



**Carlington  
Community  
Association**

Carlington Community Association  
c/o Alexander Community Centre  
960 Silver Street  
Ottawa, ON K1Z 6H5

Mailing Address:  
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February 18th, 2020

Tim J. Moerman  
Zoning and Interpretations Team  
Ottawa City Hall  
110 Laurier Ave W  
Ottawa, ON K1P 1J1

Re: Residential Fourth Density (R4) Zoning Review, Discussion Paper #3

Dear Mr. Moerman:

The Carlington Community Association is in support of the recommended zoning adjustments regarding low rise apartment buildings on smaller lots, to allow for a greater supply of ground orientated, family friendly intensification within our neighbourhood.

Our concerns and comments are the following:

- The language of the zoning by-law must be plain and strong to communicate the intent and to prevent the Committee of Adjustments of setting precedents in the future.
- Even though we understand the need and intent of the elimination of parking spaces we are concerned of the neighbourhood impact of on street parking. The generous 6m front yard setbacks in our neighbourhood might allow for one front yard parking space to complement the accessible apartment unit.
- The height of these low-rise apartment buildings on small lots must be 11m or less.
- Rooftop Patios must be prohibited.
- Site Plan Control must be required unless the builder follows a standard approach for the development, which must be established between the city, GOHBA and the FCA (Community Associations). A neighbourhood specific approach might be necessary but should not fragment the zoning by-law.

Sincerely,

Robert Brinker  
Chair, Development Committee  
Carlington Community Association