

## Annex 1 – Zoning Confirmation Report Checklist

### A. Project Information

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

### B. Zoning Review

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

<b>Zoning Provisions</b>	<b>By-law Requirement of Applicable Schedule</b>	<b>Proposal</b>	<b>Compliant (Y/N)</b>
<b>Principal Land Use</b>	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
<b>Lot Width</b>	No min	66.01	Y
<b>Lot Area</b>	No min	7622 m2	Y
<b>Front Yard Setback</b>	2 m	0 m	Y – Legal non-conforming

<b>Corner Side Yard Setback</b>	3 m	0 m	Y – Legal non-conforming
<b>Interior Side Yard Setback</b>	3 m maximum	0 m	Y
<b>Rear Yard Setback</b>	7.5 m	18.03 m	Y
<b>Lot Coverage (Floor Space Index)</b>	No Maximum	N/A	Y
<b>Building Height</b>	19 m	15.24 m	Y
<b>Accessory Buildings Section 55</b>	N/A		
<b>Projection into Height Limit</b>	N/A		
<b>Projections into Required Yards Section 65</b>	N/A		
<b>Required Parking Spaces</b>	N/A	14	Y
<b>Visitor Parking Spaces</b>	N/A		
<b>Size of Space Section 105 and 106</b>	5.2 m X 2.6 m	5.2 m X 2.6 m	Y
<b>Driveway width (Section 107)</b>	N/A	Existing	
<b>Aisle Width Section 107</b>	3.5 m	6.0 m	Y
<b>Location of Parking Section 109</b>	3.0 m in corner side yard	0 m	Y – legal non conforming
<b>Refuse Collection Section 110</b>	3.0 m from lot line, 9.0 m from public street	0 m	Y – existing, legal non-conforming
<b>Bicycle Parking Section 111</b>	.5 per unit = 16.5 spaces	34 spaces provided for	Y
<b>Amenity Space Section 137</b>	6 m2 per dwelling unit = 198 m2	200 m2 exterior amenity space	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.

Sincerely,

A handwritten signature in dark ink, appearing to be 'Rod Price', with a stylized, cursive script.

Rod Price,

RorTar Land Development Consultants