

Zoning Confirmation Report Checklist

Project Information			
Review Date	May 23, 2025	Official Plan designation	Neighbourhood
Municipal Address(es):	30 Cleary Avenue	Legal Description: LOTS 8, 9 & 10 & PART OF LOTS 6 & 7 (WEST CLYBOURNE AVENUE) PART OF LOTS 6 & 7 (EAST CLYBOURNE LOTS), PART OF LOT 6 (WEST ARDMORE AVENUE), PART OF CLYBOURNE AVENUE (CLOSED BY BY-LAW CR573286), PART OF GORMAN STREET (CLOSED BY BY-LAW CR573286) REGISTERED PLAN NO. 236 AND PART OF LOTS 26 & 27 CONCESSION 1 (OTTAWA FRONT)	
Scope of Work:	Site Plan Control		
Existing Zoning Code	I1A[2976] S499-h	By-law Number:	2024-381
Schedule 1 / 1A Area:	Area Z	Overlays Applicable	Evolving Neighbourhood

Proposed Zone	I1A[2976] S499		
Zoning Provisions	Requirement	Proposed	Compliance
Principal Land Use	Residential	Residential	Yes
Lot Width	15 metres	97.6 m	Yes
Lot Area	400 square metres	20,680 m ²	Yes
Front Yard Setback	3.0 metres	22.7 m	Yes
Interior Yard Setback	7.5 metres	10.5 m	Yes
Rear Yard Setback	7.5 metres	10.5 m	Yes
Lot Coverage (F.S.I.)	N/A	N/A	N/A
Building Height	As per Schedule 499 (max. 49.8 m)	49.8 m	Yes
Projections into Height Limit	mechanical and service equipment penthouse, elevator or stairway penthouses, shared amenity space	Shared amenity space	Yes
Required Parking Spaces (Above Grade)	143 parking spaces	147	Yes
Visitor Parking Spaces	30 parking spaces/building	30	Yes
Size of Parking Space	5.2 x 2.6 m	5.2 x 2.6 m	Yes
Driveway Width	6 metres	6 m	Yes
Aisle Width	6 m	6 m	Yes
Location of Parking	N/A	N/A	N/A

Refuse Collection	Enclosed	Enclosed	Yes
Bicycle Parking Rate	115	285	Yes
Amenity Space	1,374 m ² (Total)	1,543 m ²	Yes
	687 m ² (Communal)	1,054 m ²	Yes



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