

# Zoning Confirmation Report

## 200 Clearview Avenue

### Annex 1 – Zoning Confirmation Report Checklist

A. Project Information			
<b>Review Date</b>	October 18, 2024	<b>Official Plan Designation</b>	Neighbourhood
<b>Municipal Address(es)</b>	200 (210) Clearview Avenue	<b>Legal Description</b>	Blocks A & D, Registered Plan 302828 and Part of Lot 32 Concession A (Ottawa Front), Geographic Township of Nepean, City of Ottawa
<b>Scope of Work</b>	Site Plan Control		
<b>Existing Zoning Code</b>	R5C[2909] S216	<b>By-law Number</b>	2008-250 & 2023-429
<b>Schedule 1/1A Area</b>	Schedule 1 – Area B Schedule 1A – Area X	<b>Overlays Applicable</b>	Evolving Overlay

B. Zoning Review			
Zoning Provisions	By-law Requirement R5C[2909] S216	Proposal	Compliant (Y/N)
<b>Principal Land Uses(s)</b> Section 163(1)(d)	<ul style="list-style-type: none"> <li>/ apartment dwelling, low rise</li> <li>/ apartment dwelling, mid rise</li> <li>/ apartment dwelling, high rise</li> <li>/ bed and breakfast,</li> <li>/ detached dwelling</li> <li>/ diplomatic mission,</li> <li>/ duplex dwelling,</li> <li>/ dwelling unit</li> <li>/ group home,</li> <li>/ home-based business,</li> <li>/ home-based daycare,</li> <li>/ linked-detached dwelling,</li> <li>/ park</li> <li>/ planned unit development,</li> <li>/ residential care facility</li> <li>/ retirement home, converted,</li> <li>/ retirement home</li> <li>/ rooming house</li> </ul>	<ul style="list-style-type: none"> <li>/ Apartment dwelling, high-rise</li> <li>/ Planned unit development</li> </ul>	<b>Y</b>

<b>B. Zoning Review</b>			
<b>Zoning Provisions</b>	<b>By-law Requirement R5C[2909] S216</b>	<b>Proposal</b>	<b>Compliant (Y/N)</b>
	<ul style="list-style-type: none"> <li>/ additional dwelling unit,</li> <li>/ semi-detached dwelling,</li> <li>/ shelter,</li> <li>/ stacked dwelling,</li> <li>/ three-unit dwelling</li> <li>/ townhouse dwelling,</li> <li>/ urban agriculture</li> </ul>		
<b>Minimum Lot Width</b> Table 164 Ellendale Crescent	n/a	Approx. 82 m	<b>Y</b>
<b>Minimum Lot Area</b> Table 164	1,400 m <sup>2</sup>	10,956 m <sup>2</sup>	<b>Y</b>
<b>Minimum Front Yard Setback</b> Ellendale Crescent	3 m	>3 m	<b>Y</b>
<b>Minimum Corner Side Yard Setback</b> Clearview Avenue Lanark Avenue Schedule 216	Clearview Ave: 3 m Lanark Ave: 10.8 m	Clearview Ave: 3.6 m Lanark Ave: 10.8 m	<b>Y</b> <b>Y</b>
<b>Minimum Rear Yard Setback</b> Schedule 216	7.5 m	7.9 m	<b>Y</b>
<b>Maximum Building Height</b> Schedule 216	Area A: 12 m Area B: 15 m Area C: 80 m Area D: 0 m	Area A: 10.2 m Area B: 13.8 m Area C: 78.8 m Area D: 0 m	<b>Y</b> <b>Y</b> <b>Y</b> <b>Y</b>
<b>Total Landscaped Area</b> Section 163(9)	30% of the lot	52.4%	<b>Y</b>
<b>Minimum Width of a Private Way</b> Table 131	6 m	Driveway between Lanark Ave and Ellendale Cres: 6.7 m  Driveway leading to garbage and move-in room: 3.6 m  Driveway leading to the underground garage: 6 m	<b>Y</b> <b>N</b> <b>Y</b>
<b>Minimum Setback for any Wall of a Residential Use Building to a Private Way</b> Table 131	1.8 m	To the driveway between Lanark Ave and Ellendale Cres: 5.9 m	<b>Y</b>

<b>B. Zoning Review</b>			
<b>Zoning Provisions</b>	<b>By-law Requirement R5C[2909] S216</b>	<b>Proposal</b>	<b>Compliant (Y/N)</b>
		To the driveway leading to garbage and move-in room: 0 m	<b>N</b>
		To the driveway leading to the underground garage: 0 m	<b>N</b>
<b>Minimum Setback for any Garage or Carport entrance from a Private Way</b> Table 131	5.2 m	n/a	n/a
<b>Minimum Separation Area between Buildings within a Planned Unit Development</b> Table 131	3 m	38 m	<b>Y</b>
<b>Parking in a Planned Unit Development</b> Table 131	Required visitor parking may be provided as parallel parking on a private way, provided the private way has a minimum width of 8.5 m	Portion of the private way where visitor parking is proposed has a width of 9.3 m	<b>Y</b>
<b>Rooftop landscaped areas, gardens and terraces</b> Table 55(8) Exception 2909	Does not apply per Exception 2909	Does not apply per Exception 2909	<b>Y</b>
<b>Minimum Amenity Area</b> Section 137 Apartment building, mid-high rise 187 units	Total: 6 m <sup>2</sup> / dwelling unit (1,122 m <sup>2</sup> )  Communal: 50% of the required total (561 m <sup>2</sup> )  Communal areas are to be aggregated into areas up to 54 m <sup>2</sup> , and where more than one aggregated area is provided, at least one must be 54 m <sup>2</sup>	Total: 2,500 m <sup>2</sup>  Communal: 1,600 m <sup>2</sup>	<b>Y</b>  <b>Y</b>
<b>High-Rise Zoning Provisions</b>			
<b>Minimum Required Lot Area for a Corner Lot</b> Section 77(3)(b)	1,150 m <sup>2</sup>	10,956 m <sup>2</sup>	<b>Y</b>
<b>Minimum Rear Yard Setback for a Tower</b>	10 m	11.8 m	<b>Y</b>

<b>B. Zoning Review</b>			
<b>Zoning Provisions</b>	<b>By-law Requirement R5C[2909] S216</b>	<b>Proposal</b>	<b>Compliant (Y/N)</b>
Section 77(3)(c)			
<b>Minimum Separation Distance between Towers on the Same Lot</b> Section 77(3)(d)	20 m	38 m	<b>Y</b>
<b>Parking Provisions</b>			
<b>Minimum Parking Space Rates</b> Area X on Schedule 1A Dwelling, mid-high rise apartment 187 units	0.5 spaces / unit (after the first 12 units)  Total: 88 spaces	232 spaces	<b>Y</b>
<b>Minimum Visitor Parking Space Rates</b> Area X on Schedule 1A Apartment dwelling, mid-high rise	0.1 spaces / unit (after the first 12 units), up to a maximum of 30 spaces  Total: 18 spaces	18 spaces	<b>Y</b>
<b>Maximum Limit on Number of Parking Spaces Near Rapid Transit</b> Within 600 m of Westboro Station Apartment dwelling, High Rise	1.75 spaces / unit (combined resident and visitor parking)  Total: 322 spaces	250 spaces (visitor and resident)	<b>Y</b>
<b>Parking Space Provisions</b> Section 106	Minimum: 2.6 m x 5.2 m (standard space); 2.6 m x 6.7 m (parallel space)	2.6 m x 5.2 m 2.6 m x 6.7 m	<b>Y</b>
	50% of spaces may be reduced to 4.6 m x 2.4 m, provided the space: / Is identified for a compact car; / Is not a visitor space; / Is not abutting or near a wall, column or similar surface that obstructs the opening of doors, in which case the minimum width is 2.6 m	50 spaces have been reduced to small car parking spaces	<b>Y</b>
<b>Aisle and Driveway Provisions</b> Section 107	Minimum width of a driveway providing access to a parking garage (double-lane): 6 m	6 m	<b>Y</b>

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<b>Zoning Provisions</b>	<b>By-law Requirement R5C[2909] S216</b>	<b>Proposal</b>	<b>Compliant (Y/N)</b>
	Maximum width of a driveway accessing 20 or more spaces (double-lane): 6.7 m	6 m	<b>Y</b>
	Maximum width of a driveway accessing less than 20 parking spaces: 3.6 m	6.7 m	<b>N</b>
	Minimum aisle width: 6 m	6 m	<b>Y</b>
<b>Landscaping Provisions for Parking Lots</b> Section 110	Minimum landscaped area of a parking lot: 15% as perimeter or interior area	Area surrounding the surface parking is fully landscaped with soft landscaping and pedestrian pathways	<b>Y</b>
	Minimum width of landscaped buffer (not abutting a street): none	Pedestrian pathway is provided around the perimeter of the surface parking	<b>Y</b>
<b>Minimum Bicycle Parking Space Rates</b> Exception 2909 Apartment dwelling, high rise	1 space / unit  Total: 187 spaces	217 spaces	<b>Y</b>
<b>Bicycle Parking Space Provisions</b> Section 111	Maximum of 50% of the required bicycle parking spaces or 15 spaces, whichever is greater, may be located in a landscaped area (46 spaces)	10 spaces proposed at grade	<b>Y</b>
	Minimum parking space dimensions: 0.6 m x 1.8 m (horizontal); 0.5 m x 1.5 m (vertical); 0.37 m width (stacked)	All spaces proposed are horizontal (0.6 m x 1.8 m)	<b>Y</b>
	Minimum aisle: 1.5 m	1.5 m or greater	<b>Y</b>
	A minimum of 25% of spaces must be located within: <ul style="list-style-type: none"> <li>/ A building or structure;</li> <li>/ A secure area such as a supervised parking lot or enclosure with secure entrance</li> <li>/ Bicycle lockers</li> </ul>	Spaces are proposed in the underground garage which is secure, and in bike rooms.	<b>Y</b>

## Annex 2 – Zoning Confirmation Report Draft List of Requested Relief from Zoning

A Minor Variance application will be submitted to address the following deficiencies:

<b>Draft List of Requested Relief from Zoning</b>		
<b>By-law Requirement or Applicable Section</b>	<b>Requirement</b>	<b>Proposed</b>
<b>Minimum Width of a Private Way</b> Table 131(1)	6 m	Driveway leading to garbage and move-in room: 3.6 m
<b>Minimum Setback for any Wall of a Residential Use Building to a Private Way</b> Table 131(2)	1.8 m	To the driveway leading to garbage and move-in room: 0 m  To the driveway leading to the underground garage: 0 m
<b>Maximum width of a driveway accessing less than 20 parking spaces</b> Section 107(1)(aa)(i)	3.6 m	To the surface parking lot: 6.7 m