

ZONING CONFIRMATION REPORT

609, 611, 613, 615 PARKVIEW RD

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TABLE OF CONTENTS:

1	PROJECT INFORMATION	1
2	ZONING REVIEW	1
3	COMMENTS / CALCULATIONS.....	3
3.1	PERMITTED PROJECTIONS INTO YARDS – SECTION 65	3
3.2	CALCULATION OF REQUIRED PARKING – SECTION 101	3
3.3	LOCATION OF PARKING – SECTION 109.....	4
3.4	CALCULATION OF REQUIRED BICYCLE PARKING – SECTION 111	4
3.5	LOW-RISE RESIDENTIAL DEVELOPMENT IN ALL NEIGHBOURHOODS WITHIN THE GREENBELT – SECTION 139	5
3.6	WASTE MANAGEMENT – SECTION 143	5
3.7	AMENITY AREA – SECTION 137.....	5
3.8	R4-UC SPECIFIC PROVISIONS – SECTION 161.....	5
3.9	DWELLING UNITS PER PROPERTY	8
4	DRAFT LIST OF REQUESTED RELIEF FROM ZONING	9
5	JFSA STATEMENT OF LIMITATIONS	10

TABLES:

	Table 1: Bicycle Parking Calculation for 609, 611, 613, & 615 Parkview	4
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1 Project Information

Review Date:	April 29, 2024	Official Plan Designation	Neighbourhood – Inner Urban Transect (Evolving Neighbourhood Overlay)
Municipal Address:	609, 611, 613, 615 Parkview Road	Legal Description:	Parts 1-9 on Reference Plan 4R-34475. Plan of Survey of Lots 102, 103, and 104, and part of Lot 105, Registered Plan No. 265. City of Ottawa
Scope of Work:	Four residential triplexes currently exist on the subject lands. Each is currently composed of two 2-bdrm apartments and one 4-bdrm apartment. The owners wish to convert the 4-bdrm apartment of each property to two 2-bdrm apartments. A re-zoning of the subject lands from R3R to R4UC[XXXX] is sought to facilitate this conversion. The additional unit will classify these buildings as low-rise apartment dwellings, which is a permitted use in the R4 zone.		
Existing Zoning Code:	R3R	By-law Number:	2008-250
Schedule 1/1A Area:	Area X: Inner Urban	Overlays Applicable:	Mature Neighborhoods Overlay

2 Zoning Review

Zoning Provisions (Proposed Zone – R4-UC)	By-Law Requirement or Applicable Section Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Uses R4-UC	<ul style="list-style-type: none"> apartment dwelling, low rise bed and breakfast detached dwelling diplomatic mission duplex dwelling group home home-based business, linked-detached dwelling park planned unit development, retirement home, converted 	<ul style="list-style-type: none"> apartment dwelling, low rise 	Y

	<ul style="list-style-type: none"> retirement home rooming house additional dwelling unit semi-detached dwelling, stacked dwelling three-unit dwelling townhouse dwelling urban agriculture 		
Minimum Lot Area	300 m ²	332 m ²	Y
Maximum Lot Area	1070 m ²	332 m ²	Y
Minimum Lot Width	10 m	9.76 m	N (relief sought)
Maximum lot Width	38 m	9.76 m	Y
Minimum Front Yard Setback	4.5 m	6.02 m	Y
Minimum Interior Side Yard Setback	1.5 m	1.2 m	N (relief sought)
Minimum Rear Yard Setback	7.5 m	8.53 m	Y
Maximum Building Height	11 m	10.07 m	Y
Projection of Balcony Into Rear Yard Setback – Section 65	2 m	0.96 m	Y
Projection of Canopy Into Interior Side Yard – Section 65	0.6 m	0.2 m	Y
Parking Spaces – Section 101	0	4	Y
Minimum Driveway Width – Section 107	2.6 m	3 m	Y
Bicycle Parking Spaces – Section 111	8	16	Y
Minimum Aisle Width to Access a Bicycle Parking	1.5 m	1.03 m	N (relief sought)

Space - Section 111(9)			
Required Front Yard Landscaping – Section 139	35%	71.2%	Y
Location of Walkway – Section 139(4e)	A walkway may not extend to the right-of-way on a lot less than 10m in width where a driveway is provided”.	Existing walkway extends to right-of-way	N (relief sought)
Number of Dwelling Units – Section 162 (Table 162A)	8 permitted where minimum lot width is 10 m 9+ permitted where minimum lot width is 15 m	4	Y

3 Comments / Calculations

3.1 Permitted Projections Into Yards – Section 65

Permitted projections into required yards are specified in Table 65 of section 65 of the zoning bylaw. The following projections are present on the existing dwellings (no proposed changes to the structures).

Feature 4 - Canopies and Awnings.

(b) All other buildings including a low-rise apartment dwelling and mid-high-rise apartment dwelling:

ii) 1.8 m into an interior side yard, but not closer than 0.6 m to a side lot line.

As the proposed minimum interior side yard setback (1.2m) is less than the permitted projection (1.8), it is understood that the projection may extend to 0.6m from the lot line. This corresponds to a projection of 0.6 m.

Feature 6 – Covered or uncovered balcony, porch, deck, platform and verandah, with a maximum of two enclosed sides, excluding those covered by canopies and awnings

(b) In the R1, R2, R3 and R4 Zones within Area A of Schedule 342:

(iv) in all other cases, the maximum projection is 2 m, but no closer than 1 m from any lot line.

The permitted projection of the balconies into the rear yards is understood to be 2 m.

3.2 Calculation of Required Parking – Section 101

Parking requirements are specified as per provision 1 of section 101 “ *Within the areas shown as Areas B, C, D, X and Y on Schedule 1A, off-street motor vehicle parking must be provided for any land use at the rate set out in Table 101 below*”. However, provision 3 sets out exceptions to this requirement.

(3) Despite Subsection (1), within the area shown as Area X on Schedule 1A:

(a) In the case of a building containing residential uses, no off-street motor vehicle parking is required to be provided under this section for the first twelve dwelling units and the parking requirements under Table 101 apply only to dwelling units and rooming units in excess of 12.

The subject properties are within Area X on Schedule 1A and each property has only 4 dwelling units. Therefore, no parking is required.

3.3 Location of Parking – Section 109

As per the provisions of section 109, parking may not be provided in the front yard or corner side yard of a property in a residential zone. The existing parking for these properties is located in the rear yard. The single parking space provided in the rear yard and driveways to access the parking spaces occupy approximately **34.4%** of the rear yard. This is less than the 70% maximum noted by provision 11a. **45.7%** of the rear yard area is provided as soft landscaping, which is greater than the 15% minimum noted in provision 11b.

3.4 Calculation of Required Bicycle Parking – Section 111

The calculation of bicycle parking requirements is based on the apartment building, low rise rate of “0.5 per dwelling unit” as specified by zoning Table 111.

A summary of required and provided bicycle parking is shown in Table 2 below.

Table 1: Bicycle Parking Calculation for 609, 611, 613, & 615 Parkview

Address	Bike Parking Space Rate (Table 111A from Zoning Bylaw)	Dwelling Units	Required	Provided
609 Parkview	0.5 per dwelling unit	4	2	4
611 Parkview	0.5 per dwelling unit	4	2	4
613 Parkview	0.5 per dwelling unit	4	2	4
615 Parkview	0.5 per dwelling unit	4	2	4
Total			8	16

Provision 6 notes that bicycle parking spaces may be located in any yard. Bicycle parking spaces have been located in the interior side yards as that location allows for the greatest security of residents’ bicycles. A gate is proposed for each building bike parking area to screen the bicycles from the view of passers-by and reduce the likelihood of theft. A fence is also proposed to screen the rear yards for the same reason.

Sufficient space has been provided as specified by provision 8A. bike parking stalls have a width of 0.6 metres and a length of 1.8 metres as specified by table 111B.

Relief is sought from the requirement of provision 9 “A bicycle parking space must have access from an aisle having a minimum width of 1.5 metres”. This provision is not practical nor desirable on this type of residential property as it will require additional hardscaped areas that are more appropriately used for soft landscaping. A site specific exemption is requested to allow an access aisle width of 1 m within the interior side yards.

3.5 Low-Rise Residential Development in All Neighbourhoods within the Greenbelt – Section 139

Provision 1 – as per Table 139(1) the required landscaping in the front yard is 35%. **71.2%** landscaping is provided in the front yard.

Provision 2 – As per Table 139(3) the maximum width of a shared driveway is 3 metres. The provided shared driveways are 3 metres wide.

Provision 4 – An existing walkway provides access to the ground floor unit of each building. This walkway is 1.2 metres wide which is less than the 1.8 metres permitted.

4(e) specifies that “A walkway may not extend to the right-of-way on a lot less than 10m in width where a driveway is provided”. The properties are less than 10m wide and a shared driveway is provided. Relief from this provision is requested.

Provisions 6 & 7 restate the rear yard landscaping requirements related to parking as discussed in Section 109. The proposed development conforms with the provisions.

3.6 Waste Management – Section 143

As per the provisions of section 143. An external waste enclosure has been provided for waste storage. This waste enclosure is accessed via the parking area in the rear yard and has an internal area of **3.15** m² which exceeds the required area of 2 m² specified by the by-law provisions.

3.7 Amenity Area – Section 137

Low-rise apartment dwellings in the R4-UC zone are exempt from section 137. However, staff requested we still list how much amenity space is provided.

Communal Amenity Space: **38** m² of soft landscaping provided in each rear yard

Minimum Private Amenity Space: **10.5** m² of private balcony area provided per dwelling unit

3.8 R4-UC Specific Provisions – Section 161

Provisions 15 & 16 of the R4 zone set out specific provisions for low-rise apartment dwellings in the R4-UC zone: The following apply:

Special Zone Provisions Relating to Low-Rise Apartment Buildings			
Provision	Detail	Notes	Complies (Y/N)
15a	Any part of the rear yard not occupied by accessory buildings and structures, permitted projections, bicycle parking and aisles, hardscaped paths of travel for waste and recycling management, pedestrian walkways, patios, and permitted driveways, parking aisles and parking spaces, must be softly landscaped.	Provided as required.	Y

15b	<p>The minimum area of soft landscaping per (a) must be:</p> <ul style="list-style-type: none"> i) in the case of a lot of less than 360 square metres in area, at least 35 square metres iv) in all cases, must comprise at least one aggregated rectangular area of at least 25 square metres and whose longer dimension is not more than twice its shorter dimension, for the purposes of tree planting. 	<p>38 m² of soft landscaping in rear yard.</p> <p>Largest rectangular area is 27.4 m².</p> <p>As per Landscaping Plan sufficient soil volume is available for a large tree in each rear yard.</p>	Y
15c	<p>Any part of any yard other than the rear yard not occupied by accessory buildings and structures, permitted projections, bicycle parking and aisles, hardscaped paths of travel for waste and recycling management, pedestrian walkways, permitted driveways and parking exclusion fixtures per (e) must be softly landscaped.</p>	<p>Provided as required.</p>	Y
15d	<p>(d) The minimum area of soft landscaping in the front yard is per Table 161.</p> <ul style="list-style-type: none"> • 35 per cent, in the case of any lot with a width between 8.25 metres but less than 12 metres and 	<p>71.2 % of the front yard is soft landscaping</p>	Y
15e	<p>The front yard and corner side yard must be equipped with solid, permanent fixtures sufficient to prevent motor vehicle parking in contravention of this By-law, and for greater clarity:</p> <ul style="list-style-type: none"> (i) such parking exclusion fixtures may include bicycle racks, benches, bollards, ornamental fences or garden walls, raised planters, trees, wheelchair lifting devices, wheelchair lifting devices or some combination thereof; and (ii) (ii) raised planters are deemed to be soft landscaping for the purposes of (c) and (d). 	<p>Ornamental boulders and trees are provided in the front yard of each property to act as parking exclusion fixtures.</p>	Y
15f	<p>At least one principal entrance to a ground-floor unit or to a common interior corridor or stairwell must be located on the facade and provide direct access to the street</p>	<p>Provided as required.</p>	Y

15g	The front facade must comprise at least 25 percent windows, and furthermore, (ii) windows located indoors may count towards the minimum fenestration requirement; and (iii) Any window counted towards the minimum fenestration requirement, other than windows in doors or at the basement level, must have a lower sill no higher than 100 centimetres above the floor level.	Front Façade is 38.86% Windows.	Y
15h	At least 20 percent of the area of the front facade must be recessed an additional 0.6 metres from the front setback line.	Buildings previously constructed as R3 (triplex) do not meet this provision.	N (relief sought)
15j	Despite (h), no additional recession of the front facade is required when balconies or porches are provided on the front or corner side facade as follows: (i) in the case of a lot of less than 15 metres width, one balcony or porch for each storey at or above the first storey is provided; (ii) in any case each balcony or porch must have a horizontal area of at least two square metres.	Only one balcony is provided on the front facade. The provisions of j do not apply.	N/A
15k	despite Table 65, a bay window projecting into a required front yard or corner side yard may extend to grade provided such bay window: (i) is located on the part of a front or corner side facade other than the recessed part required by (j); (ii) has a horizontal area of two square metres or less; and (iii) projects by no more than one metre into the yard, but in any case, no closer than three metres from the front lot line.	There are no bay windows. The provisions of k do not apply.	N/A
15m	Exit stairs providing required egress under the Building Code may project a	Stairs project into the rear yard by 0.98 m	

	maximum of 2.2 metres into the required rear yard.		
15n	<p>Clauses (f), (g), (h) and (j) do not apply to:</p> <ul style="list-style-type: none"> (i) lands designated under Part IV of the <i>Ontario Heritage Act</i>, or (ii) lands in a district designated under Part V of the <i>Ontario Heritage Act</i>. 	The property is not designated under the <i>Ontario Heritage Act</i> . The provisions of n do not apply.	N/A
15o	No rooftop amenity space is permitted within the area shown on Schedule 383. (Bylaw 2020-290)	The property is not within the area shown on Schedule 383. The provisions of o do not apply.	N/A
16	<p>In the case of a Low-rise Apartment Dwelling or Stacked Dwelling in the R4-UA, R4-UB, R4-UC and R4-UD zones</p> <ul style="list-style-type: none"> (a) No motor vehicle parking is permitted on a lot less than 450 square metres in area. 	Parking was approved on these properties via previous approvals. The owner wishes to maintain the current parking. No increase is sought.	N (relief sought)

3.9 Dwelling Units Per Property

During consultation with local residents and City Planning staff concerns were expressed that the R4-UC zone allows more than four dwelling units in a low rise apartment building. It is not the applicant’s intent to allow more than four units per building. Therefore a site specific zoning provision is requested specifying that:

“No more than four (4) dwelling units may be permitted in a low rise apartment building”

4 Draft List of Requested Relief from Zoning

The property is proposed to be rezoned to Residential Fourth Density Zone with site-specific exceptions as outlined in the table below (R4-UC[XXXX]).

It is noted that the subject properties previously received a minor variance allowing reduced lot width (D08-01-20/B-00221 to D08-01-20/B-00224). The requested relief from this zoning provision has been maintained from these previously approved applications.

Draft List of Requested Relief from Zoning		
By-law Requirement or Applicable Section	Requirement	Proposed
Minimum Lot Width (Section 162 – Table 162A)	10 m	9.76 m
Minimum Interior Side Yard Setback (Section 162 – Table 162A)	1.5 m	1.2 m
Minimum Aisle Width to Access a Bicycle Parking Space - Section 111(9)	1.5 m	1.0 m
Location of Walkway – Section 139(4e)	A walkway may not extend to the right-of-way on a lot less than 10m in width where a driveway is provided”.	Does not apply
Front Façade Articulation - Section 161(15h)	At least 20 percent of the area of the front facade must be recessed an additional 0.6 metres from the front setback line.	Does not apply
Parking Provisions Specific to R4-UC Zone – Section 161(16)	No motor vehicle parking is permitted on a lot less than 450 square metres in area.	Does not apply
Number of Dwelling Units – Section 162 (Table 162A)	8 permitted where minimum lot width is 10 m 9+ permitted where minimum lot width is 15 m	No more than four (4) dwelling units may be permitted in a low rise apartment building

5 JFSA STATEMENT OF LIMITATIONS

JFSA Canada Inc. (JFSA) has prepared this report, and performed the services described in this report, in a manner consistent with the level of care and skill normally exercised by members of the engineering and science professions currently practicing under similar conditions in the jurisdiction in which the services are provided, subject to the time limits and financial and physical constraints applicable to the services. No other warranty, expressed or implied, is made. This report has been prepared for the exclusive use of the client representative, for the specific site, objective, and purpose described to JFSA by the client. The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location. Any change of site conditions, purpose and/or development plans may alter the validity of the report. The report, which specifically includes all tables, figures and appendices, is based on data and information assembled by JFSA, and is based on the conditions at the site and study area at the time of the work and on the information provided by others. JFSA has relied in good faith on all information provided and does not accept responsibility for any deficiencies, misstatements, or inaccuracies contained in the report as a result of omissions, misinterpretation, or fraudulent acts of the persons contacted or errors or omissions in the reviewed documentation and data. Any use which a third party makes of this report, or any reliance on, or decisions to be made based on it, are the responsibilities of such third parties. JFSA accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.