

Project Information			
Review Date	August 26 2024	Official Plan Designation	Neighbourhood, Suburban (East) Transect
Municipal Address	400 Inlet Private	Legal Description	PART OF LOTS 28 & 29 CONCESSION 1 (OLD SURVEY) GEOGRAPHIC TOWNSHIP OF CUMBERLAND CITY OF OTTAWA Described as PARTS 7 & 8 PLAN 4R-33418
Scope of Work	Increased density from 242 to 261 units for SPA approved site plan		
Existing Zoning Code	R5A [2605] S405	By-law Number	2008-250
Schedule 1/1A Area	Area C; Surbuban	Applicable Overlays	N/A

Zoning Review			
Provision	Required	Provided	Compliance
<i>Minimum Lot Width (m)</i>	25m	irregular	Yes
<i>Minimum Lot Area (m²)</i>	1000m ²	6112,49 m ²	Yes
<i>Maximum Building Height (m)</i>	128m 45 A.S.L.	128m 45 A.S.L.	Yes
<i>Minimum Setbacks – Per Zoning Schedule</i>	See Site Plan	See Site Plan	Yes
<i>Minimum Landscaped Area</i>	30%	73%	Yes
<i>Amenity Area</i>	Total Area: 6m ² per dwelling unit 6m ² * 261 = 1,566m ² Communal Area: Minimum of 50% of required total amenity area 1,566m ² /2 = 783m ²	Total = 7549.6m²	Yes
<i>Vehicle Parking</i>	1.1 spaces per dwelling unit for residents 1.1* 262 = 287 0.2 spaces per dwelling unit for visitor parking 0.2*262 = 52 Total = 339	1.1* 262 = 287 0.2*262 = 52 Total = 339	Yes
<i>Bicycle Parking</i>	0.5 spaces per dwelling unit 0.5*262 = 131	0.5*262 = 131	Yes
<i>Reduced Size and Space of Parking</i>	2.6m wide 5.2 long	2.6m wide 5.2 long	Yes, See Garage Plan

<i>Size and Space of Parking</i>	2.4m wide 4.6m long	2.4m wide 4.6m long	Yes, See Garage Plan
<i>Driveway Width</i>	Min 6.0m wide	6.0m wide	Yes, See Garage Plan