

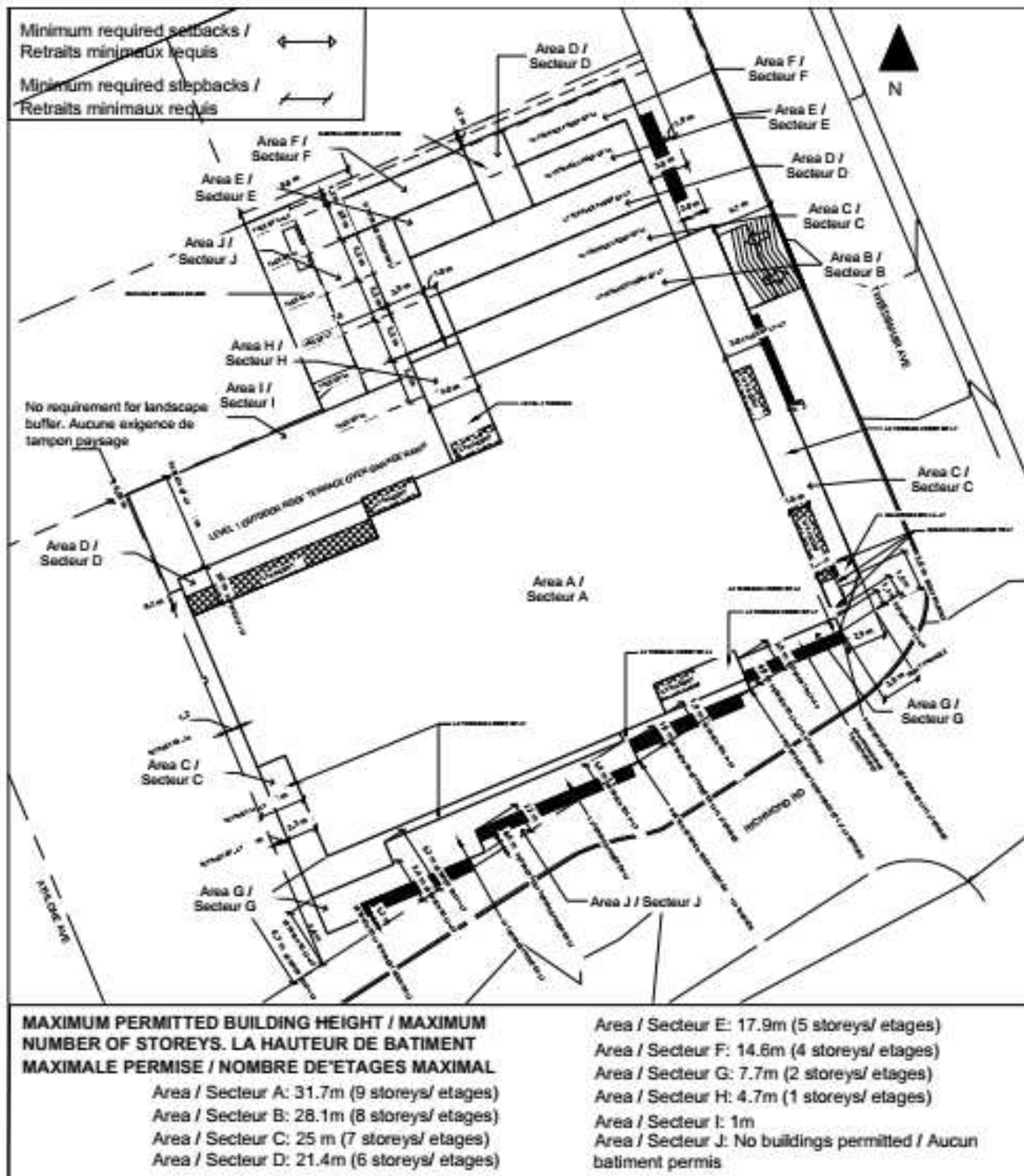
Zoning Confirmation Report Checklist

Project Information			
Review Date	March 30, 2025	Official Plan Designation	Mainstreet Corridor (Official Plan) Westboro Village (Richmond/Westboro SP)
Municipal Address(es):	255 and 249 Richmond Rd and 372 Tweedsmuir Ave	Legal Description:	Part of Lot 4 and all of Parts 5, 6 & 42 Registered Plan 263 City of Ottawa
Scope of Work:	ZBLA application		
Existing Zoning Code	TM [2900] S480	By-law Number:	2008-250 amended by 2023-383
Schedule 1 / 1A Area:	Area X	Overlays Applicable	n/a

Proposed Zone	TM [2900] S480 <small>*The provisions of the exception and the schedule would be amended but the zone label would not change</small>		
Zoning Provisions	Requirement	Proposed	Compliance
Principal Land Use	No residential or office uses are permitted within 6 metres of the front facade Residential uses may occupy a maximum of 50% of the ground floor area of a building that faces Richmond Road	Retail uses exclusively are proposed fronting Richmond Road Residential uses occupy 19% of the ground floor	Yes
Lot Width	No minimum	49.6 m	Yes
Lot Area	No minimum	2,181.2 m ²	Yes
Front Yard Setback (Richmond)	As per Schedule 480	As per amended Schedule 480 provided	No
Corner Yard Setback (Tweedsmuir)			
Interior Yard Setback			
Rear Yard Setback	As per Schedule 480 Maximum 31.7 m	As per amended Schedule 480 provided Maximum 31.7 m	No Yes
Building Height			
Projections into Height Limit	N/A	N/A	N/A
Projections into Yards Exception 2900	Awning or Canopy at the height of the ground floor along the front lot line – 0 m	Awning or Canopy at the height of the ground floor along Richmond Road – 0 m	Yes
Required Residence Parking Spaces (127-12) x 0.5 10% reduction when all parking is underground	52 spaces	85 spaces	Yes
Visitor Parking Spaces (127-12) x 0.1	12 spaces	12 spaces	Yes
Commercial Parking Spaces Less than 200 m ² : 0 1.25 per 100 m ² of retail GFA 5 per 100m ² of restaurant GFA	0 spaces	0 spaces	Yes

Zoning Provisions	Requirement	Proposed	Compliance
Size of Parking Space 50% may be reduced to 2.4m x 4.6m	2.6 m x 5.2 m – 51 (min)	47 spaces are 2.6 m x 5.2 m	No
Driveway Width	6 m (min) and 6.7 m (max)	6 m	Yes
Parking Access Aisle Width Exception 2900	Within 16 m of the rear lot line in an underground parking garage – 5.2 m All other cases – 5.8 m	5.2 m 5.86 m	Yes Yes
Bicycle Parking Rate (Residential) 127 units x 1.75 spaces Exception 2900	222 spaces	158 spaces	No
Bicycle Parking Rate (Commercial) 1 per 250 m ² of GFA	2 spaces	2 spaces	Yes
Size of Bicycle Parking	Horizontal 0.6 m x 1.8 m Stacked 0.37 x 1.8 m	Horizontal 0.6 m x 1.8 m – 2 spaces Stacked 0.4 x 1.8 m – 158 spaces	Yes
Amenity Space 6 m ² per dwelling unit 50% of which to be communal	762 m ² 381 m ² communal	1,524.98 m ² Total 589.97 m ² Communal	Yes
Landscaped Area Exception 2900	abutting a residential zone - 3 m ; may be reduced to 1 m where a min. 1.4 m high opaque fence is provided	1.2 m with a fence	Yes
	along the most western side lot line abutting a residential zone as per Schedule 480 – no minimum	0 m along the south lot line of 369 Athlone Ave.	Yes
	all other cases – no minimum	0 m	Yes
Transparent Glazing	Min. 50% ground floor façade to a height of 4.5 m facing the main street must comprise transparent windows and active entrances.	> 50%	Yes
Active Entrances	Min. one active entrance per each residential or non-residential use on ground floor	3 entrances along Richmond Rd and 2 along Tweedsmuir Ave	Yes

Draft List of Requested Relief from Zoning		
By-law Requirement or Applicable Section	Requirement	Proposed
Yard Setback and Stepbacks	As per approved Schedule 480	As per amended Schedule 480 below
Building Height	As per approved Schedule 480 Max Height 31.7 m (9 storeys)	As per amended Schedule 480 below Max Height 31.7 m (9 storeys)
Reduced Size Parking Spaces	A maximum of 50% of provided spaces may be 2.4m x 4.6m	A maximum of 52% of provided spaces may be 2.4m x 4.6m
Residential Bicycle Parking Rate	1.75 per unit	1.25 per unit



Draft Zoning Amendment Wording

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 249 and 255 Richmond Road and 372 Tweedsmuir Avenue:

1. Rezone lands as shown in Document 1.
2. Replace Schedule 480 with Document 2.
3. Amend Section 239 – Urban Exception, by amending exception [2900], with provisions similar in effect to the following
 - a. In Column V, adjust the provision regrading Minimum bicycle parking rate from 1.75 spaces per dwelling unit to 1.25 spaces per dwelling unit
 - b. In Column V, add provisions similar in effect to the following
 - Despite Section 106 (3) up to 62% of the parking spaces in a parking lot or parking garage may be reduced to a minimum of 4.6m long and 2.4m wide

Prepared by,



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