

Zoning Confirmation Report

50 Bayswater Avenue and 1088 Somerset Street West

Provided below, are the relevant zoning provisions for the proposed development, seeking an Official Plan Amendment, Zoning Bylaw Amendment, and Site Plan Control. The proposed amended zone is TM11[XXXX], where the urban exception provides relief to the following provisions:

50 Bayswater Avenue

- / Add “apartment dwelling, high-rise” as permitted uses;
- / Reduce the minimum corner side yard setback from 3.0 metres to 2.4 metres; and
- / Increase maximum building height to 53.5 metres, whereas a maximum of 20.0 metres is permitted.

1088 Somerset Street West

- / Reduce the minimum interior side yard setback to 0.1 metres, whereas a minimum 3.0 metres is required; and
- / Reduce the minimum width of the landscaped area to 1.2 metres, whereas 1.4 metres is required.

1.0 Project Information

Review Date		Official Plan Designation	Minor Corridor
Municipal Address	50 Bayswater Avenue 1088 Somerset Street West	Legal Description	TOPOGRAPHIC PLAN OF SURVEY OF OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN No. 475 and PART OF LOTS 1 AND 2 IN BLOCK Q East Spadina Avenue REGISTERED PLAN 73 CITY OF OTTAWA
Scope of Work	Develop 16 and 6 storey residential buildings		
Existing Zone	TM11 and R4UB	By-law Number	2008-250
Schedule 1	Area B	Overlays	Evolving Neighbourhood

2.0 Zoning Review

Proposed Zone	TM11[XXXX]
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The following table summarizes the proposed development’s compliance with the TM11 zone. Areas of non-compliance are noted with an “X”.

Zoning Mechanism (TM11)		Provision	Provided	Compliance
Minimum lot area		No minimum	603.48 square metres	✓
Minimum lot width		No minimum	19.81 metres	✓
Front yard setback	Minimum	2.0 metres	2.08	✓
	Maximum	3.0 metres	2.12	✓

Minimum interior side yard setback	1.2 metres	0.1 metres	X
Minimum corner side yard setback	3.0 metres	2.4 metres	X
Minimum rear yard setback	7.5	7.5 metres	✓
Maximum building height	20 metres	53.5 metres	X
Accessory use building height	6.0 metres	6.0 metres	✓
Amenity Area	6 m ² (total)	606 m ²	✓
	3 m ² (communal)	303 m ²	✓

The following table summarizes the proposed development's compliance with zoning relating to parking requirements. Areas of non-compliance are noted with an "X".

Zoning Mechanism (Parking)	Provision	Provided	Compliance
Minimum Required Vehicle Parking Spaces <i>Area Y</i>	Residential: 0 stalls per unit	163	✓
	Visitor: 0.1 stalls per unit (26)	26	✓
Minimum Driveway Width	Parking lot: 6.0 metres	6.0 m	✓
	Parking garage: 6.0 metres	6.0 m	✓
Minimum Aisle Width	Parking lot: 6.0 metres	6.0m	✓
	Parking garage: 6.0 metres	6.0m	✓
Minimum Parking Space Dimensions	Length: 5.2 metres Width: 2.6 metres	5.2m 2.6m	✓ ✓
	Up to 40% of required parking spaces may be 4.6 m by 2.4 m	<40%	✓
Minimum Required Bicycle Parking Spaces	0.5 per unit (51)	56	✓
Minimum Bicycle Parking Space Dimensions	1.8m x 0.6m	1.8m x 0.6m	✓
Minimum Bicycle Parking Space Aisle Width	1.5 metres	1.5m	✓
Maximum Provision of Vertical Bicycle Parking Spaces	50%	<50%	✓
Minimum width of landscaped area around a parking lot	None	None	✓

Minimum Required Landscaped Area within a Parking Lot	None	0%	✓
Loading Space Rates	None	0	✓

As demonstrated in the zoning tables above, the proposed development adheres to the general intent of the TM zone. Which is to regulate development on Traditional Mainstreets to ensure street continuity, scale, and character. The proposed Zoning By-law Amendment will address the requested permitted use and relief from the provisions noted above through a site-specific Urban Exception.

Sincerely



Tyler Yakichuk, MCIP RPP
Planner