

# Zoning Confirmation Report

## 398, 402, 406 Roosevelt Avenue

Provided below, are the relevant zoning provisions for the proposed development, seeking Site Plan Control. Please note that the proposed development meets all zoning provisions and contemplates a permitted use within the existing R5B[2472] H(21) zone.

### 1.0 Project Information

<b>Review Date</b>		<b>Official Plan Designation</b>	Neighbourhood
<b>Municipal Address</b>	398, 402, 406 Roosevelt Avenue	<b>Legal Description</b>	Part 1 Plan of LOTS 5, 6, and 8, Registered Plan 114, City of Ottawa
<b>Scope of Work</b>	Six-storey residential building		
<b>Existing Zone</b>	R5B[2472] H(21)	<b>By-law Number</b>	2008-250
<b>Schedule 1</b>	Area A	<b>Overlays</b>	Evolving Neighbourhood

### 2.0 Zoning Review

<b>Proposed Zone</b>	R5B[2472] H(21)		
<b>Zoning Provisions</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Compliance</b>
<b>Principal Land Use</b>	Apartment dwelling, mid-rise	Apartment dwelling, mid-rise	Yes
<b>Lot Width</b>	22.5 metres	45.9 metres	Yes
<b>Lot Area</b>	675 square metres	1,365 square metres	Yes
<b>Front Yard Setback</b> <i>(Urban Exception 2472)</i>	0 metres  2.5 metres stepback above 2 <sup>nd</sup> storey	0 metres  2.5 metres stepback above 2 <sup>nd</sup> storey	Yes
<b>Corner Yard Setback</b>	No Minimum	No Corner Yard	Yes
<b>Interior Yard Setback</b> <i>(Urban Exception 2472)</i>	<b>North:</b> 1.5 metres, with an additional 7 metres above the 4th storey. <b>South:</b> 0.5 metres	<b>North:</b> 1.5 metres, with an additional 7 metres above the 4th storey. <b>South:</b> 0.5 metres	Yes
<b>Rear Yard Setback</b> <i>(Urban Exception 2472)</i>	25% of lot depth does not exceed 7.5m	7.5 metres	Yes

	Stepback of 2 metres above the 5th storey	Stepback of 2 metres above the 5th storey	
<b>Maximum GFA</b>	No maximum	3,774.2 square metres	Yes
<b>Building Height</b> <i>(Urban Exception 2472)</i>	21.0 metres	18.9 metres	Yes
<b>Projections into Height Limit</b>	N/A	N/A	N/A
<b>Projections into Required Yards</b>	N/A	N/A	N/A
<b>Required Parking Spaces</b> <i>(Area X)</i>	25 parking spaces	25 parking spaces	Yes
<b>Visitor Parking Spaces</b> <i>(Area X)</i>	5 parking spaces	5 parking spaces	Yes
<b>Size of Parking Space</b>	5.2 x 2.6 metres	5.2 x 2.6 metres	Yes
<b>Driveway Width</b>	6 metres	6.7 metres	Yes
<b>Aisle Width</b>	6 metres	6.7 metres	Yes
<b>Location of Parking</b>	N/A	Below Grade	Yes
<b>Refuse Collection</b>	N/A	Interior of Building	Yes
<b>Bicycle Parking Rate</b>	31	78	Yes
<b>Amenity Space</b>	372 square metres	617 square metres	Yes

**The proposed development meets all zoning provisions related to the subject property.**

Sincerely



Tyler Yakichuk, MCIP RPP  
Planner



Jacob Bolduc, MCIP RPP  
Associate