

Annex 1 – Zoning Confirmation Report Checklist

A. Project Information

Review Date		Official Plan Designation	Hub - Mainstreet
Municipal Address	396 Cooper	Legal Description	Part 1 Plan of Lots 35 & 36, R Plan 12281 City of Ottawa
Scope of Work	Rental Conversion		
Existing Zoning	TM H(19)	By-law Number	2008-250
Schedule 1/1A	B1	Overlays Applicable	Mature Neighborhood

B. Zoning Review

Proposed Zone/Subzone – TM H(14) No zoning amendment proposed

Zoning Provisions	By-law Requirement of Applicable Schedule	Proposal	Compliant (Y/N)
Principal Land Use	197(2)	Mixed use – existing commercial on ground floor with three upper floors converted from office to 33 residential apartments. No change to building size or elevations	Y
Lot Width	No min	66.01	Y
Lot Area	No min	7622 m ²	Y
Front Yard Setback	2 m	0 m	Y – Legal non-conforming

Corner Side Yard Setback	3 m	0 m	Y – Legal non-conforming
Interior Side Yard Setback	3 m maximum	0 m	Y
Rear Yard Setback	7.5 m	18.03 m	Y
Lot Coverage (Floor Space Index)	No Maximum	N/A	Y
Building Height	19 m	15.24 m	Y
Accessory Buildings Section 55	N/A		
Projection into Height Limit	N/A		
Projections into Required Yards Section 65	N/A		
Required Parking Spaces	N/A	14	Y
Visitor Parking Spaces	N/A		
Size of Space Section 105 and 106	5.2 m X 2.6 m	5.2 m X 2.6 m	Y
Driveway width (Section 107)	N/A	Existing	
Aisle Width Section 107	3.5 m	6.0 m	Y
Location of Parking Section 109	3.0 m in corner side yard	0 m	Y – legal non conforming
Refuse Collection Section 110	3.0 m from lot line, 9.0 m from public street	0 m	Y – existing, legal non-conforming
Bicycle Parking Section 111	.5 per unit = 16.5 spaces		
Amenity Space Section 137	6 m2 per dwelling unit = 198 m2	172 m2 outdoor amenity area + 26 m2 interior = 198m2	Y

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

Given that the current 4 storey building currently exists on the site and no changes are being made to the building footprint or exterior the building is in a legal non-conforming status with respect to portion of the performance standards of the TM zone. Therefore, no relief from the zoning by-law is requested/required.