

# Zoning Confirmation Report

## 788 March Road

June 25, 2024

### Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	March 14, 2024	Official Plan Designation	Mainstreet Corridor, Suburban Transect
Municipal Address(es)	788 March Road	Legal Description	Part of Lot 10, Concession 4, Geographic Township of March, City of Ottawa
Scope of Work	Site Plan Control & Minor Variance		
Existing Zoning Code	GM	By-law Number	2008-250
Schedule 1 / 1A Area	Area C	Overlays Applicable	Flood Plain (Section 58)

B. Zoning Review			
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Proposed Zone/Subzone (Zoning By-law Amendments only):			
Principal Land Use(s)	Apartment dwelling, mid-rise	Apartment dwelling, mid-rise	Y
Lot Width	No minimum	64.62 m	Y
Lot Area	No minimum	12,210.01 m <sup>2</sup>	Y
Front Yard Setback	3 m	3.7 m	Y
Corner Side Yard Setback	3 m	3.17 m	Y
Interior Side Yard Setback	For a residential building higher than 11 m in height: 3 m	38.91 m	Y
Rear Yard Setback	For a residential use building: 7.5 m	3.06 m	N
Lot Coverage Floor Space Index (F.S.I.)	2	1.33	Y
Building Height	18 m	21.2 m	N
Accessory Buildings Section 55	--	--	--
Projections into Height	--	--	--

## B. Zoning Review

For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.

Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
<b>Limit - Section 64</b>			
<b>Projections into Required Yards - Section 65</b>	--	--	--
<b>Required Parking Spaces Section 101 and 103</b>	1.2/ dwelling unit 236 spaces	236 spaces	<b>Y</b>
<b>Visitor Parking spaces Section 102</b>	0.2/ dwelling unit 39 spaces	39 spaces	<b>Y</b>
<b>Size of Space Section 105 and 106</b>	Minimum dimensions of 5.2 m by 2.6 m	262 parking spaces are 5.2 by 2.6 m	<b>Y</b>
	Up to 40% of required resident parking may be reduced to 4.6 m by 2.4 m: 117	13 (5%) parking spaces are 4.6 m by 2.4 m	<b>Y</b>
<b>Driveway Width Section 107</b>	Parking Lot: 6.0 m Parking Garage: 6.0 m	Parking Lot: 6.7 m Parking Garage: 6 m	<b>Y</b>
<b>Aisle Width Section 109</b>	Parking Lot: 6.0 m Parking Garage: 6.0 m	6.7 m	<b>Y</b>
<b>Location of Parking Section 109</b>	No person may park a motor vehicle: in a required front yard; in a required corner side yard; or in the extension of a required corner side yard into a rear yard	Parking proposed in parking garage and rear yard	<b>Y</b>
<b>Refuse Collection Section 110</b>	--	--	--
<b>Bicycle Parking Rates Section 111</b>	0.5 per dwelling unit 196 units: 98 spaces	194 bicycle parking spaces *99 spaces are accessible from a minimum 1.5m wide aisle	<b>Y</b>
<b>Amenity Space Section 137</b>	Total: 6 m <sup>2</sup> per dwelling unit = 1,176 m <sup>2</sup>	Total: 1,823 m <sup>2</sup>	<b>Y</b>
	Communal Area: A minimum of 50% of the required total amenity area = 588 m <sup>2</sup>	Communal Area: 608 m <sup>2</sup>	
	Layout: At least one amenity area must be a minimum of 54 m <sup>2</sup>	Layout: 218 m <sup>2</sup>	

**B. Zoning Review****For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.**

<b>Zoning Provisions</b>	<b>By-law Requirement or Applicable Section, Exception or Schedule Reference</b>	<b>Proposal</b>	<b>Compliant (Y/N)</b>
<b>Other applicable relevant Provision(s)</b>			
<b>Setback from Watercourses Section 69(3)</b>	No building shall be located closer than 30 m to the normal high-water mark of any watercourse unless, as established through conditions of Site Plan approval, a different setback is determined to be appropriate in accordance with the criteria set forth in the Official Plan.	Majority of building is 30 m from normal high-water mark, portions located closer. Per letter provided by Gemtec, this is appropriate in accordance with the criteria in the Official Plan.	<b>Y</b>
<b>Minimum Setback for Any Wall of a Residential Use Building to a Private Way</b>	1.8m	1.8 m	<b>Y</b>
<b>Minimum Separation Between Buildings in a Planned Unit Development</b>	3 m	11.73 m	<b>Y</b>

<b>Section</b>	<b>By-law Requirement</b>	<b>Requirement</b>	<b>Proposed</b>
<b>s. 187(3)(e)(iii)</b>	Minimum Rear Yard Setback for a residential use building	7.5 m	3.06 m
<b>s. 187(3)(f)</b>	Maximum Building Height	18 m	21.2 m