

Zoning Confirmation Report

315 + 321 Chapel Street, future 8 Blackburn Avenue

Component 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	October 4, 2024	Official Plan Designation	Minor Corridor
Municipal Address(es)	315 + portion of 321 Chapel St Future: 8 Blackburn Ave	Legal Description	Part of Lot 4 (West Blackburn Avenue) Registered Plan no. 37220 (Geographic Township of Nepean)
Scope of Work	Site Plan Control application		
Existing Zoning Code	R5B[2454] S379	By-law Number	2008-250
Schedule 1 / 1A Area	Area X	Overlays Applicable	Heritage Overlay

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):	R5B[2454] S379		
Principal Land Use(s)	Apartment dwelling, mid-rise	Apartment dwelling, mid-rise	Y
Minimum Lot Width	22.5 m	29 m	Y
Minimum Lot Area	675 m ²	1,622.24 m ²	Y
Front Yard Set Back	Per Schedule 379	Per revised Schedule 379	Y
Corner Side Yard Setback	Per Schedule 379	Per revised Schedule 379	Y
Interior Side Yard Setback	Per Schedule 379	Per revised Schedule 379	Y
Rear Yard Setback	Per Schedule 379	Per revised Schedule 379	Y
Lot Coverage Floor Space Index (F.S.I.)	n/a	--	Y
	34 m	32.9 m	Y

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Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Maximum Building Height	9 storeys	9 storeys	Y
Accessory Buildings Section 55	n/a	--	n/a
Projections into Height Limit Exception 2454	Area D on Schedule 379 permits a projection above the height limit that may include indoor amenity rooms with associated washroom facilities with a maximum cumulative floor area of 200 m ² and a maximum projection above the height limit of 5 metres	Additional structures are proposed on the rooftop, including washrooms and an amenity area. Indoor amenity rooms and associated washroom facilities have a cumulative floor area of 46.91 square metres and project above the height limit by 5 metres	Y
Projections into Required Yards Section 65	Uncovered, unenclosed features such as decks or platforms where the walking surface is not higher than 0.6 m above adjacent grade: / ISY (west) and RY (south): no limit / FY (north, Laurier Ave E): the greater of 2m or 50% of the required front yard or corner side yard, but no closer than 1m to a property line / CSY (east, Blackburn Ave): Notwithstanding clause (23), balcony projections along the Blackburn Avenue frontage are permitted to project into required corner side yard with 0 metres setback from the property line. In all other cases: 2 metres, but no closer than 1 metre from any lot line.	FY: Porch is more than 4.34 m from property line CSY: Terraces on Blackburn project up to 0 m from the property line along the corner side yard	Y
Required Residential Parking Spaces Exception 2454	0.35 parking spaces per dwelling unit	42 resident parking spaces provided	Y

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	121 units * 0.35 parking spaces = 42 resident parking spaces required		
Required Visitor Parking spaces Exception 2454	0.03 parking spaces per dwelling unit 121 units * 0.03 parking spaces = 4 visitor parking spaces required	4 visitor parking spaces provided	Y
Size of Parking Spaces Section 105 and 106	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	Y
	Up to 50% of the parking spaces (23) in a parking garage may be reduced to a minimum of 4.6m long and 2.4m wide, provided that the space: / Is visibly identified as being for a compact car / Is not a required visitor parking space / Is not abutting or near a wall, column or similar surface that obstructs the opening of the doors of a parked vehicle or limits access to a parking space, in which case the minimum width is 2.6 metres.	0 "compact" spaces that comply with the provisions as listed Except for the 2 spaces permitted per Exception 2454 (below), 7 spaces are identified as "Non-Standard" spaces, as they are compact spaces or smaller and are located next to a wall or column. These spaces are not counted toward the "provided" resident or visitor spaces, above.	Y
Size of Parking Spaces, Compact Spaces near Column or Wall Exception 2454	Despite Section 106 (3) (c), two compact parking spaces may be located near or abutting a wall, column or similar surface.	2 "compact" spaces located between a wall and column measuring 2.4 x 4.6 m	Y
Driveway Width Exception 2454	6 m	6 m	Y
Aisle Width Exception 2454	6 m	6 m	Y
Location of Parking Section 109	n/a	--	n/a
Refuse Collection Section 110	Landscaping in parking lots	No parking lots proposed	n/a
Bicycle Parking Rates Section 111, Table 111B	0.5 bicycle parking spaces per dwelling unit	137 bicycle parking spaces:	Y

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	121 * 0.5 = 61 bicycle parking spaces	20 horizontal 106 stacked 11 vertical	
Amenity Space Section 137	121 units * 6 m ² per unit = 726 m ²	1,230 m ²	Y
	Communal: 50% required 50% * 726 m ² = 363 m ²	472 m ² Exterior: 286 m ² Interior: 186 m ²	Y
Other applicable relevant Provision(s)			
Landscaped Area Exception 2454	425 m ²	427.95 m ²	Y
Maximum Number of Hotel Parking Spaces Exception 2454	Where the hotel use is provided, the maximum amount of parking spaces for hotel use is 12.	0 hotel units proposed; 0 hotel parking spaces provided	Y
Heritage Overlay Section 60(1)-(4)	Despite the Heritage Overlay provisions of sections 60(1), (2), (3), and (4), and subsection 163(6), the following applies: / Maximum building height as per Schedule 379, to a maximum of nine storeys. / Minimum required setbacks and stepbacks as per Schedule 379.	Maximum building height, setbacks, and stepbacks adhere to Schedule 379	Y
Location of Hotel uses Exception 2454	A hotel is limited to the second, third and fourth storeys with only a hotel lobby being permitted on the ground floor.	No hotel uses are proposed; all levels are proposed to be residential	Y
Definition of a “storey” Exception 2454	Despite the definition of “storey”, ground floor residential units may include a mezzanine and for the purpose of maximum building heights on Schedule 379, such dwelling units are to be considered as one storey.	Ground floor residential units include a mezzanine and they do not as a storey	Y

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Min. Number of Horizontal Bike Parking Spaces Section 111(11)	Min. 50% of bicycle parking spaces must be horizontal spaces at ground level: 59 bicycle parking spaces * 50% = 30 horizontal bicycle parking spaces	73 horizontal bicycle parking spaces Ground floor of stacked: 53 Horizontal: 20	Y
Location of Bicycle Parking Section 111(12)	Where the number of bicycle parking spaces required for a single office or residential building exceeds fifty 50 spaces, a minimum of 25% of that required total must be located within: <ul style="list-style-type: none">/ a building or structure;/ a secure area such as a supervised parking lot or enclosure with secure entrance; or/ bicycle lockers. 25% of 61 spaces = 15	119 provided in an indoor bicycle room	Y