

Zoning Confirmation Report

1867 Alta Vista Drive

Zoning Review

Project Information			
Review Date		Official Plan Designation	Neighbourhood
Municipal Address(es)	1867 Alta Vista Drive	Legal Description	Part of Lot 15 Concession Junction Gore, Geographic Township of Gloucester, City of Ottawa
Scope of Work	Zoning By-law and Official Plan Amendment		
Existing Zoning Code	IP12 F(1.5) / IP12[2424] F(1.2)	By-law Number	2008-250
Schedule 1 / 1A Area	Area B	Overlays Applicable	Evolving Neighbourhood
Zoning Review – R5B			
R5B Zoning Provisions	Required	Provided	Compliance
Principal Land Use	Apartment dwelling, mid-rise	Apartment dwelling, mid-rise	Yes
Minimum Lot Width <i>Section 163</i>	22.5 metres	144.28 metres	Yes
Minimum Lot Area <i>Section 163</i>	675 square metres	12,144 square metres	Yes
Maximum Building Height <i>Section 163</i>	Established through Exception	37 metres	Yes
Minimum Front Yard Setback <i>Section 163</i>	3 metres	6.5 metres	Yes
Minimum Rear Yard Setback <i>Section 163</i>	25% of lot depth to a maximum of 7.5 metres	29.4 metres	Yes
Minimum Interior Side Yard Setback <i>Section 163</i>	1.5 metres within 21 metres of the front lot line, 6 m further than 21 metres from front lot line	2.7 metres	No
Landscaped Area <i>Section 163</i>	30% of the lot area	41%	Yes
Setback from Watercourses and Waterbodies <i>Section 69</i>	30 metres to the normal highwater mark of any watercourse or 15 metres to the top of the bank of any watercourse, whichever is the greater.	30 metres	Yes
Minimum Parking Space Rates <i>Section 101(5)(d)</i>	0.5 per dwelling unit (after first 12 units) (0.5 x (329-12 units) = 395 spaces)	186 spaces	Yes

Minimum Visitor Parking Space Rates <i>Section 101(5)(d)</i>	Area X provisions apply when an active entrance is located within 600 metres of a rapid transit station	30 spaces	Yes
Minimum Bicycle Parking Space Rates <i>Section 111</i>	0.50 per dwelling unit (0.5 x 329 = 165 bike parking spaces)	350 spaces	Yes
Minimum Parking Space Dimensions <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	194 (5.2 metres x 2.6 metres) 22 reduced	Yes
Driveway Width <i>Section 107</i>	Minimum: 6.0 metres Maximum: 6.7 metres	Minimum: 6.0 metres Maximum: 6.7 metres	Yes
Minimum Drive Aisle Width <i>Section 107</i>	6.0 metres	6.0 metres	Yes
Minimum Loading Spaces <i>Section 113, Table 113A</i>	None required	0 loading spaces 1 move in/out bay provided	Yes
Amenity Area <i>Section 137</i>	6 m ² (total) – 1,974 m ² 3 m ² (communal) – 987 m ²	3,025 m ² total 3,025 m ² communal	Yes
Permitted Projections Above the Height Limit <i>Section 64</i>	Items listed in the By-law	Communal amenity area	No

Requested Relief from R5B Zoning

Zoning Review – R5B		
R5B Zoning Provisions	Required	Requested
Minimum Interior Side Yard Setback <i>Section 163</i>	6 metres further than 21 metres from front lot line	2.7 metres
Total Parking Rate <i>Section 101 and 102</i>	0.6 (0.5 residential + 0.1 visitor) spaces per unit	0.25 spaces per unit (residential + visitor)
Permitted Projections Above the Height Limit <i>Section 64</i>	Items listed in the By-law	Communal amenity area

For your consideration,



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Planner