

5. Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	July 28, 2025	Official Plan designation:	Neighbourhood & Outer Urban Transect
Municipal Address(es):	2028 Merivale Road	Legal Description:	PT LT 24, CON 1 RIDEAU FRONT, AS IN CR481386 EXCEPT PT. 3 4R205; CITY OF OTTAWA
Scope of Work:	Zoning By-law Amendment and Site Plan Control Applications to facilitate the development of nine new freehold detached residential dwellings.		
Existing Zoning Code:	Residential First Density "R1" Subzone E, subject to Special Exception 1722.	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area C on Schedule 1 and Area C (Suburban) on Schedule 1A.	Overlays Applicable¹:	N/A

¹ Mature Neighbourhoods Overlay, Floodplain Overlay, and/or Heritage Overlay.

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):	Site-specific Residential Third Density (R3) Subzone		
Zoning Provisions ¹	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	Detached dwelling, Planned Unit Development (PUD)	Detached dwelling, Planned Unit Development (PUD)	Y
Lot Width	Detached dwelling - varies (Table 160A); PUD - n/a	Detached dwelling - min 10.768m; PUD - n/a	site-specific provision proposed
Lot Area	Detached dwelling - varies (Table 160A); PUD - 1400 m ²	Detached dwelling - min 324.6 m ² ; PUD - 1369.53 m ²	site-specific provision proposed
Front Yard Set Back²	Detached dwelling and PUD - varies (Section 144)	Detached dwelling - min 5.0 m PUD - min 7.3 m	site-specific provision proposed
Corner Side Yard Setback	Varies pursuant to Section 144	Detached dwelling (Lot 1) - 7.29 m (1.546m when considering Protected ROW)	site-specific provision proposed
Interior Side Yard Setback	Detached dwelling and PUD - varies (Table 160A)	Detached dwelling - min 0.9m/ 1.2m other side; PUD - min 1.2m	site-specific provision proposed
Rear Yard Setback	Varies pursuant to Section 144	Detached dwelling and PUD - min 6.0m	site-specific provision proposed
Lot Coverage Floor Space Index (F.S.I.)	Not applicable in R3 Zone	n/a	n/a
Building Height³	Varies pursuant to Table 160A	8.5 metres	site-specific provision proposed
Accessory Buildings Section 55	Section 55	None proposed	Y



Projections into Height Limit Section 64	Section 64	None proposed	Y
Projections into Required Yards Section 65	Varies pursuant to Table 65	Rear deck >0.6m - min 3.0m from rear PL Front porch <6.0m - PUD: 1.68 m from private lane; detached: 1.66m from front PL Side Yard deck (Lot 1) - 5.74m (0m from protected ROW)	Y
Required Parking Spaces Section 101 and 103	Table 101 Row R4	Detached dwelling - 4 spaces PUD - 4 spaces	Y
Visitor Parking spaces Section 102	Per Section 102, none required	None proposed, (note: provided spaces exceed requirement)	Y
Size of Space Section 105 and 106	Section 106: min 2.6m X 5.2m	Detached dwelling - min 2.74m x 5.99m; PUD - 2.82m X 6.40m	Y
Driveway Width Section 107	Section 107(3)	5.2m for all lots	Y
Aisle Width Section 107	n/a	n/a	n/a
Location of Parking Section 109	Section 109 (3) and (4)	2 spaces provided on front driveway of each lot	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	Table 137 (10) - PUD as per dwelling type. Detached dwelling - no requirement	rear yard amenity space incld balcony provided for ea lot	Y
Other applicable relevant Provision(s)			
Planned Unit Development Section 131	The following provisions and proposals are specific to the PUD only		
Min Width of Private Way	Table 131 (1) - 6.0 metres	4.0 metres	N
Setback for wall of residential use building to a private way	Table 131 (2) - 1.8 metres	min 1.8 metres	Y
Setback for wall of garage entrance to a private way	Table 131 (3) - 5.2 metres	min 5.5 metres	Y
Minimum separation area between buildings	Table 131 (4) - 1.2 metres	min 2.4 metres	Y
Landscaping and Parking	Table 131 (6) a) - c)	front porch (3R high) proposed adjacent to driveway	N

¹ This template represents a small selection of applicable provisions. Please consider the lot's geography (i.e. corner/through lot, proximity to water, inside/outside Greenbelt) and proposed land use (i.e. drive through operation, outdoor commercial patio, Planned Unit Development, long semi) and consult the by-law to determine which other sections of the By-law must be met. This can be attached in a separate document.

² Note that different performance standards apply to low-rise residential development inside the Greenbelt. Please reference Section 144 for these standards, where applicable.

³ This includes maximum building height, minimum building height and stepback provisions, where they exist

E. Comments / Calculations



ANNEX 2 - ZONING CONFIRMATION REPORT DRAFT LIST OF REQUESTED RELIEF FROM ZONING

Table: Draft List of Requested Relief from Zoning

BY-LAW REQUIREMENT OR APPLICABLE SECTION	REQUIREMENT	PROPOSED
107 – Aisle and Driveway Provisions	<p>(3) Despite 107(2), in the case of a driveway providing access to a permitted parking space for a Detached Dwelling, Semi-detached Dwelling, Linked-detached Dwelling, Duplex Dwelling, Townhouse Dwelling or Stacked Dwelling:</p> <p>(b) where a driveway is providing access to a permitted parking space located outside of the front yard and corner side yard it may be located in a front yard, in a corner side yard, in an interior yard, in the extension of an interior side yard into the front yard or in the extension of a corner side yard into a rear yard provided that:</p> <p>(i) In the R1, R2, R3, R4 and R5 zones, no part of the driveway may be located between the front wall of the residential use building and the street nor, in the case of a corner lot, between the corner side wall of the residential use building and the street; and, [...]</p>	<p>The proposed driveway widths match the proposed width of the parking area within the attached garage, which is wider than the garage door/entrance.</p>
Section 131 Table 131 (1) – Minimum width of a private way	<p>Planned Unit Development</p> <p>6.0 metres</p>	<p>4.0 metres</p>
Section 131 Table 131 (6) Landscaping and Parking requirements	<p>Planned Unit Development</p> <p>(6) Landscaping and Parking</p> <p>(a) In the case of a planned unit development consisting of detached, linked-detached, semi-detached, three-unit or townhouse dwellings, or any combination thereof, all lands located between the dwelling unit or oversize dwelling unit, the extension of the main wall of the dwelling unit or</p>	<p>Risers serving the front entryways of each dwelling in the PUD project beyond the front face of the dwellings into the front yard.</p>

	oversize dwelling unit, and the private way are to be landscaped with soft landscaping, other than the area used for a driveway leading to the dwelling unit's associated parking space, garage or carport. (Bylaw 2018-206)	
Table 139 (1)	<p>Low-Rise Residential Development in All Neighbourhoods within the Greenbelt</p> <p>Minimum Required Aggregated Soft Landscaping</p> <p>Minimum Aggregated Soft Landscaped Area (% of the Front / Corner Side Yard Area)</p> <p>35% - In the case of any lot with a width between 8.25 m but less than 12 m</p>	31% is provided for Lot 4.
Table 139 (3)	<p>Low-Rise Residential Development in All Neighbourhoods within the Greenbelt</p> <p>Front Yard and Corner Side Yard Landscaping</p> <p>Driveway Regulations</p> <p>Maximum width of a double-wide driveway (m)</p> <p>No double-wide driveway is permitted for a lot with a required minimum lot width or street frontage of 8.25m to less than 15m</p>	Double-wide driveways are provided.
Table 139 (4)	<p>Low-Rise Residential Development in All Neighbourhoods within the Greenbelt</p> <p>Walkways</p> <p>(c) The width of a walkway may not exceed:</p> <p>(ii) In the case of any other residential use building, 1.2 m;</p>	Portions of the walkways serving the entranceways to the dwellings within Lots 1 and 4 are greater than 1.2 metres in width.
<p><i>For the following proposed items, site-specific provisions are proposed pursuant to the Zoning By-law Amendment Application for rezoning to Site-specific Residential Third Density Subzone.</i></p>		

Table 160A – Lot Width	R3 - Residential Third Density Zone R3 SUBZONE PROVISIONS Column IV - Minimum Lot Width (m) 15 metres for detached dwellings	Detached dwelling: 10.768 m
Table 160A – Lot Area	R3 - Residential Third Density Zone R3 SUBZONE PROVISIONS Column V - Minimum Lot Area (m2) 450 sq. metres for detached dwellings 1,400 sq. metres for Planned Unit Development	Detached dwelling: 324.6 sq. metres PUD: 1369.53 sq. metres
Table 160A	R3 - Residential Third Density Zone R3 SUBZONE PROVISIONS Column VII – Minimum Front Yard Setback (m) 6 metres for Planned Unit Developments and detached dwellings	5.2 metres
Table 160A	R3 - Residential Third Density Zone R3 SUBZONE PROVISIONS Column VIII – Minimum Corner Yard Setback (m) 4.5 metres for detached dwellings	1.5 metres proposed (following widening)
Table 160A	R3 - Residential Third Density Zone R3 SUBZONE PROVISIONS Column IX – Minimum Rear Yard Setback (m) (See Section 144)	(See Section 144)
Section 144 - Rear Yard Setback	Alternative Yard Setbacks affecting Low-rise Residential Development in the R1 to R4 Zones within the Greenbelt Rear Yards on Interior or through lots Rear Yard Requirements For Lots with a Minimum Front Yard Setback Greater than 4.5 m	Based on average lot depth, minimum required rear yard varies from 8.48 metres and 8.52 metres for Lots 1 to 6. Rear yard depths of 6.0 metres are proposed.

	(iii) Minimum required rear yard of 28 per cent of the lot depth where lot depth is greater than 25 metres but not more than 32 metres	
Table 160A – Building Height	R3 - Residential Third Density Zone R3 SUBZONE PROVISIONS Column VI – Maximum Building Height (m) 8 metres for detached dwellings	Detached dwelling and PUD: 8.5m