

October 18, 2024

City of Ottawa
Planning, Development and Building Services
110 Laurier Avenue West, 4th Floor
Ottawa, ON K1P 1J1
By email only: kelly.livingstone@ottawa.ca

Attention: Kelly Livingstone, Planner III

**Reference: 3610 Innes Road
Zoning Confirmation Report - Site Plan Application
Our File: 118224**

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			
Review Date:	October 16, 2024	Reviewed Plans:	Site Plan by Korsiak dated October 7, 2024
Municipal Address(es):	3610 Innes Road	Official Plan designation:	Mainstreet Corridor and Neighbourhood
Legal Description:	PART LOT 4, CONCESSION 3 (OTTAWA FRONT) GLOUCESTER (LYING NORTH OF 4M1722) TOGETHER WITH AN EASEMENT OVER PT LT 4 CON 3 (OTTAWA FRONT) GLOUCESTER BEING PT 4 ON 4R32049 AS IN OC1970226 SUBJECT TO AN EASEMENT OVER PT 2 ON 4R32049 PARTIALLY RELEASED BY OC2524499 IN FAVOUR OF PT LT 4 CON 3 (OTTAWA FRONT) GLOUCESTER, BEING PT 4 ON 4R32049 AS IN OC1970226 SUBJECT TO AN EASEMENT OVER PTS 2 & 3 ON 4R32049 IN FAVOUR OF PT LT 4 CON 3 (OTTAWA FRONT) GLOUCESTER, BEING PT 2 ON 4R31279 AS IN OC2037945 CITY OF OTTAWA		
Scope of Work:	Planned Unit Development		
Existing Zoning Code:	AM	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area C	Overlays Applicable:	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
Principal Land Use(s)	S.185 (2)	Townhouse Dwelling and Planned Unit Development are permitted uses	Townhouse Dwellings in a Planned Unit Development	Y
Minimum Lot Area	Table 185	No minimum	8,472.88 m ²	Y
Minimum Lot Width		No minimum	68 m	Y
Minimum Front Yard Setback (Ventus Way)		3 m	3.05 m	Y
Minimum Interior Side Yard Setback abutting a Residential Zone		7.5 m	9.50 m	Y
Minimum Interior Side Yard Setback all other cases		No minimum	14 m	Y
Minimum Rear Yard Setback, residential building		7.5 m	8.23 m	Y
Maximum building height		11 m	11 m	Y
Maximum Floor Space Index		2	1.66	Y
Car Parking	S.101	Townhouse dwelling: 1 space per unit = 98 spaces	98 spaces	Y
Visitor Car Parking	S.102 (4)	None required	3 spaces	Y
Parking Space Dimensions	S.106 (1)	5.2 m by 2.6 m	5.25 m by 2.6 m	Y
Driveway Provisions	S.107 (2)	2.6 m	6.4 m	Y
Bicycle Parking Rates	S.111A (b) (ii)	No bicycle parking required	(Bicycle parking in garages)	Y
Minimum width of private way	Table 131	6 m	6.4 m	Y
Minimum setback for any wall of a residential use building to a private way		1.8 m	2.13 m	Y
Minimum setback for any garage or carport entrance from a private way		5.2 m	5.25 m	Y
Minimum separation area between buildings within a planned unit development		1.2 m	3.10 m	Y