



Project : 64 Jamie Prep Shop  
Date: 2025.04.xx

Development Review West, City of Ottawa  
110 Laurier Ave. West, 4<sup>th</sup> Floor  
Ottawa, ON, K1P 1J1

To whom it may concern:

See below the Zoning Confirmation Report for the above noted project.

## **ZONING CONFIRMATION REPORT**

<b>A. Project Information</b>			
<b>Review Date:</b>		<b>Official Plan designation:</b>	Outer Urban Transect
<b>Municipal Address(es):</b>	64 Jamie Ave.	<b>Legal Description:</b>	Lots 15, 16 & 17, Registered Plan 564563, City of Ottawa.
<b>Scope of Work:</b>			
<b>Existing Zoning Code:</b>	IH1	<b>By-law Number:</b>	2008-250
<b>Schedule 1 / 1A Area:</b>	C: Suburban	<b>Overlays Applicable<sup>1</sup>:</b>	N/A

<sup>1</sup> Mature Neighbourhoods Overlay, Floodplain Overlay, and/or Heritage Overlay.

<b>B. Zoning Review</b>			
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
<b>Proposed Zone/Subzone (Zoning By-law Amendments only):</b>	N/A		
<b>Zoning Provisions<sup>1</sup></b>	<b>By-law Requirement or Applicable Section, Exception or Schedule Reference</b>	<b>Proposal</b>	<b>Compliant (Y/N)</b>
<b>Principal Land Use(s)</b>	Heavy Industrial Zone	Industrial	Y
<b>Minimum Lot Area</b>	4000 m <sup>2</sup>	5718.10 m <sup>2</sup>	Y
<b>Minimum Lot Width</b>	No Minimum	N/A	N/A
<b>Front and Corner Yard Set Back<sup>2</sup></b>	7.5 m	7.5 m	Y
<b>Interior &amp; Rear Side Yard Setback</b>	7.5 m	7.5 m	Y



<b>Lot Coverage Floor Space Index (F.S.I.)</b>	2	0.16	Y
<b>Building Height<sup>3</sup></b>	22 m	7.5 m	
<b>Minimum Width of Landscaping</b>	3 m	See Comments	Y
<b>Required Parking Spaces Section 101 &amp; 103</b>	1 per 100 m <sup>2</sup>	20	Y
<b>Visitor Parking spaces Section 102</b>	N/A	N/A	N/A
<b>Size of Space Section 105 &amp; 106</b>	2.7 x 5.2 m	2.7 x 5.2	Y
<b>Driveway Width Section 107</b>	6.0 m	7.7 m	Y
<b>Aisle Width Section 107</b>	6.7 m	6.7 m	Y
<b>Bicycle Parking Rates Section 111</b>	1 per 500 m <sup>2</sup> GFA	2	3
<b>Other applicable relevant Provision(s)</b>			

<sup>1</sup> This template represents a small selection of applicable provisions. Please consider the lot's geography (i.e. corner/through lot, proximity to water, inside/outside Greenbelt) and proposed land use (i.e. drive through operation, outdoor commercial patio, Planned Unit Development, long semi) and consult the by-law to determine which other sections of the By-law must be met. This can be attached in a separate document.

<sup>2</sup> Note that different performance standards apply to low-rise residential development inside the Greenbelt. Please reference Section 144 for these standards, where applicable.

<sup>3</sup> This includes maximum building height, minimum building height and stepback provisions, where they exist.

### C. Comments / Calculations

3m landscape buffer not provided on all sides. No minor variance required, see email from City of Ottawa interpretation attached to the site plan control application.



Vandenberg & Wildeboer  
A . R . C . H . I . T . E . C . T . S

We trust the above Zoning Confirmation Report will satisfy the City's requirements.

Should you have any questions related to the information provided above, please feel free to contact the undersigned.

Sincerely

Malcolm Wildeboer, B.Arch, MRAIC, OAA