

Zoning Confirmation Report

788 March Road

June 25, 2024

Annex 1 - Zoning Confirmation Report Checklist

| A. Project Information | | | |
|------------------------|------------------------------------|---------------------------|--|
| Review Date | March 14, 2024 | Official Plan Designation | Mainstreet Corridor, Suburban Transect |
| Municipal Address(es) | 788 March Road | Legal Description | Part of Lot 10, Concession 4, Geographic Township of March, City of Ottawa |
| Scope of Work | Site Plan Control & Minor Variance | | |
| Existing Zoning Code | GM | By-law Number | 2008-250 |
| Schedule 1 / 1A Area | Area C | Overlays Applicable | Flood Plain (Section 58) |

| B. Zoning Review | | | |
|--|---|------------------------------|-----------------|
| For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing. | | | |
| Zoning Provisions | By-law Requirement or Applicable Section, Exception or Schedule Reference | Proposal | Compliant (Y/N) |
| Proposed Zone/Subzone (Zoning By-law Amendments only): | | | |
| Principal Land Use(s) | Apartment dwelling, mid-rise | Apartment dwelling, mid-rise | Y |
| Lot Width | No minimum | 64.62 m | Y |
| Lot Area | No minimum | 12,210.01 m ² | Y |
| Front Yard Setback | 3 m | 3.7 m | Y |
| Corner Side Yard Setback | 3 m | 3.17 m | Y |
| Interior Side Yard Setback | For a residential building higher than 11 m in height: 3 m | 38.91 m | Y |
| Rear Yard Setback | For a residential use building: 7.5 m | 3.06 m | N |
| Lot Coverage Floor Space Index (F.S.I.) | 2 | 1.33 | Y |
| Building Height | 18 m | 21.2 m | N |
| Accessory Buildings Section 55 | -- | -- | -- |
| Projections into Height | -- | -- | -- |

B. Zoning Review

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| Zoning Provisions | By-law Requirement or Applicable Section, Exception or Schedule Reference | Proposal | Compliant (Y/N) |
|---|--|--|-----------------|
| Limit - Section 64 | | | |
| Projections into Required Yards - Section 65 | -- | -- | -- |
| Required Parking Spaces Section 101 and 103 | 1.2/ dwelling unit 236 spaces | 236 spaces | Y |
| Visitor Parking spaces Section 102 | 0.2/ dwelling unit 39 spaces | 39 spaces | Y |
| Size of Space Section 105 and 106 | Minimum dimensions of 5.2 m by 2.6 m | 262 parking spaces are 5.2 by 2.6 m | Y |
| | Up to 40% of required resident parking may be reduced to 4.6 m by 2.4 m: 117 | 13 (5%) parking spaces are 4.6 m by 2.4 m | Y |
| Driveway Width Section 107 | Parking Lot: 6.0 m Parking Garage: 6.0 m | Parking Lot: 6.7 m Parking Garage: 6 m | Y |
| Aisle Width Section 109 | Parking Lot: 6.0 m Parking Garage: 6.0 m | 6.7 m | Y |
| Location of Parking Section 109 | No person may park a motor vehicle: in a required front yard; in a required corner side yard; or in the extension of a required corner side yard into a rear yard | Parking proposed in parking garage and rear yard | Y |
| Refuse Collection Section 110 | -- | -- | -- |
| Bicycle Parking Rates Section 111 | 0.5 per dwelling unit 196 units: 98 spaces | 194 bicycle parking spaces *99 spaces are accessible from a minimum 1.5m wide aisle | Y |
| Amenity Space Section 137 | Total: 6 m ² per dwelling unit = 1,176 m ² | Total: 1,823 m ² | Y |
| | Communal Area: A minimum of 50% of the required total amenity area = 588 m ² | Communal Area: 608 m ² | |
| | Layout: At least one amenity area must be a minimum of 54 m ² | Layout: 218 m ² | |

B. Zoning Review**For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.**

| Zoning Provisions | By-law Requirement or Applicable Section, Exception or Schedule Reference | Proposal | Compliant (Y/N) |
|--|---|---|------------------------|
| Other applicable relevant Provision(s) | | | |
| Setback from Watercourses Section 69(3) | No building shall be located closer than 30 m to the normal high-water mark of any watercourse unless, as established through conditions of Site Plan approval, a different setback is determined to be appropriate in accordance with the criteria set forth in the Official Plan. | Majority of building is 30 m from normal high-water mark, portions located closer. Per letter provided by Gemtec, this is appropriate in accordance with the criteria in the Official Plan. | Y |
| Minimum Setback for Any Wall of a Residential Use Building to a Private Way | 1.8m | 1.8 m | Y |
| Minimum Separation Between Buildings in a Planned Unit Development | 3 m | 11.73 m | Y |

| Section | By-law Requirement | Requirement | Proposed |
|--------------------------|--|--------------------|-----------------|
| s. 187(3)(e)(iii) | Minimum Rear Yard Setback for a residential use building | 7.5 m | 3.06 m |
| s. 187(3)(f) | Maximum Building Height | 18 m | 21.2 m |