*figure 6*). Write these on all three sections of the sheet (Front Yard Patterns, Parking Patterns, Entranceway Patterns).
- In the first section (Front Yard Patterns), document the **type of front yard** found on each of the lots that make up your streetscape, using the types listed in Section 140(1) of the Zoning By-law. In the table to the right, add up how many of the patterns from each of the Consistency Groups are present on the streetscape. The most prevalent group (the one with the most occurrences) is your front yard requirement.
- In the second section, document the type of **driveway and parking** found on each of the lots that make up your streetscape, using the types listed in Section 140(2) of the Zoning By-law. In the table to the right, add up how many of the patterns from each of the Consistency Groups are present on the streetscape. The most prevalent group (the one with the most occurrences) is what you are allowed to do. **NOTE:** Parking is not required, it is permitted ONLY if it is provided in a pattern that belongs to the most prevalent on your streetscape.
- In the third section, document the type of **main entranceway** to the houses found on each of the lots that make up your streetscape, using the types listed in Section 140(3) of the Zoning By-law. In the table to the right, add up how many of the patterns from each of the Consistency Groups are present on the streetscape. The most prevalent group (the one with the most occurrences) is your main entranceway requirement.



## STEP 3 – DETERMINING YOUR ZONING AND YOUR PERMISSIONS

**Front yards:** You **MUST** provide a front yard of a type that is within the same Consistency Group as the most prevalent on your streetscape. There are **FOUR** Consistency Groups:

**GROUP A: Fully landscaped front yard**



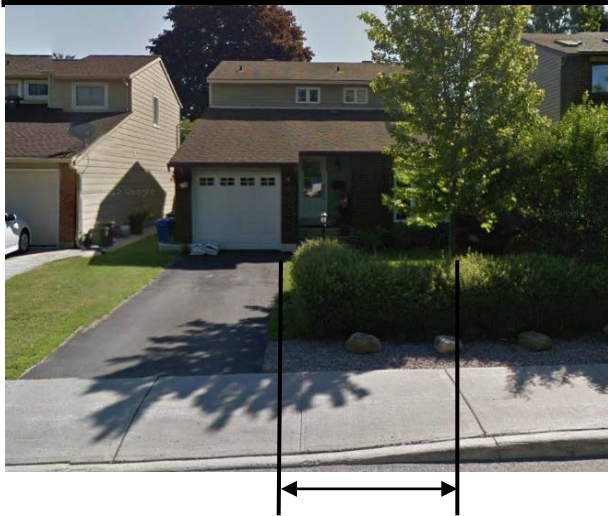
Entire front yard from lot line to lot line is landscaped (can be vegetal or mineral landscaping, or a mix of the two, as long as a car can't park there) – walkways allowed.

**GROUP B: Landscaped front yard in front of the house**



There is landscaping across the entirety of the front wall of the house (can be vegetal or mineral landscaping, or a mix of the two, as long as a car can't park there) - walkways allowed.

**GROUP C: Landscaped front yard in front of part of the house**



There is landscaping in front of a portion of the front of the house (can be vegetal or mineral landscaping, or a mix of the two as long as a car can't park there) – walkways allowed.

**GROUP D: Small or no landscaped front yard**



Either the house extends to the front lot line, or a permitted projection (porch, stoop) extends to the front lot line and occupies all or part of the width of the front yard.

**Parking:** Not required. You may provide parking, ONLY IF it is provided in a pattern that belongs to the Consistency Group that is most prevalent on your streetscape. There are FOUR Consistency Groups:

**GROUP A: No streetscape impact from on-site parking**



The property either has no on-site parking, or has parking accessed from a rear lane or a side street (if on a corner).

**GROUP B: Low streetscape impact from on-site parking**



A permitted driveway will measure **no more than one-third** of the lot width. It can be a shared driveway and it can pass through a carriageway.

**GROUP C: Medium streetscape impact from on-site parking**



A permitted driveway will measure **between one-third and one-half** of the lot width.

**GROUP D: High streetscape impact from on-site parking**



A permitted driveway will measure **half or more** of the lot width.



**Main entrance to the house:** You MUST put the main entrance to your house in the same way as the most prevalent Consistency Group on your streetscape. There are TWO Consistency Groups:

**GROUP A: On or off the front wall, facing the street**



The principal entranceway into the house either faces the front lot line, or is part of a “permitted projection” (such as a porch) located along the front wall of the house but doesn’t face the front lot line.

**GROUP B: Not on the front wall and not facing the street**



The principal entranceway into the house is not located on the front wall.

# STREETSCAPE CHARACTER ANALYSIS

## 1. FRONT YARD PATTERNS

						★						

A: \_\_\_\_\_

B: \_\_\_\_\_

C: \_\_\_\_\_

D: \_\_\_\_\_

## 2. PARKING PATTERNS

						★						

A: \_\_\_\_\_

B: \_\_\_\_\_

C: \_\_\_\_\_

D: \_\_\_\_\_

## 3. ENTRANCEWAY PATTERNS

						★						

A: \_\_\_\_\_

B: \_\_\_\_\_

C: \_\_\_\_\_

D: \_\_\_\_\_