

# Zoning Confirmation Report

## 384 Arlington Avenue

December 3, 2024

### Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
<b>Review Date</b>	October 10, 2024	<b>Official Plan Designation</b>	Neighbourhood, subject to OPA #18 per by-law 2023-497
<b>Municipal Address(es)</b>	384 Arlington Avenue	<b>Legal Description</b>	Lots 14 & 15 and Part of Lots 13 & 16 (South of Stone Boundary Lots) East of Bell Street North Registered Plan 33, City of Ottawa
<b>Scope of Work</b>	Site Plan Control		
<b>Existing Zoning Code</b>	R5B[2916]-c S488-h	<b>By-law Number</b>	2008-250
<b>Schedule 1 / 1A Area</b>	Area X	<b>Overlays Applicable</b>	Mature Neighbourhoods 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)
<b>Principal Land Use(s)</b>	Apartment dwelling, high-rise	Apartment dwelling, high-rise	Y
<b>Lot Width</b>	22.5 m	37.99 m	Y
<b>Lot Area</b>	675 m <sup>2</sup>	2,133.6 m <sup>2</sup>	Y
<b>Front Yard Set Back</b>	Existing building, approx. 0 m*	Existing building, approx. 0 m	Y
<b>Corner Side Yard Setback</b>	Existing building, approx. 0 m*	Existing building, approx. 0 m	Y
<b>Interior Side Yard Setback</b>	North side: 5 m* South side: 5.2 m*	6.6 m	Y
<b>Rear Yard Setback</b>	0 m*	1.5 m	Y
<b>Lot Coverage Floor Space Index (F.S.I.)</b>	n/a	n/a	n/a
<b>Building Height</b>	78 m, per Schedule 488	74.4 m	Y

<b>Accessory Buildings Section 55</b>	n/a	n/a	n/a
<b>Projections into Height Limit - Section 64</b>	Permitted projections listed in Section 64 and Section 65 of the Zoning By-law are not subject to the height limits identified on Schedule 488.	Permitted projections listed in Section 64 and Section 65 of the Zoning By-law are not subject to the height limits identified on Schedule 488.	Y
<b>Projections into Required Yards - Section 65</b>	Permitted projections listed in Section 65 are permitted within Area E on Schedule 488	Permitted projections listed in Section 65 are permitted within Area E on Schedule 488	Y
<b>Required Parking Spaces Section 101 and 103</b>	Minimum residential parking rate after the first 12 dwelling units: 0.2 spaces per dwelling unit  <b>(296 units-12)*0.2 = 57 resident parking spaces</b>	67 resident parking spaces	Y
<b>Visitor Parking spaces Section 102</b>	Minimum visitor parking space rate after the first 12 dwelling units: 0.04 spaces per dwelling unit  <b>(296 units-12)*0.04 = 11 visitor parking spaces</b>	11 visitor parking spaces	Y
<b>Size of Space Section 105 and 106</b>	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	Y
	Up to 50% of the parking spaces (27) 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.	No compact spaces proposed	Y
<b>Driveway Width Section 107</b>	6 m	6 m	Y
<b>Aisle Width Section 109</b>	6 m	6 m	Y
<b>Location of Parking Section 109</b>	n/a	n/a	n/a

<b>Refuse Collection Section 110</b>	n/a	n/a	n/a
<b>Bicycle Parking Rates Section 111</b>	Minimum bicycle parking rate: 1 space per dwelling unit = <b>296 bicycle parking spaces</b>	296 bicycle parking spaces  Indoor: 276 bicycle parking spaces Outdoor: 20 bicycle parking spaces	<b>Y</b>
<b>Amenity Space Section 137</b>	6m <sup>2</sup> per dwelling unit: 296 units * 6 m <sup>2</sup> = 1,776 m <sup>2</sup>	2,121 m <sup>2</sup>  Private: 1,179 m <sup>2</sup> Communal: 942 m <sup>2</sup>	<b>Y</b>
<b>Amenity Space, Communal Amenity Section 137</b>	A minimum of 50% of the required total amenity area: 888 m <sup>2</sup>	942 m <sup>2</sup>  Includes communal amenity areas and terraces	<b>Y</b>
<b>Amenity Space, Layout of Amenity Area Section 137</b>	Aggregated into areas up to 54 m <sup>2</sup> , and where more than one aggregated area is provided, at least one must be a minimum of 54 m <sup>2</sup>	75 m <sup>2</sup>	<b>Y</b>
<b>Other applicable relevant Provision(s)</b>			
<b>[2916]</b>	Minimum landscaped area: 24%	24%	<b>Y</b>

\* Please see Schedule 488 for more information

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

n/a

### Conclusion

We trust that this information is satisfactory.

Sincerely,



Tim Beed, MCIP RPP  
Associate



Tamara Nahal, MPI  
Planner