

April 17, 2025

City of Ottawa
Planning, Development and Building Services
110 Laurier Avenue West, 4th Floor
Ottawa, ON K1P 1J1

Attention: Amanda Davidson, Planner I

Reference: 1883 Stittsville Main Street
Zoning Confirmation Report - Site Plan Application
Our File: 118224

Below is an assessment against the provisions of Annex 1 – Zoning Confirmation Report Checklist of the Zoning Confirmation Report Terms of Reference.

A. Project Information			
Review Date:	April 14, 2025	Reviewed Plans:	Site Plan dated March 21, 2025
Municipal Address(es):	1883 Stittsville Main Street	Official Plan designation:	Neighbourhood
Legal Description:	BLOCK 349, PLAN 4M1589 SUBJECT TO AN EASEMENT AS IN OC1922488 CITY OF OTTAWA		
Scope of Work:	Planned Unit Development (84 stacked dwellings)		
Existing Zoning Code:	R4Z	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area D	Overlays Applicable:	None

B. Zoning Review				
For ZBLAs, please use the proposed zone and subzone requirements, if different than existing.				
Zoning Provision	ZBL Ref.	By-law Requirement	Proposal	Complies
Principal Land Use(s)	S.161 (1)	Stacked Dwelling and Planned Unit Development are permitted uses	Stacked Dwellings in a Planned Unit Development	Y
Minimum Landscaped Area	S.161 (8)	30%	41 %	Y
Minimum Lot Width	Table 162A	18 m	44.86 m	Y
Minimum Lot Area		1,400 m ²	10,476m ²	Y
Maximum Building Height		15 m	12 m	Y

Minimum Front Yard Setback (Parade Drive and Campolina Way – through lot pursuant to S.135)		3 m Endnote #5: The minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 6.2 m. No portion of a private garage or carport shall be located more than 2.5 m closer to a street lot line than the closer of: (i) a building front wall or side wall, or (ii) a covered porch or veranda that is at least 2.5 m wide. (By-law 2020-288)	3.05 m Endnote #5 is met as no garages or carports are proposed.	Y
Minimum Corner Side Yard Setback (Falabella Street)		3 m Endnote #5 (see above) applies	3.05 m Endnote #5 is met as no garages or carports are proposed.	Y
Minimum Interior Side Yard Setback (Stittsville Main Street)		1.5m for first 21m from front lot line 6 metres for remainder Endnote #5 (see above) applies	An interior side yard setback of 3.05m is provided. Endnote #5 is met as no garages or carports are proposed.	N (minor variance requested)
Permitted Projections into Required Yards	S.65	Fire escapes, open stairways, stoop, landing, steps and ramps i) where at or below the floor level of the first floor: 1. in the case of the interior side yard or rear yard: no limit, and 2. in the case of the front yard or corner side yard: no closer than 0.6m to a lot line	Projections (stoop/steps) no closer than 0.6m to a lot line.	Y
Car Parking	S.101	Stacked dwelling: 1 space per unit = 84 spaces	91 spaces	Y
Visitor Car Parking	S.102 (4)	0.2 spaces per unit = 17 spaces	17 spaces	Y
Parking Space Dimensions	S.106 (1)	5.2 m by 2.6 m	5.2 m by 2.6 m	Y
Driveway Provisions	S.107 (3)	2.6 m	6 m	Y
Landscaping Provisions for Parking Lots	S. 110	(1) Except in the case of an industrial zone, a minimum of 15% of the area of any parking lot, whether a principal or an accessory use, must be provided as perimeter or interior landscaped area comprised of the following:	25 % landscaped, with minimum buffer of 3.05 m.	Y

		<p>(a) a landscaped buffer must be provided between the perimeter of the parking lot and a lot line in accordance with Table 110. A driveway may cross the landscaped buffer; and (OMB Order, File #PL080959 issued September 18, 2009)</p> <p>Abutting a street: 3 m</p> <p>(b) in addition to the landscaped buffer, interior landscaping may be provided including various landscaped islands, landscaped medians, pedestrian pathways or public plazas to meet the minimum 15% requirement. (OMB Order, File #PL080959 issued September 18, 2009)</p>		
		<p>(3) All outdoor refuse collection and refuse loading areas contained within or accessed via a parking lot must be:</p> <p>(a) located at least 9.0 metres from a lot line abutting a public street;</p> <p>(b) located at least 3.0 metres from any other lot line; and</p> <p>(c) screened from view by an opaque screen with a minimum height of 2.0 metres.</p> <p>(d) where an in-ground refuse container is provided, the screening requirement of Section (3)(c) above may be achieved with soft landscaping. (By-law 2020-299</p>	<p>(a) 9.05 m</p> <p>(b) NA (streets on all sides)</p> <p>(c) A 1.2 m screen is provided, which is suitable for in-ground containers.</p> <p>(d) NA</p>	Y
Bicycle Parking Rates	S.111A (b) (ii)	0.5 spaces per unit = 42 spaces	42 spaces	Y
Minimum width of private way	Table 131	6 m	6 m	Y
Minimum setback for any wall of a residential use building to a private way		1.8 m	2.03 m	Y
Minimum separation area between buildings within a planned unit development		where the height of abutting buildings within the PUD is less than or equal to 14.5 metres: 1.2 m	4.55 m	Y

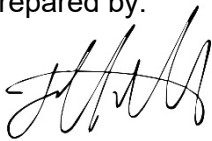
Amenity Area	S. 137	6m ² per dwelling unit: 504 m ² (84 units) A minimum of 50% of the required total amenity area to be communal: 252 m ²	749 m ² 345 m ²	Y
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If you have any questions or comments, please do not hesitate to contact me.

Yours truly,

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Prepared by:



Jeffrey Kelly, MCIP, RPP
Project Manager | Planning & Development