

Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	June 18, 2026	Reviewed Plans:	SP-1, Revision 15, dated 2026-06-11
Municipal Address(es):	5331 Fernbank Road	Official Plan designation:	Suburban Transect, Minor Corridor
Legal Description:	PART OF LOT 30 CONCESSION 10, GOULBOURN, PART 1 PLAN 4R17373, EXCEPT PART 4, PLAN 4R20112; OTTAWA. SUBJECT TO AN EASEMENT IN FAVOUR OF HYDRO OTTAWA LIMITED OVER PARTS 5,6, 7, 8 AND 9 PLAN 4R20112 AS IN OC455206. SUBJECT TO AN EASEMENT AS IN OC2638074 CITY OF OTTAWA.		
Scope of Work:	It is proposed to develop the Subject Site with a Planned Unit Development consisting of 180 stacked dwellings.		
Existing Zoning Code:	GM[2411]	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area C	Overlays Applicable:	N/A

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			
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s)	Section 187(2), Section 131(1)	Planned unit development; Stacked dwelling	Planned unit development; Stacked dwelling	Yes
Lot Width	Table 187(b)	No minimum	59.2 m	Yes
Lot Area	Table 187(a)	No minimum	36,789 m ²	Yes
Front Yard Set Back	Table 187(c)	3 m	5.7 m	Yes
Corner Side Yard Setback	Table 187(c)	3 m	9.6 m	Yes
Interior Side Yard Setback	Exception 2411	7.5 m	7.7 m	Yes
Rear Yard Setback	Table 187(e)	For a residential use building – 7.5 m	7.8 m	Yes
Lot Coverage Floor Space Index (F.S.I.)	Table 187(g)	2	0.6	Yes

Building Height	Table 187(f)	18 m	9.8 m	Yes
Accessory Buildings Section 55	Garbage and bicycle storage – Section 131(7)	Maximum height – 4.5 m Maximum size – 200 m ²	No accessory buildings.	N/A
Projections into Height Limit Section 64	Section 64	N/A		N/A
Projections into Required Yards Section 65	Porch – Table 65(6)(c) Stairs – Table 65(5)(b)(i)(1)	Porch – 2 m but no closer than 1 m from a lot line Stairs – no limit	Porch – 1.4 m and 6.1 m from lot line	Yes
Required Parking Spaces Section 101 and 103	Table 101(R10)	1.2 per dwelling unit (216 spaces)	216 spaces	Yes
Visitor Parking Spaces Section 102	Table 102	0.2 per dwelling unit (36 spaces)	36 spaces	Yes
Size of Space Section 105 and 106	Section 106(1)	At least 2.6 m wide and 5.2 m long	2.6 m wide and 5.2 m long	Yes
Driveway Width Section 107	Section 107(1)(aa)	Minimum width – 6 m Maximum width – 6.7 m	6.7 m	Yes
Aisle Width Section 107	Section 107(1)(c)(ii)	6 m	6.2 m	Yes
Location of Parking Section 109	Section 109(2)	No vehicle parking in the required front or corner side yard.	No vehicle parking located in the required front or corner side yard.	Yes
Refuse Collection Section 110	Section 110(3)	Setback from public street – 9 m Setback from lot line – 3 m Minimum height of screen – 2 m	Setback from street – 9 m Height of Screen – 2.4 m	Yes
Bicycle Parking Rates Section 111	Table 111A(b)(i)	0.5 per dwelling unit (90 spaces)	90 spaces	Yes
Amenity Space Section 137	Table 137(6)	Total amenity area – 6 m ² per dwelling unit (1,080 m ²)	Total – 1,662 m ² Communal – 1,150 m ²	Yes

		Communal amenity area – 50% of total (540 m ²)		
Other applicable relevant Provision(s)				
Minimum Width of a Landscaped Area	Table 187(h)	Abutting a street – 3 m Abutting a residential zone – 3 m	6 m	Yes
Minimum Landscaping for a Parking Lot	Section 110(1)	15% of the area of a parking lot (1,509.2 m ²)	187% (18,878 m ²)	Yes
Minimum Width of a Landscaped Buffer of a Parking Lot	Section 110(1)(a); Table 110	Abutting a street – 3 m Not abutting a street – 1.5 m	5 m	Yes
Minimum Width of a Private Way (PUD)	Table 131(1)	6 m	6.7 m	Yes
Minimum Setback of any Wall to a Private Way (PUD)	Table 131(2)	1.8 m	5.2 m	Yes
Minimum Separation Between Buildings (PUD)	Table 131(4)	1.2 m	13.5 m	Yes

C. Draft List of Recommended Zoning

By-law Requirement or Applicable Section	Requirement	Proposed

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

Yours truly,

NOVATECH



Simran Soor, MCIP, RPP
Project Planner | Planning & Development