

# Zoning Confirmation Report

## 1600 James Naismith Drive

Project Information			
<b>Review Date</b>		<b>Official Plan Designation</b>	Hub
<b>Municipal Address</b>	1600 James Naismith	<b>Legal Description</b>	Part of Lots 21 and 22 Concession 2 (Ottawa Front) Geographic Township of Gloucester
<b>Scope of Work</b>	Site Plan Control		
<b>Existing Zoning Code</b>	TD1[2087]	<b>By-law Number</b>	2008-250
<b>Schedule 1 / 1A Area</b>	Area Z	<b>Overlays Applicable</b>	Evolving Neighbourhood
Zoning Review – TD1			
R5B Zoning Provisions	Required	Provided	Compliance
<b>Principal Land Use</b> <i>Section 195(2)</i>	Apartment dwelling, mid-rise Townhouse dwelling	Apartment dwelling, mid-rise Townhouse dwelling	<b>Yes</b>
<b>Minimum Lot Area</b> <i>Table 195(a)</i>	No minimum	12,166.3 square metres	<b>Yes</b>
<b>Minimum Lot Width</b> <i>Table 195(b)</i>	No minimum	Irregular	<b>Yes</b>
<b>Minimum Front Yard Setback</b> <i>Table 195(c)(v)</i>	0.5 metres	11.73 metres	<b>Yes</b>
<b>Minimum Interior Side Yard Setback</b> <i>Table 195(d)(iii)</i>	No minimum	22.0 metres	<b>Yes</b>
<b>Minimum Rear Yard Setback</b> <i>Table 195(e)(i)</i>	6.0 metres	22.6 metres	<b>Yes</b>
<b>Maximum Building Height</b> <i>Section 196(1)(e)</i>	20 metres	20 metres	<b>Yes</b>
<b>Minimum Width of Landscape Area</b> <i>Table 110(a)</i>	3.0 metres	3.0 metres	<b>Yes</b>
<b>Landscaped Area</b> <i>Section 163</i>	30% of the lot area	35% (4,321 square metres)	<b>Yes</b>
<b>Minimum Parking Space Rates</b> <i>Section 101(2) – Area Z</i>	0 spaces per dwelling	188 spaces	<b>Yes</b>
<b>Minimum Visitor Parking Space Rates</b> <i>Table 102 – Area Z</i>	0.1 per dwelling unit	20 spaces	<b>Yes</b>
<b>Minimum Barrier Free Spaces</b>	9.5 Stalls (1:20 ratio)	10 Spaces	<b>Yes</b>
<b>Minimum Bicycle Parking Space Rates</b> <i>Section 111</i>	0.50 per dwelling unit (0.5 x 194 = 97 bike parking spaces)	97 spaces	<b>Yes</b>
<b>Minimum Parking Space Dimensions</b> <i>Section 106</i>	5.2 metres x 2.6 metres	5.2 metres x 2.6 metres	<b>Yes</b>

	Up to 50% of the parking spaces in a parking garage may be reduced to a minimum of 4.6m long and 2.4m wide		
<b>Driveway Width</b> <i>Section 107</i>	Minimum: 6.0 metres Maximum: 6.7 metres	Minimum: 6.0 metres Maximum: 6.7 metres	<b>Yes</b>
<b>Minimum Drive Aisle Width</b> <i>Section 107</i>	6.0 metres	6.7 metres	<b>Yes</b>
<b>Amenity Area</b> <i>Section 137</i>	6 m <sup>2</sup> (total) – 1,164 m <sup>2</sup> 3 m <sup>2</sup> (communal) – 582 m <sup>2</sup>	1,164 m <sup>2</sup> total 582 m <sup>2</sup> communal	<b>Yes</b>

For your consideration,



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