

# Zoning Confirmation Report

## 2006, 2020, 2026 Scott Street and 314, 318 Athlone Avenue

Project Information			
<b>Review Date</b>		<b>Official Plan Designation</b>	Mainstreet Corridor
<b>Municipal Address</b>	2006, 2020, 2026 Scott Street and 314, 318 Athlone Avenue	<b>Legal Description</b>	Part of Lot 60 and All of Lots 61 and 62, Registered Plan 263, AND Part of Lot 31 Concession 1 (Ottawa Front), Geographic Township of Nepean
<b>Scope of Work</b>	Zoning By-law Amendment		
<b>Existing Zoning Code</b>	TM[2829] S465-h	<b>By-law Number</b>	2008-250
<b>Schedule 1 / 1A Area</b>	Area Y	<b>Overlays Applicable</b>	Evolving Neighbourhood
Zoning Review – TM[2829] S465			
Zoning Provisions	Required	Provided	Compliance
<b>Minimum Lot Area</b> <i>Table 197(a)</i>	No minimum	6,686 m <sup>2</sup>	Yes
<b>Minimum Lot Width</b> <i>Table 197(b)</i>	No minimum	101.4 m	Yes
<b>Minimum Front Yard Setback</b> <i>Schedule 465</i>	2.7-7.5 metres	2.5 metres	No
<b>Maximum GFA</b> <i>Exception 2829</i>	73,000 square metres	73,000 square metres	Yes
<b>Minimum Interior Side Yard Setback</b> <i>Schedule 465</i>	3.8-5.6 metres	4.5 metres	Yes
<b>Minimum Rear Yard Setback</b> <i>Schedule 465</i>	6.0 metres	4 metres (abutting a residential zone)  2.5 metres (All other cases)	No
<b>Maximum Building Height</b> <i>Schedule 465</i>	26 metres (7-storeys) - 126 metres (40-storeys)	60 metres (18-storeys) - 125.5 metres (40-storeys)	No
<b>Minimum Tower Separation</b> <i>Exception 2829</i>	25 metres	20 metres as per Section 77(3)(c)	No
<b>Minimum Setback above 9<sup>th</sup> floor along western property line</b> <i>Exception 2829</i>	12 metres	11.5 metres	No
<b>Maximum Parking Space Rates</b> <i>Exception 2829</i>	0.6 spaces per dwelling	0.6 spaces per dwelling	Yes
<b>Minimum Visitor Parking Space Rates</b> <i>Table 102 – Area Z</i>	0.1 per dwelling unit	0.1 per dwelling unit	Yes
<b>Minimum Bicycle Parking Space Rates</b> <i>Section 111</i>	0.5 per dwelling unit (429)	442	Yes

<b>Minimum Bicycle Parking Space Dimensions</b> <i>Table 111B(a)(b)</i>	1.8 metres x 0.6 metres	1.8 metres x 0.6 metres	<b>Yes</b>
<b>Minimum Bicycle Parking Space Aisle Width</b> <i>Section 111(9)</i>	1.5 metres	1.5 metres	<b>Yes</b>
<b>Minimum Parking Space Dimensions</b> <i>Section 106</i>	5.2 metres x 2.6 metres  Up to 50% of the parking spaces in a parking garage may be reduced to a minimum of 4.6m long and 2.4m wide	5.2 metres x 2.6 metres	<b>Yes</b>
<b>Driveway Width</b> <i>Section 107(1)(a)(ii)</i>	Minimum: 6.0 metres Maximum: 6.7 metres	Minimum: 6.0 metres Maximum: 6.7 metres	<b>Yes</b>
<b>Minimum Drive Aisle Width</b> <i>Section 107(1)(aa)(ii)</i>	6.0 metres	6.0 metres	<b>Yes</b>
<b>Amenity Area</b> <i>Table 137(4) and (6)</i>	857 x 6 m <sup>2</sup> (total) 857 x 3 m <sup>2</sup> (communal)	5,1422 m <sup>2</sup> (total) 2,703 m <sup>2</sup> (communal)	<b>Yes</b>
<b>Minimum width of landscaped area around a parking lot</b> <i>Section 111(11)</i>	None	None	<b>Yes</b>
<b>Minimum Required Landscaped Area within a Parking Lot</b> <i>Table 110(b)</i>	None	None	<b>Yes</b>

For your consideration,



Tyler Yakichuk, MCIP RPP  
Senior Planner