

# Zoning Confirmation Report

## 1867 Alta Vista Drive

### Zoning Review

Project Information			
<b>Review Date</b>		<b>Official Plan Designation</b>	Neighbourhood
<b>Municipal Address(es)</b>	1867 Alta Vista Drive	<b>Legal Description</b>	Part of Lot 15 Concession Junction Gore, Geographic Township of Gloucester, City of Ottawa
<b>Scope of Work</b>	Zoning By-law and Official Plan Amendment		
<b>Existing Zoning Code</b>	IP12 F(1.5) / IP12[2424] F(1.2)	<b>By-law Number</b>	2008-250
<b>Schedule 1 / 1A Area</b>	Area B	<b>Overlays Applicable</b>	Evolving Neighbourhood
Zoning Review – R5B			
R5B Zoning Provisions	Required	Provided	Compliance
<b>Principal Land Use</b>	Apartment dwelling, mid-rise	Apartment dwelling, mid-rise	Yes
<b>Minimum Lot Width</b> <i>Section 163</i>	22.5 metres	144.28 metres	Yes
<b>Minimum Lot Area</b> <i>Section 163</i>	675 square metres	12,144 square metres	Yes
<b>Maximum Building Height</b> <i>Section 163</i>	Established through Exception	37 metres	Yes
<b>Minimum Front Yard Setback</b> <i>Section 163</i>	3 metres	6.5 metres	Yes
<b>Minimum Rear Yard Setback</b> <i>Section 163</i>	25% of lot depth to a maximum of 7.5 metres	29.4 metres	Yes
<b>Minimum Interior Side Yard Setback</b> <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
<b>Landscaped Area</b> <i>Section 163</i>	30% of the lot area	41%	Yes
<b>Setback from Watercourses and Waterbodies</b> <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
<b>Minimum Parking Space Rates</b> <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

<b>Minimum Visitor Parking Space Rates</b> <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	<b>Yes</b>
<b>Minimum Bicycle Parking Space Rates</b> <i>Section 111</i>	0.50 per dwelling unit (0.5 x 329 = 165 bike parking spaces)	350 spaces	<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	194 (5.2 metres x 2.6 metres)  22 reduced	<b>Yes</b>
<b>Driveway Width</b> <i>Section 107</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</i>	6.0 metres	6.0 metres	<b>Yes</b>
<b>Minimum Loading Spaces</b> <i>Section 113, Table 113A</i>	None required	0 loading spaces 1 move in/out bay provided	<b>Yes</b>
<b>Amenity Area</b> <i>Section 137</i>	6 m <sup>2</sup> (total) – 1,974 m <sup>2</sup> 3 m <sup>2</sup> (communal) – 987 m <sup>2</sup>	3,025 m <sup>2</sup> total 3,025 m <sup>2</sup> communal	<b>Yes</b>
<b>Permitted Projections Above the Height Limit</b> <i>Section 64</i>	Items listed in the By-law	Communal amenity area	<b>No</b>

## Requested Relief from R5B Zoning

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

For your consideration,



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