

Zoning Confirmation Report

1360 (1330) Ogilvie Road

July 16, 2024

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date		Official Plan Designation	Mainstreet Corridor
Municipal Address(es)	1330, 1340, 1350, 1360, 1370, and 1380 Ogilvie Road	Legal Description	Block C, D, & L, Registered Plan M-172 City of Gloucester, Regional Municipality of Ottawa-Carleton
Scope of Work	Site Plan Control		
Existing Zoning Code	AM10 H(40)	By-law Number	2008-250
Schedule 1 / 1A Area	Area C	Overlays Applicable	None

B. Zoning Review			
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing. PLEASE NOTE THAT THE FOLLOWING INFORMATION RELATES TO THE PORTION OF THE SITE LEASED BY BETTER LIVING, UNLESS OTHERWISE NOTED			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Proposed Zone/Subzone (Zoning By-law Amendments only):	AM10 H(40), Minor Variance application forthcoming to address needed zoning relief		
Principal Land Use(s)	Low-rise apartment building	Low-rise apartment building	Y
Lot Width	No minimum	Legal parcel: 109.73 m Better Living Leased Lands: 47.68 m	Y
Lot Area	No minimum	Legal parcel: 1.29 ha Better Living Leased Lands: 5,367 m ²	Y
Front Yard Set Back	Minimum: 0 m At least 50% of the frontage along the front lot line and corner side lot line must be occupied by building walls located within: 4.5 m of the frontage for a Residential use building	6.1 m setback 0% of frontage is occupied by building walls located within 4.5 metres of the front lot line.	N

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Interior Side Yard Setback	No minimum	N/A	Y
Rear Yard Setback	7.5 m	N/A	Y
Building Height	Any portion of a building located within 10 m of a front lot line: the minimum building height required is 7.5 metres, and must contain at least two storeys	Located within 10 m of the front lot line: 14.15 m and 4 storeys	Y
Required Parking Spaces Section 101 and 103	1.2 parking spaces per dwelling unit Better Living (1330, 1340, 1350, and 1360 Ogilvie): 78 units * 1.2 = 94 resident parking spaces CommunityWorks + Birchwood (1370 and 1380 Ogilvie): 115 * 1.2 = 138 parking spaces Total: 232	Better Living: 11 (at grade) + 33 (below grade) Better Living Rate: 0.56/unit CW + BW: 95 Total: 139 resident parking spaces for 193 dwelling units Overall Site Rate: 0.7 resident parking spaces per dwelling unit	N
Visitor Parking spaces Section 102	0.2 parking spaces per dwelling unit Better Living: 78 units * 0.2 = 16 visitor parking spaces CommunityWorks + Birchwood: 115 * 0.2 = 23 parking spaces Total: 193 * 0.2 = 39 visitor parking spaces	Better Living: 7 (leased from housing provider on same lot) Better Living Rate: 0.9 spaces/unit CW + BW: 25 Total: 32 visitor parking spaces for 193 dwelling units Overall Site Rate: 0.16 visitor parking spaces per dwelling unit	N
Size of Space Section 105 and 106	Standard Size: 2.6 x 5.2 m	Better Living Leased Area 41 standard size parking spaces: 2.6 x 5.2 m 2 accessible parking spaces: 3.368 x 5.353 m and 5.2 x 2.6 with a 1.4 x 5.2 m aisle	Y
Driveway Width Section 107	Minimum: 3 m for a single traffic lane	4 m for single traffic lane (driveway to parking garage, signal access controlled)	Y
	Minimum: 6 m for a double traffic lane	6 m for double traffic lane, parking lot	Y

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Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Aisle Width Section 109	An aisle providing access to parking spaces in a parking garage, minimum: 6.0 m	6 m	Y
Location of Parking Section 109	<p>In the LC, GM, AM and MC Zones, no person may park a motor vehicle:</p> <ul style="list-style-type: none"> / 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 	Compliant – no parking located in required or provided front yard.	Y
Refuse Collection Section 110	<p>All outdoor refuse collection and refuse loading areas contained within or accessed via a parking lot must be:</p> <ul style="list-style-type: none"> / located at least 9.0 metres from a lot line abutting a public street; / located at least 3.0 metres from any other lot line; and / screened from view by an opaque screen with a minimum height of 2.0 metres. / where an in-ground refuse container is provided, the screening requirement of Section / (3)(c) above may be achieved with soft landscaping. 	Garbage room provided	Y
Bicycle Parking Rates Section 111	<p>0.50 per dwelling unit $0.5 \times 78 = 39$ bicycle parking spaces</p>	<p>39 bicycle parking spaces proposed:</p> <ul style="list-style-type: none"> / 13 horizontal / 12 stacked / 18 vertical <p>+ 7 existing bicycle parking spaces (not compliant with size requirements)</p>	Y

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Amenity Space Section 137 <i>Calculated for the Better Living development area only</i>	Total amenity area: 6 m ² per dwelling unit Block 3: 6m ² *39 dwelling units = 234 m ² All BLC buildings: 6 m ² *78 dwelling units = 468 m ²	Total: 552 m ²	Y
	Communal amenity area: A minimum of 50% of the required total amenity area aggregated in areas of 54 m ² 50%*462 m ² = 231 m ²	Ground floor amenity room: 83 m ² Playground: 242 m ²	Y
	Layout of communal amenity area: Aggregated into areas up to 54 m ² , and where more than one aggregated area is provided, at least one must be a minimum of 54 m ²	Ground floor amenity room: 83 m ² Playground: 242 m ²	Y
Other applicable relevant Provision(s)			
Ground façade activation s. 186(10)(g)	The ground floor façade facing a public street of a building located within 4.5 m of the front lot line must include: <ul style="list-style-type: none"> / a minimum of one active entrance from each individual occupancy located immediately adjacent to the front lot line or corner side lot line in the case of non-residential uses; and / a minimum of one active entrance in the case of a residential use building; where an active entrance is angled on the corner of the building, such that it faces the intersection of the arterial mainstreet and a side street intersecting the arterial 	Building is located within 6.1 m of the front lot line No active entrances face Ogilvie Road	N

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	mainstreet, it is deemed to face both streets;		
Minimum glazing of ground floor façade s. 186(10)(h)	50% of the surface area of the ground floor façade facing Ogilvie, from the average grade up 4.5 metres, must be comprised of transparent glazing and active customer or resident entrance access doors	7.7 m ² / 72 m ² = 10.7% glazing	N
Minimum Required Width of a Landscaped Buffer of a Parking Lot, 10-100 spaces s. 110(2)	Abutting a street: 3 m	> 3 m of landscaped area provided	Y
	Not abutting a street: 1.5 m	> 1.5 m	Y
Minimum Landscaped Area	No minimum	270 m ²	Y
Minimum Landscaped Area for a Parking Lot s. 110(1)	A minimum of 15% of the area of any parking lot, whether a principal or an accessory use, must be provided as perimeter or interior landscaped area Parking area: 340 m ² (15% of 340 m ² = 51 m ²)	Landscaped area provided: 162 m ² (162 m ² / 340 m ²) *100 = 48% of area of the parking lot is provided as landscaped area	Y

Section	By-law Requirement	Requirement	Proposed
s. 186(10)(b)	Front Yard Setback	Minimum: 0 m	5 m or 6.1 m
		At least 50% of the frontage along the front lot line and corner side lot line must be occupied by building walls located within: 4.5 m of the frontage for a Residential use building	None provided
s. 101, Table 101, R11	Required Parking Spaces 1.2 parking spaces per dwelling unit	Better Living (1330, 1340, 1350, and 1360 Ogilvie): 78 units * 1.2 = 94 resident parking spaces CommunityWorks + Birchwood (1370 and 1380 Ogilvie): 115 * 1.2 = 138 parking spaces Total: 232 resident parking spaces	0.7 resident parking spaces per dwelling unit
s. 102, Table 102	Visitor Parking spaces 0.2 parking spaces per dwelling unit	Better Living: 78 units * 0.2 = 16 visitor parking spaces CommunityWorks + Birchwood: 115 * 0.2 = 23 parking spaces Total: visitor parking spaces	0.16 visitor parking spaces per dwelling unit
s. 186(10)(g)	Ground façade activation	The ground floor façade facing a public street of a building located within 4.5 m of the front lot line must include: / a minimum of one active entrance from each individual occupancy located immediately adjacent to the front lot line or corner side lot line in the case of non-residential uses; and / a minimum of one active entrance in the case of a residential use	Building is located within 6.1 m of the front lot line No active entrances face Ogilvie Road

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		<p>building; where an active entrance is angled on the corner of the building, such that it faces the intersection of the arterial mainstreet and a side street intersecting the arterial mainstreet, it is deemed to face both streets;</p>	
s. 186(10)(h)	Minimum glazing of ground floor façade	50% of the surface area of the ground floor façade facing Ogilvie, from the average grade up 4.5 metres, must be comprised of transparent glazing and active customer or resident entrance access doors	7.7 m ² / 72 m ² = 10.7% glazing