

Zoning Confirmation Report

1452, 1460, 1470 Hunt Club Road and 1525, 1531, 1545 Sieveright Avenue

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	April 9, 2024 Revised: July 17, 2024	Official Plan Designation	Neighbourhood
Municipal Address(es)	1452, 1460, 1470 Hunt Club Road and 1525, 1531, 1545 Sieveright Avenue	Legal Description	Part of Lots 4 and 5, Registered Plan 141, City of Ottawa
Scope of Work	Site Plan Control		
Existing Zoning Code	GM16[2794]	By-law Number	2008-250
Schedule 1 / 1A Area	Area C	Overlays Applicable	Airport Vicinity Development Zone

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)
Principal Land Use(s)	Non-Residential: animal care establishment animal hospital artist studio bank bank machine catering establishment click and collect facility community centre community health and resource centre convenience store day care diplomatic mission drive-through facility emergency service funeral home home-based business home-based day care instructional facility library	Residential care facility	Y

		<p>medical facility municipal service centre office payday loan establishment personal brewing facility personal service business place of assembly place of worship post office recreational and athletic facility research and development centre residential care facility restaurant retail food store retail store service and repair shop shelter, storefront industry technology industry training centre urban agriculture automobile dealership automobile rental establishment automobile service station car wash gas bar</p> <p>Residential: apartment dwelling, low rise apartment dwelling, mid rise bed and breakfast, dwelling unit group home, planned unit development, retirement home retirement home, converted, rooming house stacked dwelling townhouse dwelling</p>		
Lot Width		No minimum	Varies across the site	Y
Lot Area		No minimum	19,965 m ²	Y
Front Yard Set Back		3 m	8 m	Y
Corner Side Yard Setback		3 m	n/a	-
Interior Side Yard Setback	From any portion of a lot line abutting a residential zone	5 m	27.3 m	Y

	From any portion of a lot line abutting an R1 zone	27 m	27.3 m	Y
	All other cases	No minimum	East: 8.2 m West: 15.1 m	Y
Rear Yard Setback	Abutting a street	3 m	88.7 m	Y
	From any portion of a rear lot line abutting a residential zone	7.5 m	>7.5 m	Y
	All other cases	No minimum	n/a	-
Maximum Floor Space Index (F.S.I.)		2	0.55	Y
Building Height		22 m	19.90 m (to top of roof parapet)	Y
Amenity Space Section 137		10% of the GFA of each rooming unit Total: 713.1 m ²	1,651 m ²	Y
Minimum Width of Landscaped Area	Abutting a street	3 m	3.9 m	Y
	Abutting a residential or institutional zone	3 m	>3 m	Y
	All other cases	No minimum	n/a	-
Projections above Height Limit - Section 64		Maximum height limits do not apply to mechanical and service equipment penthouse, elevator and stairway penthouses; among other building features	6 m projection for mechanical penthouse	Y
Required Parking Spaces - Section 101 and 103		Residential Care Facility – 0.25 spaces / dwelling unit or rooming unit + 1 spaces / 100 m ² of GFA used for medical, health or personal services. Total: 44 spaces	94 spaces	Y
Visitor Parking spaces - Section 102		No visitor spaces required	0	Y
Minimum Size of Space Section 105 and 106		Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	Y
		Up to 50% of the parking spaces in a parking garage may be reduced to a minimum of 4.6m long and	Compact spaces are proposed as 2.6 m x 5.1 m.	Y

	<p>2.4m wide, provided that the space:</p> <ul style="list-style-type: none"> / Is visibly identified as being for a compact car / Is not a required visitor parking space / Is not abutting or near a wall, column or similar surface that obstructs the opening of the doors of a parked vehicle or limits access to a parking space, in which case the minimum width is 2.6 metres. 		
Minimum Driveway Width Section 107	Double traffic lane: 6 m	6.7 m	Y
Minimum Aisle Width Section 107	6.7 m	6.7 m	Y
Location of Parking Section 109	No parking is permitted in the required front yard, required corner side yard or in the extension of a required corner side yard into a rear yard.	No parking is proposed in these locations.	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"> / 9 m from lot line abutting a public street; / 3 m from any other lot line; and / Screened from view by an opaque screen with a minimum height of 2 metres 	No outdoor refuse collection area is proposed.	Y
Landscaping Provisions for Parking Lots Section 110	<p>15% of the area of any parking lot must be provided as perimeter or interior landscaped area comprised of:</p> <ul style="list-style-type: none"> / A landscaped buffer between the perimeter of the parking lot and a lot line (1.5 m as per Table 110); / In addition to the landscaped buffer, interior landscaping may be provided including various 	<p>The parking lot is located internally to the site, and a landscaped buffer is provided along the lot lines.</p> <p>Pedestrian pathways are provided along the exterior of the parking lot</p>	Y

	landscaped islands, landscaped medians, pedestrian pathways, or public plazas to meet the minimum 15% requirement.		
Minimum Bicycle Parking Rates Section 111	Rooming unit: 0.25 spaces / rooming unit Total: 44 spaces	70 spaces	Y
Bicycle Parking Space Provisions Section 111	Aisle: 1.5 m Horizontal space – 0.6 m x 1.8 m Vertical space – 0.5 m x 1.5 m Stacked space – 0.37 width	Aisle: 1.5 m Vertical spaces: 0.5 m x 1.5 m	Y
Minimum Loading Space Rates Section 113	2 spaces	2 spaces	Y