

**ZONING CONFIRMATION REPORT: SITE PLAN CONTROL**

**125 & 135 OSHEDINAA ST. - BLOCK 6  
ROHIT AT WATERIDGE 6 LDT**

**PREPARED BY: P H ROBINSON CONSULTING  
OCTOBER 2024**



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**Urban Planning, Consulting and Project Management**

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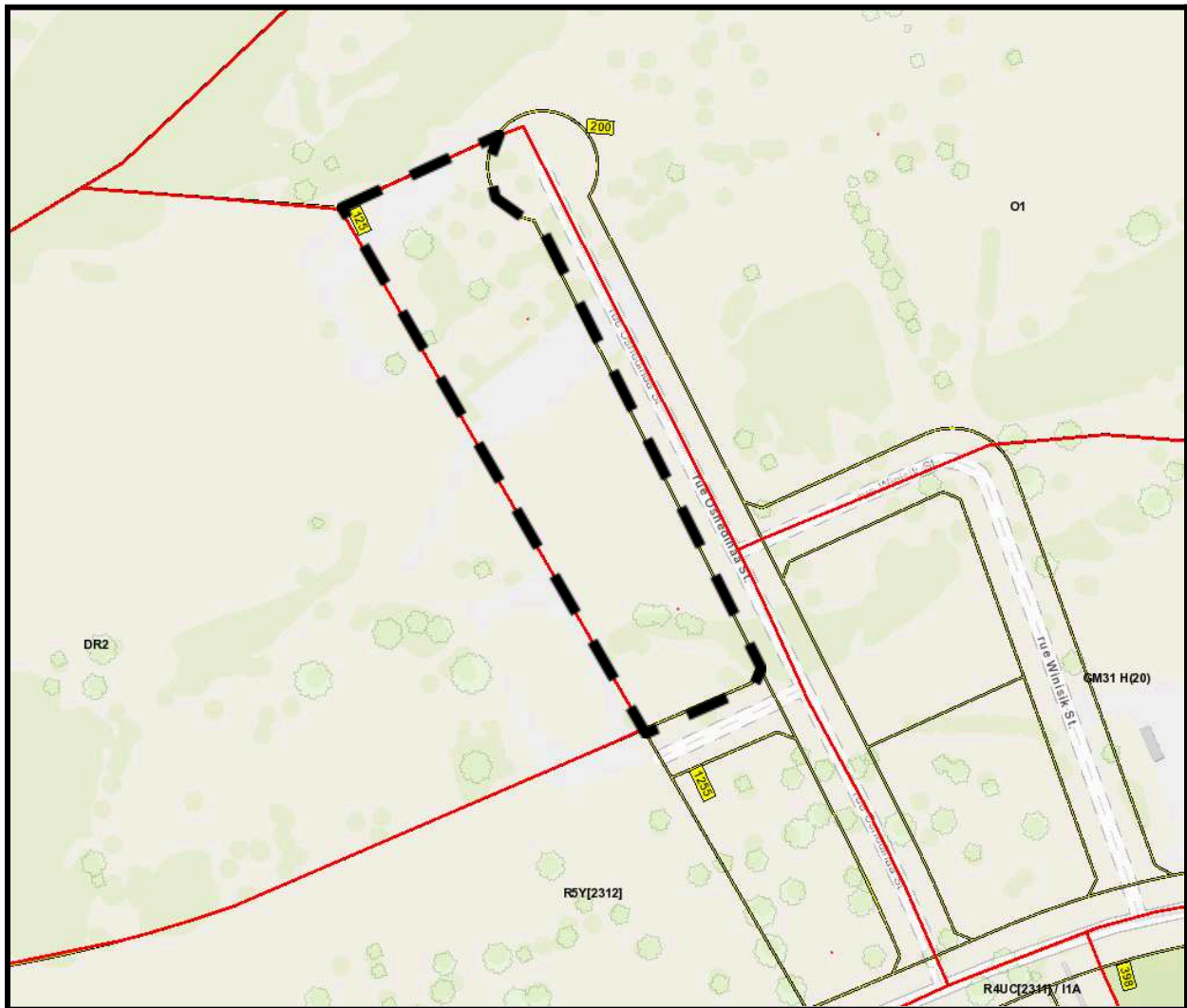
**Project Information**

<b>Municipal Address(es)</b>	125 & 135 Oshedinaa St, Ottawa, ON, K1K 2G8
<b>Official Plan Designation</b>	Inner Urban transect, Neighbourhood (Evolving Overlay)
<b>Zoning</b>	R5Y [2312], By-Law 2008-250, as amended
<b>Schedule 1A</b>	Area X - Inner Urban
<b>Legal description</b>	Part of Lot 24, Concession 1 (Ottawa Front), Block 6, Plan 4M-1718, Geographic township of Gloucester, City of Ottawa
<b>Scope of work</b>	Two 4-storey rental apartment buildings with 200 units (114 and 86) total on a corner lot with all required resident parking underground and all visitor parking at grade.

**Site Zoning**

The subject site is currently zoned R5Y [2312] - Residential Fifth Density Subzone 'Y' Exception zone [2312]. This zone applies to the lots to the south and south west of the subject property. North and east of the subject property is zoned O1 - Openspace, and west of the subject property is zoned DR2 - Development Reserve.

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**Outline of subject property**

The purpose of the Residential Fifth Density zone (Sections 163-164) is as follows:

- (1) *allow a wide mix of residential building forms ranging from detached to mid-high rise apartment dwellings in areas designated as General Urban Area, Mixed Use Centre or Central Area in the Official Plan;*
- (2) *allow a number of other residential uses to provide additional housing choices within the fifth density residential areas;*
- (3) *permit ancillary uses to the principal residential use to allow residents to work at home and to accommodate convenience retail and service uses of limited size ;*

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- (4) *ensure that residential uses predominate in selected areas of the Central Area, while allowing limited commercial uses;*
- (5) *regulate development in a manner that is compatible with existing land use patterns so that the mixed building form, residential character of a neighbourhood is maintained or enhanced; and (By-law 2009-392)*
- (6) *permit different development standards identified in the Z subzone, primarily for areas designated as Developing Communities, which promote efficient land use and compact form while showcasing newer design approaches*

The R5Y zoning permits a variety of uses including the use proposed - Apartment Dwelling, Low-Rise; and Planned Unit Development.

**Apartment Dwelling, Low Rise** means a residential use building that is four or fewer storeys in height and contains four or more principal dwelling units, other than a townhouse dwelling or Stacked Dwelling.

**Planned unit development** means two or more residential use buildings on the same lot, but does not include: (a) a coach house; (b) more than one detached dwelling, mobile home or bunk house dwelling for farm help permitted to locate on the same lot in an AG-Agricultural Zone, and (c) accessory buildings on a lot where they are otherwise permitted.

**Performance Standard Review**

<b>Provision</b>	<b>Section</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Compliant (Y/N)</b>
Minimum lot width	T. 164A, V	n/a	225.39 m	<b>Y</b>
Minimum lot area	T. 164A, VI	1,400m <sup>2</sup>	11,661 m <sup>2</sup>	<b>Y</b>
Minimum front yard setback (Oshidenaa)	Exception [2312] (1)	5 m	5.02 m	<b>Y</b>
Minimum corner side yard setback (Kijigong)	Exception [2312] (1)	5 m	7.02 m	<b>Y</b>
Minimum rear yard	Exception	5 m	1.09 m	<b>N</b>

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setback	[2312] (1)			
Minimum interior side yard setback	Exception [2312] (1)	5 m	1.71 m	<b>N</b>
Maximum building height	T. 164A, VII	16 m	13.24 m (Building B)	<b>Y</b>
			13.49 m (Building C)	<b>Y</b>
Maximum projection into a required yard (Balcony)	T. 65, (6)(c)	2 m but no closer than 1 m to any lot line	1.39 m, 3.61 m to a lot line	<b>Y</b>
Maximum projection into a required yard (Stairs)	T. 65, (5)(b)(i)(2)	No closer than 0.6m to a corner side lot line	0.6 m	<b>Y</b>
Minimum accessory structure setback	Table 55, (2)(b)	1.2 m from a corner side lot line	7.13 m	<b>Y</b>
Minimum landscaped area	S. 163, (9)	30% of the lot area = 3,498.3 m <sup>2</sup>	46.78% of the lot area = 5,455 m <sup>2</sup>	<b>Y</b>
Minimum resident parking spaces	S. 101, (3) (a) T. 101, R11	0.5 spaces/unit except the first 12 units = 94 spaces	209 spaces	<b>Y</b>
Minimum visitor parking spaces	S. 102, (2) T. 102, I	0.1 spaces/unit except the first 12 units = 19 spaces	19 spaces	<b>Y</b>
Minimum number and size of barrier-free parking spaces	Traffic and Parking By-Law Part C (2)	3 spaces	5 spaces	<b>Y</b>
		3.66 m x 5.2 m	4.9 m x 5.2 m	<b>Y</b>
Min/max. driveway width	S. 107, (1)(a)(ii)(iii) S. 107, (1)(aa)(ii)	6 m - 6.7 m	6.7 m	<b>Y</b>
Min. drive aisle	S. 107,	6 m	6.7 m	<b>Y</b>

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width	(a)(c)(ii)			
Minimum bike parking spaces	T. 11A, (b)(i)	0.5 spaces/unit = 100 spaces	115 spaces	Y
Minimum amenity space	Table 137, (11)	1,272 m2 (total) 120 m2 (communal)	2,780.50 m2 793.27 m2 (communal)	Y
Minimum distance between buildings in a PUD	Exception [2312] (4)(a)	3 m	23.46 m	Y
Minimum width of a private way (PUD)	T. 131, (1)	6 m	6.7 m	Y
Minimum setback for a residential building from a private way	T. 131, (2)	1.8 m	5.29 m; 6.27 m	Y

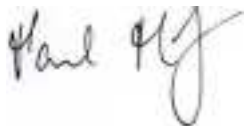
**Conclusion**

- Proposed Use Permitted
- Zoning Compliant Built Form

This report confirms that the proposed uses are permitted and that the development as proposed is in conformity with the relevant zoning performance standards.

Should you have any further questions please feel free to contact the undersigned

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