

Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	February 26, 2024	Official Plan designation:	Neighbourhood, Downtown Core Transect
Municipal Address(es):	10-20 Empress Avenue N	Legal Description:	LT 5 & PT LT 6, PL 7, AS IN NS49610; OTTAWA/NEPEAN
Scope of Work:	It is proposed to develop 10-20 Empress Avenue with a low-rise apartment building containing 41 affordable dwelling units.		
Existing Zoning Code:	R4-UD	By-law Number:	2008-250
Schedule 1 / 1A Area:	B / X	Overlays Applicable¹:	Mature Neighbourhoods Overlay

¹ Mature Neighbourhoods Overlay, Floodplain Overlay, and/or Heritage Overlay.

B. Zoning Review			
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Proposed Zone/Subzone (Zoning By-law Amendments only):	R4-UD[XXXX]		
Zoning Provisions ¹	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	Section 161(1)	Apartment dwelling, low rise	Yes
Lot Width	15 m Table 162A, Row R4-UD	35.1 m	Yes
Lot Area	450 m ² Table 162A, Row R4-UD	1215.1 m ²	Yes
Front Yard Set Back²	1.45 m Section 144(1)(a)	2.5 m	Yes
Corner Side Yard Setback	4.5 m Table 162A, Row R4-UD	N/A	N/A
Interior Side Yard Setback	1.5 m Table 162A, Row R4-UD. Section 144(2)(a)	1.5 m / 1.5 m	Yes
Rear Yard Setback	4.5 m Section 135(1), Table 162A, Row R4-UD	1.5 m	No
Lot Coverage Floor Space Index (F.S.I.)	N/A		
Building Height³	14.5 m Table 162A, Row R4-UD	14.5 m	Yes
Accessory Buildings Section 55	Minimum setback of 1.5 m from exterior walls Table 55, Row (8)(a)(i)	3.03 m / 1.78 m / 6.38 m / 1.5 m / 2.32 m / 1.84 m	Yes
Projections into Height Limit Section 64	Section 64	Mechanical and service equipment penthouse, elevator or	Yes

		stairway penthouse Landscaped areas, roof-top gardens and terraces and associated safety guards and access structures; pursuant to Table 55, Row (8)	
Projections into Required Yards Section 65	Section 65	Steps and landing	Yes
Required Parking Spaces Section 101 and 103	13 spaces Section 101(3)(a), Table 101(R11), Section 101(6)(c)	13 spaces	Yes
Visitor Parking spaces Section 102	2.9 spaces Section 102(2), Table 102	3 spaces	Yes
Size of Space Section 105 and 106	At least 2.6 m wide and 5.2 m long At least 2.4 m and 4.6 m long (small car space) Section 106(1), Section 106(3)	2.4 m-2.6 m wide 5.2 m long	Yes
Driveway Width Section 107	3.6 m Section 107(1)(aa)(i)	3.6 m	Yes
Aisle Width Section 107	6 m Section 107(1)(c)(ii)	6 m	Yes
Location of Parking Section 109	Section 109(3)	No parking spaces are provided in the front yard.	Yes
Refuse Collection Section 110	Section 110(3)	No outdoor refuse collection or loading area is proposed.	Yes
Bicycle Parking Rates Section 111	20.5 spaces Table 111A(b)(i)	44 spaces	Yes
Amenity Space Section 137	N/A		
Other applicable relevant Provision(s)			
Minimum Rear Yard Area	305.3 m ² (25% of lot area) Section 144(3)(a)	N/A	Yes
Landscaped Area	364.5 m ² (30% of lot area) Section 161(8)	376 m ²	Yes
Minimum Aggregate Front Yard Soft Landscaping and Walkways	20% of the front yard (17.6 m ²) Section 161(15)(d) Table 161, Table 139(1), Section 139(4)	63.6 m ²	Yes
Minimum Rear Yard Soft Landscaping	50% of the rear yard (27 m ²) Section 161(15)(b)(iii), Section 139(7)	23.6 m² (43.9%)	No

Number of Units with at Least Two Bedrooms	25% of units (10.25 units) Section 161(16)(b)(i)	58% (24 units)	Yes
Front Yard Permanent Fixtures	Section 161(15)(e)	Planters are provided in the front yard.	Yes
Number of Principal Entrances	At least 2 principal entrances Section 161(15)(f)(ii)	3 principal entrances	Yes
Front Façade Windows	25% of front façade Section 161(15)(g)	30%	Yes
Front Façade Articulation	20% of front façade Section 161(15)(h)	38%	Yes
Maximum Width of a Walkway	1.8 m Section 139(4)(c)(i)	1.8 m	
Maximum Percentage of a Rear Yard Used for Parking, Driveways, Access Aisles	70% of rear yard Section 139(6)	Parking is proposed underground, with driveways and a drop-off area occupying 14.9% of the rear yard	Yes
Mature Neighbourhoods Overlay – Driveway	Section 140		
Mature Neighbourhoods Overlay – Principal Entrance	Section 140		

- ¹ This template represents a small selection of applicable provisions. Please consider the lot's geography (i.e. corner/through lot, proximity to water, inside/outside Greenbelt) and proposed land use (i.e. drive through operation, outdoor commercial patio, Planned Unit Development, long semi) and consult the by-law to determine which other sections of the By-law must be met. This can be attached in a separate document.
- ² Note that different performance standards apply to low-rise residential development inside the Greenbelt. Please reference Section 144 for these standards, where applicable.
- ³ This includes maximum building height, minimum building height and stepback provisions, where they exist.

C. Comments/Calculations:

Zoning Confirmation Report Draft List

Draft List of Requested Relief from Zoning		
By-law Requirement or Applicable Section	Requirement	Proposed
Minimum Rear Yard Setback (Section 135(1), Table 162A)	4.5 m	1.5 m
Minimum Rear Yard Soft Landscaping (Section 161(15)(b)(iii), Section 139(7))	50% of the rear yard (27 m ²)	43.9% of the rear yard (23.6 m ²)