

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

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|---------------|------------|
| Proposed Zone | TM11[XXXX] |
|---------------|------------|

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