

Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	September 13, 2024	Reviewed Plans:	
Municipal Address(es):	254 Argyle Avenue	Official Plan designation:	Neighbourhood within the Downtown Core Transect
Legal Description:	Lot 16 (South Argyle Avenue) Registered Plan 30 City of Ottawa		
Scope of Work:	Relocate existing church to front of the lot and construct a 9-storey apartment building.		
Existing Zoning Code:	R5B[854] H(19)	By-law Number:	2008-250
Schedule 1 / 1A Area:	B / X	Overlays Applicable:	Mature Neighbourhoods Overlay and Heritage Overlay

B. Zoning Review				
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.				
Proposed Zone/Subzone (Zoning By-law Amendments only):	R5B[xxxx]			
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s)	Section 163(1)	Apartment dwelling, mid rise	Apartment dwelling, mid rise	Yes
Lot Width	Section 164, Table 164A	22.5 m	20.17 m	No
Lot Area	Section 164, Table 164A	675 m ²	937.6 m ²	Yes
Front Yard Set Back	Section 164, Table 164A	3 m	1.4 m	No
Corner Side Yard Setback	Section 164, Table 164A	3 m	N/A	N/A
Interior Side Yard Setback	Section 164, Table 164A	1.5 m (if located within 21 m of the front lot line) 6 m (if located further than 21 m of the front lot line)	1.5 m	No
Rear Yard Setback	Section 164, Table 164A	25% of the lot depth (11.625 m); No more than 7.5 m	3.75 m	No

Lot Coverage Floor Space Index (F.S.I.)	N/A	N/A	N/A	N/A
Building Height	Exception H(19)	19 m	35 m	No
Accessory Buildings Section 55	Section 55(8)	<p>In case of four storey dwelling and any part of apartment, mid-rise that is four storeys or less:</p> <p>Where on upper storey: 1.5 m setback from exterior wall</p> <p>Where not on upper storey and exceeds 25% of the GFA of the storey: 1.5 setback from any exterior wall</p>	Proposed mid-rise apartment building is not four storeys or less and no rooftop landscaped areas, gardens, or terraces located on a part that is four storeys or less.	N/A
Projections into Height Limit Section 64	Section 64	Mechanical and service equipment penthouse, elevator, or stairway penthouses; landscaped areas, roof-top gardens and terraces and associated safety guards and access structures, pursuant to Table 55, Row 8 = maximum height limits do not apply	Mechanical and service equipment penthouse, elevator, or stairway penthouses; roof-top terrace and associated safety guards and access structures = maximum height limits do not apply	Yes
Projections into Required Yards Section 65	Section 65, Table 65(6)	Covered or uncovered balcony: 2 metres, but no closer than 1 m from any lot line	Inset balconies. Project 0 m and are 4 m from rear lot line	Yes
Required Parking Spaces Section 101 and 103	Section 101, Table 101; Section 101(6)(c)(i)	<p>Apartment dwelling, mid rise: 0.5 spaces per dwelling unit after first 12 units = 36 spaces</p> <p>Where all parking spaces provided are below grade, rate reduced by lesser of 10% or 20 spaces = 32.4</p>	Apartment dwelling, mid rises: 0.38 spaces per dwelling unit after the first 12 units = 27 parking spaces	No

Visitor Parking spaces Section 102	Section 102, Table 102	Apartment dwelling, mid rise: 0.1 spaces per dwelling unit after the first 12 dwelling units = 7.1 spaces	Apartment dwelling, mid rise: 0.1 spaces per dwelling unit after the first 12 dwelling units = 8 spaces	Yes
Size of Space Section 105 and 106	Section 106(1); Section 106(3)	Any vehicle parking space: 2.6 m wide by 5.2 m long Compact car parking space: 2.4 m wide by 4.6 m long	Any vehicle parking space: 2.6 m wide by 5.2 m long Compact car parking space: 2.4 m wide by 5.2 m long	Yes
Driveway Width Section 107	Section 107(1)(a); Section 107(1)(aa)	Minimum width of 3.0 metres for single lane Maximum width of 3.6 metres for less than 20 parking spaces	3.6 m	Yes
Aisle Width Section 107	Section 107(1)(c)	In the case of a parking garage or parking lot: 6.0 metres	6.2 metres	Yes
Location of Parking Section 109	Section 109(3); Section 109 (11)	No parking space may be provided in the front yard, corner side yard, or the extension of a required and provided corner side yard into the rear yard. Maximum walkway permitted in any yard: 1.8 m. No more than 70% of rear yard area may be parking spaces, driveways, and drive aisles. Minimum 15% of rear yard as soft landscaping.	No parking space provided in the front yard Maximum walkway width of 1.5 m. 0% of the rear yard area occupied by parking spaces, driveways, and drive aisles. 100% of the rear yard provided as soft landscaping	Yes
Refuse Collection Section 110	Section 110(1); Section 110(3)	Minimum 15% of the area of any parking lot must be interior or perimeter landscaped area.	No parking lot proposed. No outdoor refuse collection proposed.	Yes

		All outdoor refuse collection must be 9 m from lot line abutting public street and 3 m from any lot line with a minimum 2 m opaque screen.		
Bicycle Parking Rates Section 111	Section 111, Table 111A	Apartment dwelling mid rise: 0.5 per dwelling unit = 42 spaces	Apartment dwelling mid rise: 1 per dwelling unit = 85 spaces	Yes
Amenity Space Section 137	Section 137, Table 137	Apartment Building, mid-rise: 6 m ² per dwelling unit = 504 m ² Minimum of 50% communal = 252 m ² At least one = min. of 54 m ²	Apartment Building mid-rise: 8.4 m ² per dwelling unit = 706 m ² 630 m ² communal	Yes
Other applicable relevant Provision(s)				
Minimum Landscaped Area	Section 163(9)	30% of lot area must be landscaped area for lot containing an apartment dwelling, mid rise = 281 m²	28.5% of the lot area is soft landscaped area = 267 m²	No
Heritage Overlay	Section 60(1)	Where a building in an area to which the heritage overlay applies is removed or destroyed, it must be rebuilt with the same character and at the same scale, massing, volume, floor area, and in the same location as existed prior to its removal or destruction.	Proposed development includes relocation of the church from the back of the property to the front of the lot.	No
Definition of Storey	Section 54	Storey means a level of a building included between the surface of a floor and the ceiling or roof immediately above it, and includes a mezzanine but does not include a basement.	Storey means a level of a building included between the surface of a floor and the ceiling or roof immediately above it, and	No



Engineers, Planners & Landscape Architects

			does not include a mezzanine or a basement	
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C. Comments/Calculations: