

Zoning Confirmation Report

398, 402, 406 Roosevelt Avenue

Provided below, are the relevant zoning provisions for the proposed development, seeking Site Plan Control. Please note that the proposed development meets all zoning provisions and contemplates a permitted use within the existing R5B[2472] H(21) zone.

1.0 Project Information

Review Date		Official Plan Designation	Neighbourhood
Municipal Address	398, 402, 406 Roosevelt Avenue	Legal Description	Part 1 Plan of LOTS 5, 6, and 8, Registered Plan 114, City of Ottawa
Scope of Work	Six-storey residential building		
Existing Zone	R5B[2472] H(21)	By-law Number	2008-250
Schedule 1	Area A	Overlays	Evolving Neighbourhood

2.0 Zoning Review

Proposed Zone	R5B[2472] H(21)		
Zoning Provisions	Requirement	Proposed	Compliance
Principal Land Use	Apartment dwelling, mid-rise	Apartment dwelling, mid-rise	Yes
Lot Width	22.5 metres	45.9 metres	Yes
Lot Area	675 square metres	1,365 square metres	Yes
Front Yard Setback <i>(Urban Exception 2472)</i>	0 metres 2.5 metres stepback above 2 nd storey	0 metres 2.5 metres stepback above 2 nd storey	Yes
Corner Yard Setback	No Minimum	No Corner Yard	Yes
Interior Yard Setback <i>(Urban Exception 2472)</i>	North: 1.5 metres, with an additional 7 metres above the 4th storey. South: 0.5 metres	North: 1.5 metres, with an additional 7 metres above the 4th storey. South: 0.5 metres	Yes
Rear Yard Setback <i>(Urban Exception 2472)</i>	25% of lot depth does not exceed 7.5m	7.5 metres	Yes

	Stepback of 2 metres above the 5th storey	Stepback of 2 metres above the 5th storey	
Maximum GFA	No maximum	3,774.2 square metres	Yes
Building Height <i>(Urban Exception 2472)</i>	21.0 metres	18.9 metres	Yes
Projections into Height Limit	N/A	N/A	N/A
Projections into Required Yards	N/A	N/A	N/A
Required Parking Spaces <i>(Area X)</i>	25 parking spaces	25 parking spaces	Yes
Visitor Parking Spaces <i>(Area X)</i>	5 parking spaces	5 parking spaces	Yes
Size of Parking Space	5.2 x 2.6 metres	5.2 x 2.6 metres	Yes
Driveway Width	6 metres	6.7 metres	Yes
Aisle Width	6 metres	6.7 metres	Yes
Location of Parking	N/A	Below Grade	Yes
Refuse Collection	N/A	Interior of Building	Yes
Bicycle Parking Rate	31	78	Yes
Amenity Space	372 square metres	617 square metres	Yes

The proposed development meets all zoning provisions related to the subject property.

Sincerely



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