

Zoning Confirmation Report

200 Clearview Avenue

Annex 1 – Zoning Confirmation Report Checklist

A. Project Information			
Review Date	October 18, 2024	Official Plan Designation	Neighbourhood
Municipal Address(es)	200 (210) Clearview Avenue	Legal Description	Blocks A & D, Registered Plan 302828 and Part of Lot 32 Concession A (Ottawa Front), Geographic Township of Nepean, City of Ottawa
Scope of Work	Site Plan Control		
Existing Zoning Code	R5C[2909] S216	By-law Number	2008-250 & 2023-429
Schedule 1/1A Area	Schedule 1 – Area B Schedule 1A – Area X	Overlays Applicable	Evolving Overlay

B. Zoning Review			
Zoning Provisions	By-law Requirement R5C[2909] S216	Proposal	Compliant (Y/N)
Principal Land Uses(s) Section 163(1)(d)	<ul style="list-style-type: none"> / apartment dwelling, low rise / apartment dwelling, mid rise / apartment dwelling, high rise / bed and breakfast, / detached dwelling / diplomatic mission, / duplex dwelling, / dwelling unit / group home, / home-based business, / home-based daycare, / linked-detached dwelling, / park / planned unit development, / residential care facility / retirement home, converted, / retirement home / rooming house 	<ul style="list-style-type: none"> / Apartment dwelling, high-rise / Planned unit development 	Y

B. Zoning Review			
Zoning Provisions	By-law Requirement R5C[2909] S216	Proposal	Compliant (Y/N)
	<ul style="list-style-type: none"> / additional dwelling unit, / semi-detached dwelling, / shelter, / stacked dwelling, / three-unit dwelling / townhouse dwelling, / urban agriculture 		
Minimum Lot Width Table 164 Ellendale Crescent	n/a	Approx. 82 m	Y
Minimum Lot Area Table 164	1,400 m ²	10,956 m ²	Y
Minimum Front Yard Setback Ellendale Crescent	3 m	>3 m	Y
Minimum Corner Side Yard Setback Clearview Avenue Lanark Avenue Schedule 216	Clearview Ave: 3 m Lanark Ave: 10.8 m	Clearview Ave: 3.6 m Lanark Ave: 10.8 m	Y Y
Minimum Rear Yard Setback Schedule 216	7.5 m	7.9 m	Y
Maximum Building Height Schedule 216	Area A: 12 m Area B: 15 m Area C: 80 m Area D: 0 m	Area A: 10.2 m Area B: 13.8 m Area C: 78.8 m Area D: 0 m	Y Y Y Y
Total Landscaped Area Section 163(9)	30% of the lot	52.4%	Y
Minimum Width of a Private Way Table 131	6 m	Driveway between Lanark Ave and Ellendale Cres: 6.7 m Driveway leading to garbage and move-in room: 3.6 m Driveway leading to the underground garage: 6 m	Y N Y
Minimum Setback for any Wall of a Residential Use Building to a Private Way Table 131	1.8 m	To the driveway between Lanark Ave and Ellendale Cres: 5.9 m	Y

B. Zoning Review			
Zoning Provisions	By-law Requirement R5C[2909] S216	Proposal	Compliant (Y/N)
		To the driveway leading to garbage and move-in room: 0 m	N
		To the driveway leading to the underground garage: 0 m	N
Minimum Setback for any Garage or Carport entrance from a Private Way Table 131	5.2 m	n/a	n/a
Minimum Separation Area between Buildings within a Planned Unit Development Table 131	3 m	38 m	Y
Parking in a Planned Unit Development Table 131	Required visitor parking may be provided as parallel parking on a private way, provided the private way has a minimum width of 8.5 m	Portion of the private way where visitor parking is proposed has a width of 9.3 m	Y
Rooftop landscaped areas, gardens and terraces Table 55(8) Exception 2909	Does not apply per Exception 2909	Does not apply per Exception 2909	Y
Minimum Amenity Area Section 137 Apartment building, mid-high rise 187 units	Total: 6 m ² / dwelling unit (1,122 m ²) Communal: 50% of the required total (561 m ²) Communal areas are to be aggregated into areas up to 54 m ² , and where more than one aggregated area is provided, at least one must be 54 m ²	Total: 2,500 m ² Communal: 1,600 m ²	Y Y
High-Rise Zoning Provisions			
Minimum Required Lot Area for a Corner Lot Section 77(3)(b)	1,150 m ²	10,956 m ²	Y
Minimum Rear Yard Setback for a Tower	10 m	11.8 m	Y

B. Zoning Review			
Zoning Provisions	By-law Requirement R5C[2909] S216	Proposal	Compliant (Y/N)
Section 77(3)(c)			
Minimum Separation Distance between Towers on the Same Lot Section 77(3)(d)	20 m	38 m	Y
Parking Provisions			
Minimum Parking Space Rates Area X on Schedule 1A Dwelling, mid-high rise apartment 187 units	0.5 spaces / unit (after the first 12 units) Total: 88 spaces	232 spaces	Y
Minimum Visitor Parking Space Rates Area X on Schedule 1A Apartment dwelling, mid-high rise	0.1 spaces / unit (after the first 12 units), up to a maximum of 30 spaces Total: 18 spaces	18 spaces	Y
Maximum Limit on Number of Parking Spaces Near Rapid Transit Within 600 m of Westboro Station Apartment dwelling, High Rise	1.75 spaces / unit (combined resident and visitor parking) Total: 322 spaces	250 spaces (visitor and resident)	Y
Parking Space Provisions Section 106	Minimum: 2.6 m x 5.2 m (standard space); 2.6 m x 6.7 m (parallel space)	2.6 m x 5.2 m 2.6 m x 6.7 m	Y
	50% of spaces may be reduced to 4.6 m x 2.4 m, provided the space: / Is identified for a compact car; / Is not a visitor space; / Is not abutting or near a wall, column or similar surface that obstructs the opening of doors, in which case the minimum width is 2.6 m	50 spaces have been reduced to small car parking spaces	Y
Aisle and Driveway Provisions Section 107	Minimum width of a driveway providing access to a parking garage (double-lane): 6 m	6 m	Y

B. Zoning Review			
Zoning Provisions	By-law Requirement R5C[2909] S216	Proposal	Compliant (Y/N)
	Maximum width of a driveway accessing 20 or more spaces (double-lane): 6.7 m	6 m	Y
	Maximum width of a driveway accessing less than 20 parking spaces: 3.6 m	6.7 m	N
	Minimum aisle width: 6 m	6 m	Y
Landscaping Provisions for Parking Lots Section 110	Minimum landscaped area of a parking lot: 15% as perimeter or interior area	Area surrounding the surface parking is fully landscaped with soft landscaping and pedestrian pathways	Y
	Minimum width of landscaped buffer (not abutting a street): none	Pedestrian pathway is provided around the perimeter of the surface parking	Y
Minimum Bicycle Parking Space Rates Exception 2909 Apartment dwelling, high rise	1 space / unit Total: 187 spaces	217 spaces	Y
Bicycle Parking Space Provisions Section 111	Maximum of 50% of the required bicycle parking spaces or 15 spaces, whichever is greater, may be located in a landscaped area (46 spaces)	10 spaces proposed at grade	Y
	Minimum parking space dimensions: 0.6 m x 1.8 m (horizontal); 0.5 m x 1.5 m (vertical); 0.37 m width (stacked)	All spaces proposed are horizontal (0.6 m x 1.8 m)	Y
	Minimum aisle: 1.5 m	1.5 m or greater	Y
	A minimum of 25% of spaces must be located within: <ul style="list-style-type: none"> / A building or structure; / A secure area such as a supervised parking lot or enclosure with secure entrance / Bicycle lockers 	Spaces are proposed in the underground garage which is secure, and in bike rooms.	Y

Annex 2 – Zoning Confirmation Report Draft List of Requested Relief from Zoning

A Minor Variance application will be submitted to address the following deficiencies:

Draft List of Requested Relief from Zoning		
By-law Requirement or Applicable Section	Requirement	Proposed
Minimum Width of a Private Way Table 131(1)	6 m	Driveway leading to garbage and move-in room: 3.6 m
Minimum Setback for any Wall of a Residential Use Building to a Private Way Table 131(2)	1.8 m	To the driveway leading to garbage and move-in room: 0 m To the driveway leading to the underground garage: 0 m
Maximum width of a driveway accessing less than 20 parking spaces Section 107(1)(aa)(i)	3.6 m	To the surface parking lot: 6.7 m