

# Zoning Confirmation Report

## 256 Rideau Street

Provided below, are the relevant zoning provisions for the proposed development, seeking a Minor Zoning Bylaw Amendment. The proposed Zoning By-law Amendment is MD[XXXX] S(61), where the urban exception provides relief to the following provisions:

- / All Urban Exception provisions identified in the existing Urban Exception 2345:
  - Despite Table 101, no parking is required for dwelling units;
  - Despite Table 102, a minimum of 14 visitor parking spaces are required;
  - Despite Section 106, nine visitor parking spaces may be a minimum of 2.4 metres wide;
  - Despite Section 107(1)(a)(ii), the minimum permitted driveway width for a double traffic lane is 4.8 metres;
  - Despite Table 107, the minimum required aisle width accessing parking spaces at 90 degrees is 6.6 metres;
  - Despite Section 111(9), there is no minimum aisle width for accessing bicycle parking spaces located in the yard abutting Rideau Street; and
- / Reduce the required amenity space to 1,349.8 square metres, whereas 2,355.6 square metres is required.

<b>Review Date</b>		<b>Official Plan Designation</b>	Mainstreet Corridor
<b>Municipal Address</b>	256 Rideau Street	<b>Legal Description</b>	Topographic Plan of Lot 7 (South Rideau Street), and Lot 7 (North Besser Street), Registered Plan 6 City of Ottawa
<b>Scope of Work</b>	Develop 5 dwelling units within an existing building		
<b>Existing Zone</b>	MD[2345] S61	<b>By-law Number</b>	2008-250
<b>Schedule 1</b>	Area A	<b>Overlays</b>	Evolving Neighbourhood

The following table summarizes the proposed development’s compliance against the existing MD[2345] S61 zone. Areas of non-compliance are noted with an “X”.

Zoning Mechanism	Provision	Provided	Compliance
Minimum Lot Area	No minimum	1,222 square metres	✓
Minimum Lot Width	No minimum	20.12 metres	✓
Minimum Front Yard Setback	No minimum	0.6 metres	✓
Minimum Interior Side Yard Setback	No minimum	0.0 metres	✓
Minimum Rear Yard Setback	No minimum	0.0 metres	✓
Maximum Building Height <i>Schedule 61</i>	As per Schedule 61	As per Schedule 61	✓
Minimum Amenity Area	2,355.6 square metres	1,349.8 square metres	X

Zoning Mechanism	Provision	Provided	Compliance
<b>Minimum Required Vehicle Parking Spaces</b> <i>Exception 2345</i>	Residential: No Minimum	0	✓
	Visitor: 14	14	✓
	Retail: 0	0	✓
<b>Minimum Driveway Width</b> <i>Exception 2345</i>	Parking garage: 4.8 metres	4.8 metres	✓
<b>Minimum Aisle Width</b>	Parking garage: 6.0 metres	6.0 metres	✓
<b>Minimum Parking Space Dimensions</b> <i>Exception 2345</i>	Length: 5.2 metres Width: 2.6 metres	5.2 x 2.6 m	✓ ✓
	9 of the required parking spaces may be 4.6 m by 2.4 m	9	✓
<b>Minimum Required Bicycle Parking Spaces</b>	Residential: 0.5 per unit (290)	298	✓
<b>Minimum Bicycle Parking Space Dimensions</b>	1.8m x 0.6m	1.8m x 0.6m	✓
<b>Minimum Bicycle Parking Space Aisle Width</b> <i>Exception 2345</i>	No minimum	N/A	✓
<b>Maximum Provision of Vertical Bicycle Parking Spaces</b>	50%	<50%	✓
<b>Loading Space Rates</b>	None required	0	✓