

Mature Neighbourhood Streetscape Character Analysis

Terms of Reference

1. Description

In the Mature Neighbourhoods, “Your street gives you your rules”. In addition to the regular zoning that applies to your property, certain rules are based on your streetscape. To determine all your zoning requirements and permissions, a Streetscape Character Analysis is required. An innovative way of thinking about what really matters in mature neighbourhoods, the planning focus is on the similarities between the many lots along the street and on methods to emphasize and reinforce those key attributes that give the street its sought-after look.

2. Authority To Request

Zoning By-law, Section 140 - Low-rise Residential Development within the Mature Neighbourhoods Overlay

3. When Required

- A Streetscape Character Analysis (SCA) may be required for a Zoning By-law amendment application in areas covered by the Mature Neighbourhoods zoning overlay. See the [Mature Neighbourhoods Overlay map](#).
 - Applies to all residential development of four storeys or less located in a R1, R2, R3, or R4 zone.
 - Does not apply to non-residential development, nor to mid- or high-rise apartment buildings.
 - More information regarding which types of development the SCA applies to can be found in the resources listed in Section 6 of this Terms of Reference, or by emailing sca-apr@ottawa.ca

4. Contents

The Zoning By-law (Section 140) requires: Documentation of the character along your street of lots on either side of, and opposite to, yours – usually of 21 lots (see SCA Manual if street has less than 21 lots) that looks at three attributes: 1) the presence or absence of attached front-facing garages, 2) the presence and type of driveways; and 3) location of front doors.

For Content requirements refer to [Streetscape Character Analysis \(SCA\) Manual](#) and [Streetscape Character Analysis Form](#)



5. Submission Requirements

For Evaluation requirements refer to [Streetscape Character Analysis \(SCA\) Manual](#) and [Streetscape Character Analysis Form](#)

SCA Form must be submitted to the City for confirmation of the facts and the resulting dominant character of each land use factor

- Photographs of the 21 lots included in your analysis are required, and
- SCA Form and photographs must be
- E-mailed to sca-apr@ottawa.ca (link opens email application)
- Strongly recommended to submit the SCA Form prior to your development application being submitted, to avoid delay in the development review process

The [SCA Manual](#) and [SCA Form](#) are available here online. You can also contact a Development Information Officer (via 3-1-1) or alternatively email the SCA Mailbox at sca-apr@ottawa.ca (link opens email application) for further information.

6. Resources / Background

Zoning By-law, Section 140 - Low-rise Residential Development within the Mature Neighbourhoods Overlay

[Streetscape Character Analysis \(SCA\) Manual](#)

[Mature Neighbourhoods zoning overlay map](#)

[Streetscape Character Analysis Form](#)

