

5. Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	June 7, 2024 Revised Aug 9, 2024	Official Plan designation:	Suburban Transect Policy Area
Municipal Address(es):	119 Ryan Reynolds Way	Legal Description:	BLOCK 27, PLAN 4M1726; SUBJECT TO AN EASEMENT IN GROSS OVER BLOCK 27 PLAN 4M1726 AS IN OC2642814; CITY OF OTTAWA
Scope of Work:	New mixed use building with multi-unit residential and commercial space with an underground parkade		
Existing Zoning Code:	GM 15 [2156]	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area C: Suburban	Overlays Applicable¹:	

¹ Mature Neighbourhoods Overlay, Floodplain Overlay, and/or Heritage Overlay.

B. Zoning Review			
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Proposed Zone/Subzone (Zoning By-law Amendments only):			
Zoning Provisions ¹	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	Residential	Residential and Commercial	Y
Lot Width	No minimum	Front lot line: 8.5m Front interior lot line: 123.74m	Y
Lot Area	No minimum	6,799m ²	Y
Front Yard Set Back²	3m	3m	Y
Corner Side Yard Setback	3m	3m	Y
Interior Side Yard Setback	5m	5m	Y
Rear Yard Setback	3m	3m	Y
Lot Coverage Floor Space Index (F.S.I.)	2	1.8	Y
Building Height³	18m	17.95m	Y
Accessory Buildings Section 55	N/A	N/A	



Projections into Height Limit Section 64	Max. height limits do not apply to: elevator or stairway penthouses (By-law 2014-94)	Elevator shaft	Y
Projections into Required Yards Section 65	2m (Table 65.6c)	0.81m	Y
Required Parking Spaces Section 101 and 103	Mixed-Use Residential1/Unit: 121 Medical 4/100m ² : 15	Mixed-Use Residential1/Unit: 122 Medical 4/100m ² : 9*	Y *
Visitor Parking spaces Section 102	.2 per dwelling unit = 24 spaces	24 spaces	Y
Size of Space Section 105 and 106	2.6m x 5.2m & 2.4m x 4.6m	2.6m x 5.2m & 2.4m x 4.6m	Y
Driveway Width Section 107	6m	6.7m	Y
Aisle Width Section 107	6.7m	6.7m	Y
Location of Parking Section 109	Sec. 109.2	None	Y
Refuse Collection Section 110	Sec. 110. 3	Screened enclosure	Y
Bicycle Parking Rates Section 111	0.5/unit (residential) = 60 1/1000m ² (CRU) = 1	62 residential 2 CRU	Y
Amenity Space Section 137	720 m ²	1485.3m ²	Y
Other applicable relevant Provision(s)			
Exception 2156	Provisions detailed in Section E. Comments/Calculations	See section E. Comments/Calculations	Y

¹ This template represents a small selection of applicable provisions. Please consider the lot's geography (i.e. corner/through lot, proximity to water, inside/outside Greenbelt) and proposed land use (i.e. drive through operation, outdoor commercial patio, Planned Unit Development, long semi) and consult the by-law to determine which other sections of the By-law must be met. This can be attached in a separate document.

² Note that different performance standards apply to low-rise residential development inside the Greenbelt. Please reference Section 144 for these standards, where applicable.

* Inclusive of shared parking reduction provision for commercial/visitor



³ This includes maximum building height, minimum building height and setback provisions, where they exist

E. Comments / Calculations

Exception 2156:

- In addition to any other requirements for landscaping, a minimum 4 m wide landscaped area must be provided along any lot line abutting a residential zone and abutting Mer Bleue Road and Brian Coburn Boulevard.

- All buildings on the lot must have commercial space on the ground floor.

- Driveways providing access to the lot, may be located within the landscaped area described in above.

- For all buildings on the lot where a wall faces a public street it must have a minimum of 50% clear glazing at the first floor level.

- Building is to be setback no further than 14m from both Mer Bleue Road and Brian Coburn Boulevard.

Building faces along Mer Bleue Road and Brian Coburn Boulevard are either a minimum of 5 m in height, or contains a parapet a minimum height of 5 m measured from grade

Compliant:

The is a 4m landscape buffer is depicted on the Site Plan.

Commercial is located on the main floor

We have met the 50% glazing with the main floor residential units windows facing Brian Coburn have been enlarged and the commercial units are predominantly windows.

The building is set back 7.56m on Mer Bleue from the property line and 10.13m on Brian Coburn from the property line.

The building is 17.95m in height.

