

# Zoning Confirmation Report

## 1146 Snow Street

March 7, 2025

### Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
<b>Review Date</b>	November 4, 2025	<b>Official Plan Designation</b>	Inner Urban Transect - Neighbourhood
<b>Municipal Address(es)</b>	1146 Snow Street	<b>Legal Description</b>	Lots 50, 51, 52, 53 & 54, Registered Plan 323, City of Ottawa, Ontario.
<b>Scope of Work</b>	Zoning By-law Amendment and Site Plan Control		
<b>Existing Zoning Code</b>	R3VV	<b>By-law Number</b>	2008-250
<b>Schedule 1 1A Area</b>	Area X	<b>Overlays Applicable</b>	Evolving Neighbourhood Overlay

B. Zoning Review			
Zoning Provisions	Requirement	Proposal	Compliant (Y/N)
<b>Proposed Zone/Subzone</b>	R4UD		
<b>Principal Land Use(s)</b>	Apartment dwelling, low-rise	Apartment dwelling, low rise	Y
<b>Lot Width</b>	15 metres	50.36 metres	Y
<b>Lot Area</b>	450 m <sup>2</sup>	1,520.58 m <sup>2</sup>	Y
<b>Front Yard Set Back</b>	4.5 metres	3.05 metres	N
<b>Interior Side Yard Setback</b>	1.5 metres	2.04 m (west) 1.2 m (east)	Y N
<b>Rear Yard Setback</b>	7.5 metres	7.01 metres	N
<b>Rear Yard Area</b>	25%	23.3% (354m <sup>2</sup> )	N
<b>Building Height</b>	14.5 metres	14.02 metres	Y
<b>Required Parking Spaces Section 101 and 103</b>	0.5 spaces per dwelling unit 0.5 * 43-12 units = 16 spaces (Minus) 10%: <b>14 spaces</b>	13 parking spaces	N
<b>Visitor Parking Spaces Section 102</b>	0.1 spaces per dwelling unit 0.1 * 43-12 units = 3 spaces	3 visitor parking spaces	Y
<b>Size of Space Section 105 and 106</b>	Standard Size: 2.6 x 5.2 metres Small Car: 2.4 x 4.6 metres	2.6 x 5.2 metres 2.4 x 4.6 metres	Y
<b>Driveway Width Section 107</b>	Min: 3.0 metres Max: 6.7 metre	3 metres	Y

Zoning Provisions	Requirement	Proposal	Compliant (Y/N)
<b>Location of Parking Section 109</b>	In the R4 Zones, no person may park a motor vehicle: (a) in a required and provided front yard; or (b) in a required and provided corner side yard.	No parking is proposed for the front yard	Y
<b>Bicycle Parking Rates Section 111</b>	0.5 spaces / dwelling unit  43 units x 0.5 bicycle spaces = 22 bicycle spaces	26 spaces 0.47 spaces / unit	Y

## Annex 2 – Draft List of Requested Relief from Zoning

Section	By-law Requirement	Requirement	Proposed
<b>s. 162</b>	Front Yard Setback	4.5 m	3.05 m
<b>s. 162</b>	Interior Side Yard Setback	1.5 m	1.2 m
<b>s. 162</b>	Rear Yard Setback	7.5 m	7.01 m
<b>s. 162</b>	Rear Yard Area	25%	23.3% (354m <sup>2</sup> )
<b>s. 101</b>	Minimum Parking	14 spaces	13 spaces

## Conclusion

We trust that this information is satisfactory.

Sincerely,



Lisa Dalla Rosa, MBA MCIP RPP  
Associate



Evan Saunders, MCIP RPP  
Planner