

Zoning Confirmation Report

37 Wildpine Court

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March 30, 2026

1.1 Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	March 30, 2026	Official Plan Designation	Neighbourhood (Suburban Transect)
Municipal Address(es)	37 Wildpine Court	Legal Description	Part of Lot 24, Concession 11, Geographic Township of Goulbourn, City of Ottawa
Scope of Work	Site Plan Control		
Existing Zoning Code	R4Z[3015] R3XX[3016] O1	By-law Number	2008-250
Schedule 1 / 1A Area	Area C	Overlays Applicable	n/a

1.2 Low-Rise Apartment Building, R4Z[3015]

B. Zoning Review – R4Z[3015]			
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Proposed Zone/Subzone (Zoning By-law Amendments only):	R4Z[3015] (no change)		
Principal Land Use(s)	Apartment dwelling, low-rise, among others	Apartment dwelling, low-rise	Y
Lot Width	18 m	88.99 m	Y
Lot Area	450 m ²	6,410 m ²	Y
Front Yard Set Back	3 m	6 m	Y
Corner Side Yard Setback	6 m	n/a	n/a
Interior Side Yard Setback [3015]	For any part of a building located within 21 m of a front lot line the minimum required interior side yard setback is as follows:	--	--

B. Zoning Review – R4Z[3015]

For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.

Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
	/ Where the building wall is equal to or less than 11m in height: 1.5m	n/a, building is 12 m tall	n/a
	/ Where the building wall is greater than 11 m in height: 3 m	6.092 m	Y
	In all other circumstances the minimum required interior side yard setback is 6 m.	6.092 m	Y
Rear Yard Setback	6 m	6 m	Y
Lot Coverage Floor Space Index (F.S.I.)	n/a	n/a	n/a
Building Height	15 m	12 m	Y
Accessory Buildings Section 55	No accessory buildings proposed	n/a	n/a
Projections into Height Limit - Section 64	Maximum height limits do not apply to structures such as: mechanical and service equipment penthouse, elevator or stairway penthouse	No mechanical and service equipment penthouse, elevator, or stairway penthouse proposed exceeding the maximum height limit	Y
Projections into Required Yards - Section 65	Balcony where the walking surface is higher than 0.6 m: maximum projection is 2 m, but no closer than 1 m from any lot line	Projects up to 1.9 m and is no closer than 4.28 m from the lot line	Y
Required Parking Spaces Section 101 and 103	Min. required resident parking spaces: 1 per dwelling unit 93 dwelling units * 1 = 93 resident parking spaces	105 resident parking spaces	Y
Visitor Parking spaces Section 102	Min. required visitor parking spaces: 0.2 parking spaces/ dwelling unit 93*0.2 = 19 visitor parking spaces	19 visitor parking spaces	Y
Size of Space Section 105 and 106	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	Y
	Up to 50% of the parking spaces (47) in a parking garage may be reduced to a minimum of 4.6m long and 2.4m wide, provided that the space:	0 resident parking spaces are compact spaces	Y

B. Zoning Review – R4Z[3015]

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Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
	<ul style="list-style-type: none"> / Is visibly identified as being for a compact car / Is not a required visitor parking space / Is not abutting or near a wall, column or similar surface that obstructs the opening of the doors of a parked vehicle or limits access to a parking space, in which case the minimum width is 2.6 metres. 		
Driveway Width Section 107	<p>Minimum width of double-lane driveway providing access to a parking garage: 6m</p> <p>Maximum width for parking garage serving low-rise apartment dwelling with >20 parking spaces: 6.7 m</p>	6 m	Y
Aisle Width Section 107	Width of aisles in a parking garage for parking oriented at 90°: 6 m	6 m	Y
Location of Parking [3015]	Despite Subclause 109(3)(a)(i), parking may be established within a required or provided front yard.	Parking provided in a required and provided front yard	Y
Refuse Collection Section 110	n/a	n/a	n/a
Bicycle Parking Rates Section 111	0.5 per dwelling unit: 93 dwelling units * 0.5 = 47 bicycle parking spaces	20 outdoors 44 indoors = 64 bicycle parking spaces	Y
Bicycle Parking Provisions Section 111	Minimum Number of Bicycle Parking Spaces Provided Horizontal, at Ground Level: 50% of required = 24 horizontal bicycle parking spaces	20 horizontal spaces outdoors 46 horizontal space indoors = 66 horizontal bicycle parking spaces	Y
	Minimum Dimensions: Stacked: 0.37 m wide Horizontal: 0.6 m by 1.8 m Vertical: 0.5 m by 1.5 m (Max 50% of required spaces)	Stacked: 0.43 m wide Horizontal: 0.6 m by 1.8 m	Y
	Bicycle Parking Access Aisle Min. Width: 1.5 m	2.3 m	Y

B. Zoning Review – R4Z[3015]			
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Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Amenity Space Section 137	Total Amenity Area: 6m ² per dwelling unit: 6*93 dwelling units=558 m ² total amenity space	Communal amenity: 468 m ² Private balconies/ terraces: 748m ² Total: 1,260 m ²	Y
	Communal Amenity Area: A minimum of 50% of the required total amenity area: 279 m ²	282 m ²	Y
	Layout of Amenity Area: Aggregated into areas up to 54 m ² , and where more than one aggregated area is provided, at least one must be a minimum of 54 m ²	Communal room ground floor: 85 m ² and 86m ² Exterior amenity: 129 m ²	Y
	Amenity area as part of landscaped area: Where amenity area is located outside at grade, it may be included in the calculation of landscaped area requirements	Included	Y
Other applicable relevant Provision(s)			
Setback from Watercourse Section 69	From normal high-water mark: 30 m	30 m	Y
Landscaped Area Requirement Section 161(8)	30%	40%	Y

1.2.1 Annex 2 – Draft List of Requested Relief from Zoning

None required

1.3 Semi-Detached Dwellings, R3XX[3016]

B. Zoning Review – R3XX[3016]			
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Proposed Zone/Subzone (Zoning By-law Amendments only):	R3XX[3016] (no change)		
Principal Land Use(s)	Semi-detached dwelling, among others	Semi-detached dwelling	Y
Lot Width	7 m	West lot: 20.8 m East lot: 35.03 m	Y

B. Zoning Review – R3XX[3016]

For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.

Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Lot Area	190 m ²	West lot: 337.55 m ² East lot: 442.44 m ²	Y
Front Yard Set Back [3016]	3 m	3 m	Y
Corner Side Yard Setback	n/a	n/a	n/a
Interior Side Yard Setback	0.9 m	4.9 m	Y
Rear Yard Setback	4.9 m	4.9 m	Y
Lot Coverage Floor Space Index (F.S.I.)	n/a	n/a	n/a
Building Height	Maximum: 11 m	8.6 m	Y
Accessory Buildings Section 55	n/a	No accessory buildings proposed	n/a
Projections into Height Limit - Section 64	n/a	No projections into height limit proposed	n/a
Projections into Required Yards - Section 65	n/a	No projections into required yards proposed	n/a
Required Parking Spaces Section 101 and 103	1 per dwelling unit	1 per dwelling unit	Y
Visitor Parking spaces Section 102	n/a	n/a	n/a
Size of Space Section 105 and 106	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	Y
Driveway Width Section 107	2.6 m	3.1 m	Y
Aisle Width Section 109	n/a	n/a	n/a
Location of Parking Section 109	A person may park a motor vehicle in a driveway	Driveway leads to a garage where a vehicle may be parked	Y
	A walkway is permitted in any yard, provided that: / Max. width: 1.8 m; / Walkway consists of hard landscaping	No walkways proposed	Y

B. Zoning Review – R3XX[3016]

For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.

Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
	All portions of the front yard not occupied by parking spaces, driveways, aisles, permitted projections, accessory buildings or structures or walkways must be landscaped with soft landscaping	Front yard is softly landscaped where not occupied by parking spaces, driveways, and aisles	Y
	All portions of any other yard not covered by parking spaces, driveways, aisles, permitted projections, walkways, buildings or structures must be landscaped	All yards are softly landscaped	Y
Refuse Collection Section 110	n/a	n/a	n/a
Bicycle Parking Rates Section 111	n/a	n/a	n/a
Amenity Space Section 137	n/a	n/a	n/a
Other applicable relevant Provision(s)			
n/a	n/a	n/a	n/a

1.3.1 Annex 2 – Draft List of Requested Relief from Zoning

None required

1.4 Conclusion

We trust that this information is satisfactory.

Sincerely,



Tamara Nahal, MCIP RPP
Planner