

October 24, 2024

City of Ottawa  
 Planning, Development and Building Services  
 110 Laurier Avenue West, 4<sup>th</sup> Floor  
 Ottawa, ON K1P 1J1  
 By email only: [samantha.gatchene@ottawa.ca](mailto:samantha.gatchene@ottawa.ca)

**Attention: Samantha Gatchene, Planner II**

**Reference: 150 Dun Skipper Drive (Commercial)  
 Zoning Confirmation Report - Site Plan Application  
 Our File: 124107**

Below is an assessment against the provisions of Annex 1 – Zoning Confirmation Report Checklist of the Zoning Confirmation Report Terms of Reference.

A. Project Information			
<b>Review Date:</b>	October 24, 2024	<b>Reviewed Plans:</b>	Site Plan by Greystone dated October 24, 2024
<b>Municipal Address(es):</b>	150 Dun Skipper Drive	<b>Official Plan designation:</b>	Mainstreet Corridor
<b>Legal Description:</b>	BLOCK 241, PLAN 4M1617 SUBJECT TO AN EASEMENT OVER PART 67, PLAN 4R31780 AS IN OC2084030 CITY OF OTTAWA		
<b>Scope of Work:</b>	Shopping Centre		
<b>Existing Zoning Code:</b>	GM	<b>By-law Number:</b>	2008-250
<b>Schedule 1 / 1A Area:</b>	Area C	<b>Overlays Applicable:</b>	None

B. Zoning Review				
For ZBLAs, please use the proposed zone and subzone requirements, if different than existing.				
Zoning Provision	ZBL Ref.	By-law Requirement	Proposal	Complies
<b>Principal Land Use(s)</b>	S.187	Bank, Retail Store and Restaurant are permitted uses	Bank, Retail Store and Restaurant	<b>Y</b>
<b>Minimum Lot Area</b>	Table 187	No minimum	19,272.67 m <sup>2</sup>	<b>Y</b>
<b>Minimum Lot Width</b>		No minimum	109.3 m	<b>Y</b>
<b>Minimum Front Yard Setback (south)</b>		3 m	3 m	<b>Y</b>
<b>Minimum Corner Side Yard Setback (east)</b>		3 m	3 m	<b>Y</b>

<b>Minimum Interior Side Yard Setback (west)</b>		No minimum	13 m (to future lot line)	<b>Y</b>
<b>Minimum Rear Yard Setback (east)</b>		No minimum	11.22 m	<b>Y</b>
<b>Maximum Floor Space Index</b>		2	0.28	<b>Y</b>
<b>Maximum building height</b>		18 m	11.5 m	<b>Y</b>
<b>Minimum width of landscaped area</b>		Abutting a street: 3 m All other cases: No minimum	3 m (street) 3 m (others)	<b>Y</b>
<b>Minimum Parking Space Rates</b>	S.101	Shopping Centre: 3.6 spaces per 100m <sup>2</sup> GFA = 185 spaces	205 spaces	<b>Y</b>
<b>Parking Space Dimensions</b>	S.106 (1)	5.2 m by 2.6 m	5.8 m by 2.75 m	<b>Y</b>
<b>Driveway Provisions</b>	S.107 (1) (a) (ii)	6 m	9.263 m	<b>Y</b>
<b>Aisle Provisions</b>	Table 107	6.7 m	6.7 m	<b>Y</b>
<b>Minimum width of landscaped area around parking lots</b>	S.110	For a parking lot containing 100 or more spaces: 3 m	3 m	<b>Y</b>
<b>Bicycle Parking Rates</b>	Section 111A	Bank, Retail Store, Restaurant: 1 space per 250 m <sup>2</sup> GFA = 22 spaces	24 spaces	<b>Y</b>
<b>Loading Space Rates and Provisions</b>	Section 113	Shopping Centre (5,000 – 9,999 m <sup>2</sup> ) = 2 loading bays	3 loading bays	<b>Y</b>