

| A. Project Information | | | |
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| Review Date: | December 10 2025 | Official Plan Designation: | Neighbourhood |
| Municipal Address(es): | 133 Forward | Legal Description: | LT 3, PL 35 , E FORWARD AV ; OTTAWA/NEPEAN |
| Scope of work | Low rise apartment, 18 units | | |
| Existing Zoning Code: | R4UD | By-Law Number: | 2020-280 |
| Schedule 1/1A Area: | Area X | Overlays Applicable: | Evolving neighbourhood |
| B. Zoning Review | | | |
| For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing | | | |
| Proposed Zone/Subzone (Zoning By-law Amendments only): | N/A – Site Plan Control Application | | |
| Zoning Provisions | By-law Requirement or Applicable Section, Exception or Schedule Reference | Proposal | Complaint (Y/N) |
| Principal Land Use | Residential | Low Rise Apartment | Yes |
| Lot Width | 15m | 15.34m | Yes |
| Lot Area | 450 square metres | 458.274m ² | Yes |
| Front Yard Set Back | 1.5m | 1.5m | Yes |
| Corner Side Yard Setback | 3m | N/A | Yes |
| Interior Side Yard Setback | 1.5m | 1.5m | Yes |
| Rear Yard Setback | 7.5m | 7.5m | Yes |
| Lot Coverage Floor Space Index (F.S.I.) | N/A | | Yes |
| Building Height | 14.5m | 13.76m | Yes |
| Accessory Buildings Section 55 | 0.6m from rear lot line | 0.6m from rear lot line | Yes |
| Projections into Height Limit Section 64 | N/A | | Yes |
| Projections into Required Yards Section 65 | N/A | | Yes |
| Required Parking Spaces Section 101 and 103 | Within the area shown as Area Z on Schedule 1A, no off-street motor vehicle parking is required to be provided | 0 | Yes |
| Visitor Parking Spaces Section 102 | 0.1 per dwelling unit but none for the first 12 spaces - Visitor Parking for 7 spaces - required 1 visitor parking space | 1 | Yes |
| Size of Space Section 105 and 106 | Regular Space - 2.6m by 5.2m | 2.6 m by 5.2m | Yes |
| Driveway Width Section 107 | A driveway providing access to parking spaces other than in a parking garage or parking lot must have a minimum width of 2.6 metres. | 2.7m | Yes |
| Aisle Width Section 107 | N/A | N/A | Yes |
| Location of Parking Section 109 | No parking in the front yard | Parking space is located beyond the front yard setback line | Yes |
| Refuse Collection Section 110 | | Garbage is in the rear yard in a covered structure | Yes |
| Bicycle Parking Rates | 0.50 per dwelling unit = 9.5 spaces | 19 spaces | Yes |

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| Section 111 | | | |
| Amenity Space Section 137 | No requirements for a low-rise apartment building located within Area A on Schedule 321 and zoned R4UD | | Yes |
| Other applicable relevant Provision(s) | Section 163 Section 9 - Thirty percent of the lot area must be provided as landscaped area for a lot containing an apartment dwelling - low rise. | 43% | Yes |
| Other applicable relevant Provision(s) | Soft landscaping – 20% of front yard Soft landscaping – 50% of the rear yard | 40% of the front yard 60% of the rear yard | Yes |

Alison Clarke