

Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	March 12, 2026	Reviewed Plans:	Site Plan Drawing No.: SP-1 REV #8 prepared by RLA Architecture dated March 12, 2026
Municipal Address(es):	4624 Spratt Road	Official Plan designation:	Corridor – Minor and Neighbourhood with an Evolving Neighbourhood Overlay
Legal Description:	PART OF BLOCK 177 REGISTERED PLAN 4M-1470 CITY OF OTTAWA		
Scope of Work:	Site Plan Control (Revision) application		
Existing Zoning Code:	General Mixed Use – GM	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area C: Suburban on Schedule 1A: Minimum Parking Area Requirements	Overlays Applicable:	Not Applicable

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):	Not Applicable			
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s)	Part 10, Section 187(2)(b)	Planned Unit Development (Stacked Dwellings)	Planned Unit Development (Stacked Dwellings)	YES
Minimum Lot Area	Part 10, Table 187(a), Column II	No minimum	20,759 m ²	YES
Minimum Front Yard Setback (Nutting Crescent)	Part 10, Table 187(c), Column II	3.0 m	26.4 m	YES
Minimum Interior Side Yard Setback	Part 10, Table 187(d)(ii)(1), Column II	1.2 m	6.8 m	YES
Minimum Rear Yard Setback (Spratt Road)	Part 10, Table 187(e)(i), Column II	7.5 m	7.5 m	YES
Maximum Floor Space Index (F.S.I.)	Part 10, Table 187(g), Column II	2	0.6	YES
Maximum Building Height	Part 10, Table 187(f), Column II	18.0 m	9.3 m	YES

Minimum Width of Landscaped Area (Abutting A Residential Zone)	Part 10, Table 110(h)(ii)	3.0 m	3.0 m	YES
Minimum Width of Landscaped Area (Abutting A Street)	Part 10, Table 110(h)(i)	3.0 m	12.0 m	YES
Minimum Width of Landscaped Area (Around A Parking Lot)	Part 10, Table 110(i)(i)	3.0 m	3.0 m	YES
Accessory Building Maximum Building Height Section 55	Part 2, Table 55(5), Column IV	6.0 m	3.6 m	YES
Accessory Building Minimum Rear Yard Setback Section 55	Part 2, Table 55(2)(b), Column IV	0 m	7.6 m	YES
Required Parking Spaces Section 101	Part 4, Section 101, Table 101, Row R10, Column IV	144 spaces @ 1.2 per dwelling unit	158	YES
Visitor Parking Spaces Section 102	Part 4, Section 102, Table 102, Column II	24 spaces @ 0.2 per dwelling unit	24	YES
Size of Space Section 106	Part 4, Section 106(1)(a)(c)	2.6 m x 5.2 m	2.6 m x 5.2 m	YES
Driveway and Aisle Width Section 107	Part 4, Section 107(1)(a)(ii) and (1)(aa)(ii)	6.0 m and 6.7 m	6.2 m and 6.7 m	YES
Location of Parking Section 109	Part 4, Section 109(2)(a)(b)(c)	No person may park a motor vehicle: a) in a required front yard; b) in a required corner side yard; or c) in the extension of a required corner side yard into a rear yard.	None	YES
Minimum Required Width of a Landscaped Buffer of a Parking Lot Section 110	Part 4, Section 110, Table 110(a)(b), Column IV	3.0 m	3.0 m	YES

Refuse Collection Section 110	Part 4, Section 110(3)(b)	3.0 m	3.0 m	YES
Bicycle Parking Rates Section 111	Part 4, Section 110, Table 111A(b), Column II	60 spaces @ 0.50 per dwelling unit	60 spaces	YES
Bicycle Parking Space Provisions Section 111	Part 4, Section 111, Table 111B(a), Column II and III	0.6 m x 1.8 m	0.6 m x 1.8 m	YES
Total Amenity Space Section 137	Part 5, Section 137, Table 137(6), Column II	720.0 m ² 6.0 m ² per dwelling unit	3,700.0 m ²	YES
Communal Amenity Area Section 137	Part 5, Section 137, Table 137(6), Column III	360.0 m ² 6.0 m ² per dwelling unit	400.0 m ²	YES
Other applicable relevant Provision(s)				
Minimum width of private way (PUD) Section 131	Part 5, Table 131, Row 1, Column II	6.0 m	6.0 m and 6.7 m	YES
Minimum setback for any wall of a residential use building to a private way (PUD) Section 131	Part 5, Table 131, Row 1, Column II	1.8 m	3.9 m	YES
Minimum separation area between buildings within a Planned Unit Development (PUD) Section 131	Part 5, Table 131, Row 4(a), Column II	1.2 m	5.2 m	YES
Landscaping and Parking (PUD) Section 131	Part 5, Table 131, Row 6, Column II(a)	Soft landscaping req between dwelling unit and private way.	Provided	YES

C. Draft List of Recommended Zoning

By-law Requirement or Applicable Section	Requirement	Proposed



Engineers, Planners & Landscape Architects

If you have any questions or comments, please do not hesitate to contact me.

Yours truly,

NOVATECH

A handwritten signature in black ink, appearing to read "Robert Tran". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Robert Tran, M.P.I.

Project Planner, Planning and Development