

Zoning Confirmation Report

384 Arlington Avenue

December 3, 2024

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	October 10, 2024	Official Plan Designation	Neighbourhood, subject to OPA #18 per by-law 2023-497
Municipal Address(es)	384 Arlington Avenue	Legal Description	Lots 14 & 15 and Part of Lots 13 & 16 (South of Stone Boundary Lots) East of Bell Street North Registered Plan 33, City of Ottawa
Scope of Work	Site Plan Control		
Existing Zoning Code	R5B[2916]-c S488-h	By-law Number	2008-250
Schedule 1 / 1A Area	Area X	Overlays Applicable	Mature Neighbourhoods Overlay

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)	Apartment dwelling, high-rise	Apartment dwelling, high-rise	Y
Lot Width	22.5 m	37.99 m	Y
Lot Area	675 m ²	2,133.6 m ²	Y
Front Yard Set Back	Existing building, approx. 0 m*	Existing building, approx. 0 m	Y
Corner Side Yard Setback	Existing building, approx. 0 m*	Existing building, approx. 0 m	Y
Interior Side Yard Setback	North side: 5 m* South side: 5.2 m*	6.6 m	Y
Rear Yard Setback	0 m*	1.5 m	Y
Lot Coverage Floor Space Index (F.S.I.)	n/a	n/a	n/a
Building Height	78 m, per Schedule 488	74.4 m	Y

Accessory Buildings Section 55	n/a	n/a	n/a
Projections into Height Limit - Section 64	Permitted projections listed in Section 64 and Section 65 of the Zoning By-law are not subject to the height limits identified on Schedule 488.	Permitted projections listed in Section 64 and Section 65 of the Zoning By-law are not subject to the height limits identified on Schedule 488.	Y
Projections into Required Yards - Section 65	Permitted projections listed in Section 65 are permitted within Area E on Schedule 488	Permitted projections listed in Section 65 are permitted within Area E on Schedule 488	Y
Required Parking Spaces Section 101 and 103	Minimum residential parking rate after the first 12 dwelling units: 0.2 spaces per dwelling unit (296 units-12)*0.2 = 57 resident parking spaces	67 resident parking spaces	Y
Visitor Parking spaces Section 102	Minimum visitor parking space rate after the first 12 dwelling units: 0.04 spaces per dwelling unit (296 units-12)*0.04 = 11 visitor parking spaces	11 visitor parking spaces	Y
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 (27) in a parking garage may be reduced to a minimum of 4.6m long and 2.4m wide, provided that the space: / 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.	No compact spaces proposed	Y
Driveway Width Section 107	6 m	6 m	Y
Aisle Width Section 109	6 m	6 m	Y
Location of Parking Section 109	n/a	n/a	n/a

Refuse Collection Section 110	n/a	n/a	n/a
Bicycle Parking Rates Section 111	Minimum bicycle parking rate: 1 space per dwelling unit = 296 bicycle parking spaces	296 bicycle parking spaces Indoor: 276 bicycle parking spaces Outdoor: 20 bicycle parking spaces	Y
Amenity Space Section 137	6m ² per dwelling unit: 296 units * 6 m ² = 1,776 m ²	2,121 m ² Private: 1,179 m ² Communal: 942 m ²	Y
Amenity Space, Communal Amenity Section 137	A minimum of 50% of the required total amenity area: 888 m ²	942 m ² Includes communal amenity areas and terraces	Y
Amenity Space, Layout of Amenity Area Section 137	Aggregated into areas up to 54 m ² , and where more than one aggregated area is provided, at least one must be a minimum of 54 m ²	75 m ²	Y
Other applicable relevant Provision(s)			
[2916]	Minimum landscaped area: 24%	24%	Y

* Please see Schedule 488 for more information

Annex 2 – Draft List of Requested Relief from Zoning

n/a

Conclusion

We trust that this information is satisfactory.

Sincerely,



Tim Beed, MCIP RPP
Associate



Tamara Nahal, MPI
Planner