

Zoning Confirmation Report

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1146 Snow Street

March 7, 2025

Annex 1 - Zoning Confirmation Report Checklist

| A. Project Information | | | |
|------------------------|---|---------------------------|---|
| Review Date | March 7, 2025 | Official Plan Designation | Inner Urban Transect - Neighbourhood |
| Municipal Address(es) | 1146 Snow Street | Legal Description | Lots 50, 51, 52, 53 & 54, Registered Plan 323, City of Ottawa, Ontario. |
| Scope of Work | Zoning By-law Amendment and Site Plan Control | | |
| Existing Zoning Code | R3VV | By-law Number | 2008-250 |
| Schedule 1 1A Area | Area X | Overlays Applicable | Evolving Neighbourhood Overlay |

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

| Zoning Provisions | Requirement | Proposal | Compliant (Y/N) |
|--|---|---|-----------------|
| Location of Parking Section 109 | 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 |
| Bicycle Parking Rates Section 111 | 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 |
|---------------|----------------------------|-------------|----------------------------|
| s. 162 | Front Yard Setback | 4.5 m | 3.05 m |
| s. 162 | Interior Side Yard Setback | 1.5 m | 1.2 m |
| s. 162 | Rear Yard Setback | 7.5 m | 7.01 m |
| s. 162 | Rear Yard Area | 25% | 23.3% (354m ²) |

Conclusion

We trust that this information is satisfactory.

Sincerely,



Lisa Dalla Rosa, MBA MCIP RPP
Associate



Evan Saunders, M. PI
Planner



Mark Ouseley, MES
Planner