Civic Hospital Neighbourhood 1940's

Our houses and the Civic Hospital neighborhood scale and texture has remained to this day. (It has a Mature neighborhood overlay)

1081 Carling is presently zoned appropriately for the neighborhood. Compact urban form yes but in a considered sensitive way.



The purpose of the AM – Arterial Mainstreet Zone is to: from City of Ottawa's own guidelines

accommodate a broad range of uses including retail, service commercial, offices, residential and institutional uses in mixed-use buildings or side by side in separate buildings in areas designated Arterial Mainstreet in the Official Plan; and impose development standards that will promote intensification while ensuring that they are compatible with the surrounding uses.

- The height and mass of the proposed development is not consistent with the zoning for the site nor the portion of Carling Avenue from Preston street to the Westgate shopping center.
- The proposed development does not provide mixed uses either on the ground floor or above. In fact it removes services from the neighborhood that are presently in the existing office building.
- ٠











