Zoning Confirmation Report
3400 + 3428 Woodroffe Avenue
October 23, 2025

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	October 23, 2025	**Official Plan Designation**	Suburban (Southwest)Transect
Municipal Address(es)	3400 + 3428 Woodroffe Avenue	**Legal Description**	Part of Lot 12 Concession 2 (Rideau Front), Geographic Township of Nepean, City of Ottawa
Scope of Work	Zoning By-law Amendment / Site Plan Control		
Existing Zoning Code	R1VV[636]	**By-law Number**	2008-250
Schedule 1 / 1A Area	Area C and X	**Overlays Applicable**	None

B. Zoning Review **For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.**			
Zoning Provisions	**By-law Requirement or Applicable Section, Exception or Schedule Reference**	**Proposal**	**Compliant (Y/N)**
Proposed Zone/Subzone (Zoning By-law Amendments only):	R4Z[XXXX]		
Principal Land Use(s)	Stacked, townhouse dwelling	Stacked, townhouse dwelling	**Y**
Lot Width	PUD: 18 m	157.39 m	**Y**
Lot Area	PUD: 1,400 m^2	23,661.35 m^2	**Y**
Front Yard Set Back	PUD: 3 m	10 m	**Y**
Corner Side Yard Setback	n/a	n/a	n/a
Interior Side Yard Setback	Townhouse: / For the first 18 m from the front lot line: 1.2 m / After 18 m from the front lot line: 25% of the lot depth, need not exceed 6 m = 6 m	/ For the first 18 m from the front lot line: No townhouses proposed / After 18 m from the front lot line: 6 m	**Y**
	Stacked dwelling: / Within 21 m of the front lot line:	/ Within 21 m of the front lot line: – Building wall < 11 m: 4 m	**Y**

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	– Building wall ≤ 11m: 1.5 m – Building wall > 11 m: 3 m / After 21 m of the front lot line: 6 m	/ After 21 m of the front lot line: 6 m	
Rear Yard Setback	6 m Need not exceed 7.5 m	18.63 m	Y
Lot Coverage Floor Space Index (F.S.I.)	n/a	n/a	n/a
Building Height	Townhouse: 10 m	9.37 m	Y
	Stacked dwelling: 11 m	10.02 m	Y
Accessory Buildings Section 55	Min. front yard setback: 3 m	> 3 m	Y
	Min. interior side yard setback: 6 m	3 m	N
	Min. rear yard setback: 0.6 m	> 0.6 m	Y
	Min. required distance from any other building located on the same lot: 1.2 m	5 m	Y
	Max height: 3.6 m, with the height of the exterior walls not to exceed 3.2 m	Building height: 3.55 m tall Exterior wall height: 2.239 m	Y
	Max. permitted size: Aggregate of all accessory buildings not to exceed a lot coverage of 50% of the yard in which they are located, with a maximum cumulative floor area of 55 m^2 as measured from the exterior walls of the building	Garbage and bike room building: 88 m^2 Interior side yard area: approx. 976.20 m^2 Located in the interior side yard Buildings / ISY Area = 9%	N
	Max. number of accessory buildings permitted on a lot: 2	1	Y
Projections into Height Limit - Section 64	n/a	n/a	n/a
Projections into Required Yards - Section 65	n/a	n/a	n/a

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Required Parking Spaces Section 101 and 103	Area X: **Stacked**: 0.5 per dwelling unit: 60*0.5 = **30 resident parking spaces** **Townhouses**: 0.75 per dwelling unit: / Back-to-back towns: 13*0.75 = **10 resident parking spaces** / Townhouses: 6*0.75 = **5 resident parking spaces** *Area X Subtotal*: 45 required resident parking spaces Area C: **Stacked**: 1.2 per dwelling unit: 48*1.2=**58 resident parking spaces** **Townhouses**: 1 per dwelling unit: / Back-to-back towns: 19*1=**19 resident parking spaces** / Townhouses: 1 per dwelling unit: 13*1=**13 resident parking spaces** *Area C Subtotal*: 90 required resident parking spaces Total: **135 required resident parking spaces**	207 resident parking spaces	**Y**
Visitor Parking spaces Section 102	Townhouse and stacked dwellings with driveways and garages: no visitor parking required (140 units) Area X: Stacked: 0.1 per dwelling unit: 60 units – 12 units = 48 * 0.1 = **5 visitor parking spaces required** Area C: Stacked: 0.2 per dwelling unit:	15 visitor parking spaces	**Y**

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	48 units * 0.2 = **10 visitor parking spaces required** Total: **15 visitor parking spaces required**		
Size of Space **Section 105 and 106**	Standard Size: 2.6 x 5.2 m Compact Size: 2.4 x 4.6 m, up to 50% (68) permitted	Standard parking spaces: 2.6 x 5.2 m 59 compact parking spaces: 2.4 x 4.6 m	**Y**
Driveway Width **Section 107**	Parking Lot: Min: 6 m Max: 6.7 m Townhouse or Stacked Driveway: Min: 2.6 m	6.7 m	**Y**
Aisle Width **Section 109**	6 m	6 m	**Y**
Location of Parking **Section 109**	No parking space may be established and no person may park a motor vehicle: / in a required and provided front yard; / in a required and provided corner side yard; or / in the extension of a required and provided corner side yard into a rear yard	No parking provided in front yard. No corner side yard exists on the subject site as it is an interior lot.	**Y**
Refuse Collection **Section 110**	All outdoor refuse collection and refuse loading areas contained within or accessed via a parking lot must be: / located at least 9.0 metres from a lot line abutting a public street; / located at least 3.0 metres from any other lot line; and / screened from view by an opaque screen with a minimum height of 2.0 metres. / where an in-ground refuse container is provied, the	Refuse collection is located in an accessory building	**Y**

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	screening requirement of Section / above may be achieved with soft landscaping.		
Bicycle Parking Rates Section 111	Stacked dwelling without a garage or carport for each dwelling unit: 0.50 per dwelling unit 0.5 * 108 units = 54 bicycle parking spaces	57 bicycle parking spaces 30 indoor 27 outdoor	Y
	Stacked dwellings with a garage or carport for each dwelling unit: no bicycle parking required		
Amenity Space Section 137	Total amenity area: 6m^2 per dwelling unit 108 units * 6 m^2 = 648 m^2	Communal: 1,146 m^2 (960 m^2 within buffer) Private amenity: 432 m^2 (balconies) Total: 1,578 m^2	Y
	Communal amenity area: 50% of the required total amenity area (324 m^2)	1,146 m^2	Y
	Layout of communal amenity area: Aggregated into areas up to 54 m^2, and where more than one aggregated area is provided, at least one must be a minimum of 54 m^2	960 m^2	Y
Other applicable relevant Provision(s)			
Landscaping and parking s. 131(5)	In the case of a PUD consisting of townhouse dwellings, all lands located between the dwelling unit, the extension of the main wall of the 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	Front yards are softly landscaped	Y

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	/ In no case may any dwelling unit located within a PUD that has its own driveway leading to its associated parking space, garage or carport have a driveway that is wider than the associated parking space, garage, or carport. / Furthermore, the remaining area between the dwelling unit and the private way must be landscaped with soft landscaping, and a walkway extending from the private way back to the principal entranceway is prohibited. / A path, that is mostly parallel to the street, that provides pedestrian access from the driveway to the principal entranceway of no more than 1.2 m is permitted.	/ Driveways are the same width as the garages to which they lead / Remaining area is softly landscaped / All paths running perpendicular to the internal private roads and providing access to the townhouses are 1.2 m	Y

Annex 2 – Draft List of Requested Relief from Zoning

Section	By-law Requirement	Requirement	Proposed
55, Table 55(3)(e)	Accessory building min. interior side yard setback	6 m	3 m
55, Table 55(6)	Accessory building max permitted cumulative floor area	55 m^2	88 m^2

Conclusion

We trust that this information is satisfactory.

Sincerely,

Tamara Nahal, MCIP RPP
Planner

Matthew McElligott, MCIP RPP
Principal