

Zoning Confirmation Report

955 Borbridge Avenue

1.0 Overview

1.1 Introduction

Fotenn Planning + Design ("Fotenn") has been retained by Richcraft Homes (the "Owner") to prepare this Zoning Confirmation Report in support of a Site Plan Control application for the lands at 955 Borbridge Avenue, legally described as Block 167 of Plan 4M-1728 in the City of Ottawa. The purpose of this application is to establish a Planned Unit Development ('PUD') comprised of 93 stacked townhouse dwellings, 135 parking spaces, a 535 Borbridge Avenue and Ralph Hennessy Avenue.

1.2 General Site Information

Legal Description	Block 167, Plan 4M-1728 Reg. Plan OC2635545
Zoning By-law (2008-250)	Residential Fourth Density, Subzone Z – R4Z
City of Ottawa Official Plan (2022)	Suburban Transect; Neighbourhood (Evolving Overlay)
Riverside South Secondary Plan (2022)	Neighbourhood Medium Density, II
Schedule 1A Area	Area C
Prepared	January 27, 2025

1.3 Proposed Development

Richcraft Homes is proposing to develop the subject site as a Planned Unit Development consisting of eight (8) blocks of stacked dwellings, or "Terrace Flats", totalling 93 dwellings. One hundred and thirty five (135) parking spaces (including 4 accessible spaces and 20 for visitors) are proposed, as well as 100 bicycle parking spaces located in a 165 square metre accessory building. Each unit has a 6.5 m² private amenity area in the form of a balcony (or patio for lower-level dwellings), in addition to a communal amenity area measuring 535 m².

The proposed product used throughout the development is a stacked townhouse block which is currently under construction in several other suburban Richcraft neighbourhoods. The dwelling units feature two active frontages, characterized by usable entrances and architectural details. In this plan, the façades with balconies front onto public streets, while the other façades face the interior of the site.

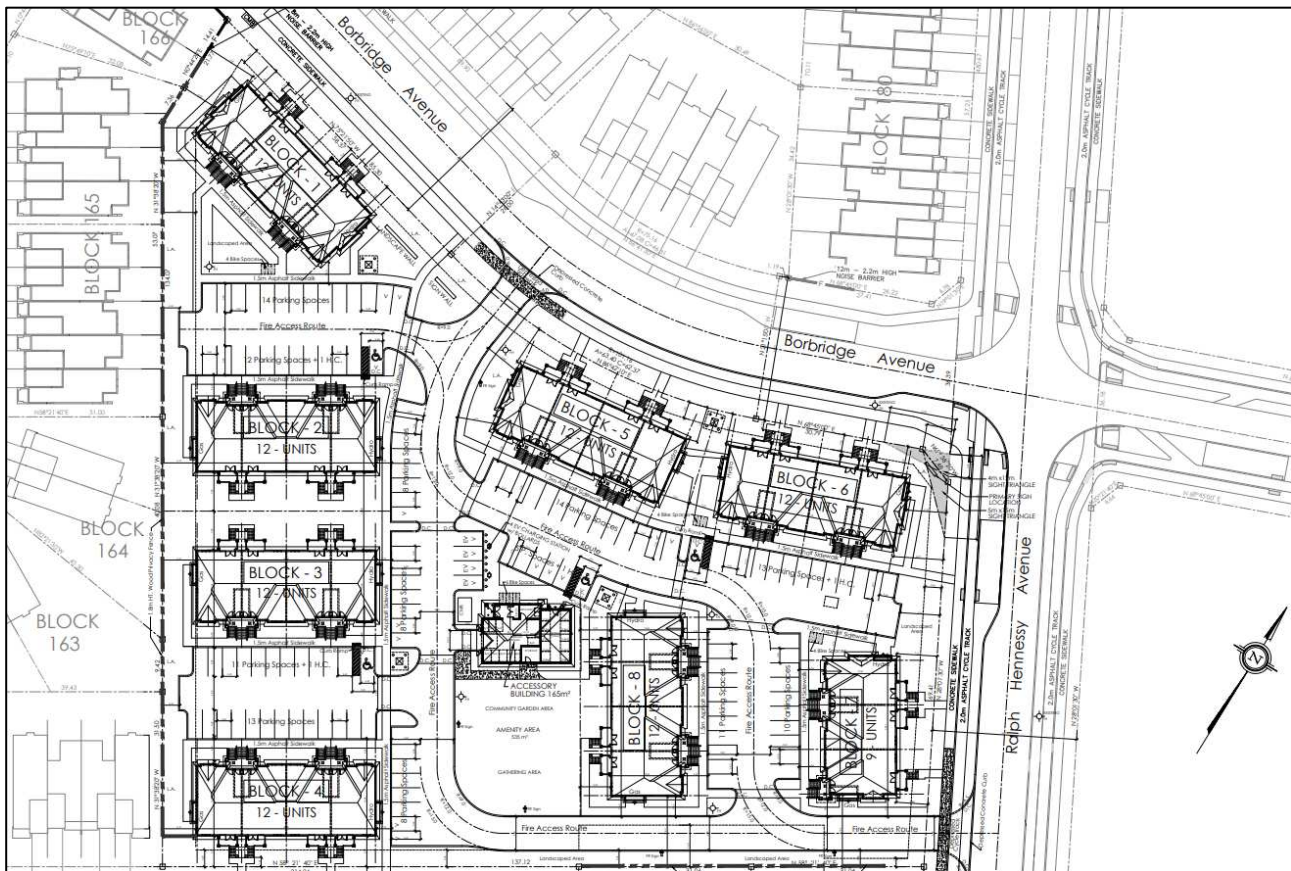


Figure 1: Excerpt from Proposed Site Plan.



Figure 2: Typical Elevations.

2.0 Zoning Compliance

2.1 City of Ottawa Comprehensive Zoning By-law (2008-250)

The City of Ottawa Zoning By-law contains specific provisions relating to built form throughout different areas of the City. The subject site is identified as Residential Fourth Density, Subzone Z – R4Z. This zone permits a wide mix of residential building forms, ranging from detached to low-rise apartment dwellings at heights of up to four storeys. The subzone is specifically intended to support the innovative, denser “Missing Middle” housing typologies identified in the Official Plan and Secondary Plan.



Figure 3: Aerial zoning map of the subject property.

The provisions of the R4Z Zone for stacked dwellings in a planned unit development are located in Table 162A and 162B. They are described as follows and compared to the proposed development accordingly:

Zoning Mechanism	Provision	Proposed	Compliance
Minimum lot width	18 metres	69.4 metres	Yes
Minimum lot area	1,400 square metres	14,521.9 square metres	Yes
Maximum building height	15 metres	9.5 metres	Yes
Minimum front yard setback	3 metres	5.6 metres	Yes
Minimum rear yard setback (endnotes 6 & 1(a))	6 metres	6.1 metres	Yes
Minimum corner side yard setback	3 metres	5.4 metres	Yes

Minimum interior side yard setback		Within 18 metres of a street	1.5 metres	12.9 metres	Yes
		Beyond 18 metres from a street	7.5 metres	12.6 metres	Yes
Minimum landscaped area		30 %		46.8 % (6,804 m ²)	Yes
Minimum amenity area	Total	6 m ² per dwelling unit	93 x 6 m ² = 558 m ²	1,139.5 square metres	Yes
	Communal	50% of total	279 m ²	535 square metres	Yes
Minimum parking rates (Area C on Schedule 1A)	Standard	1.2 per dwelling unit	112 spaces	115 spaces	Yes
	Visitor	0.2 per dwelling unit	19 spaces	20 spaces	Yes
	Accessible	1 space		4 spaces	Yes
	Bicycle	0.5 per dwelling unit	47 spaces	118 spaces	Yes
Minimum parking space dimensions Section 106		Standard: 2.6 m x 5.2 m		2.6 m x 5.2 m	Yes
		Accessible: 3.9 m x 5.2 m		3.9 m x 5.2 m	Yes
Driveway width Section 107		6-6.7 metres		6 metres	Yes
Minimum aisle width Section 107		6 metres		6 metres	Yes
Minimum landscaped area of parking lot Section 110		15%		31.4%	Yes
Permitted Projections into a Required Yard (Section 65[b][i][2])		Open stairway/steps in front or corner side yard	No closer than 0.6m to lot line	1.51m from lot line	Yes

As the proposal is for a planned unit development, the provisions of Section 131 also apply:

Zoning Mechanism		Provision	Proposed	Compliance
Minimum width of private way		6 metres	6 metres	Yes
Minimum separation between buildings		1.2 metres	7.8 metres	Yes
Minimum separation between buildings and private way		1.8 metres	2.7 metres	Yes
Accessory building (for garbage or bicycles)	Maximum height	4.5 metres	4.5 metres	Yes
	Maximum area	200 square metres	165 square metres	Yes

The proposed development complies with the proposed R4Z Subzone and the broader Comprehensive Zoning By-law 2008-250 as applicable to the site. The R4Z Subzone is suitable for the neighbourhood context, as evidenced by the numerous residential subdivisions nearby sharing the same zoning.

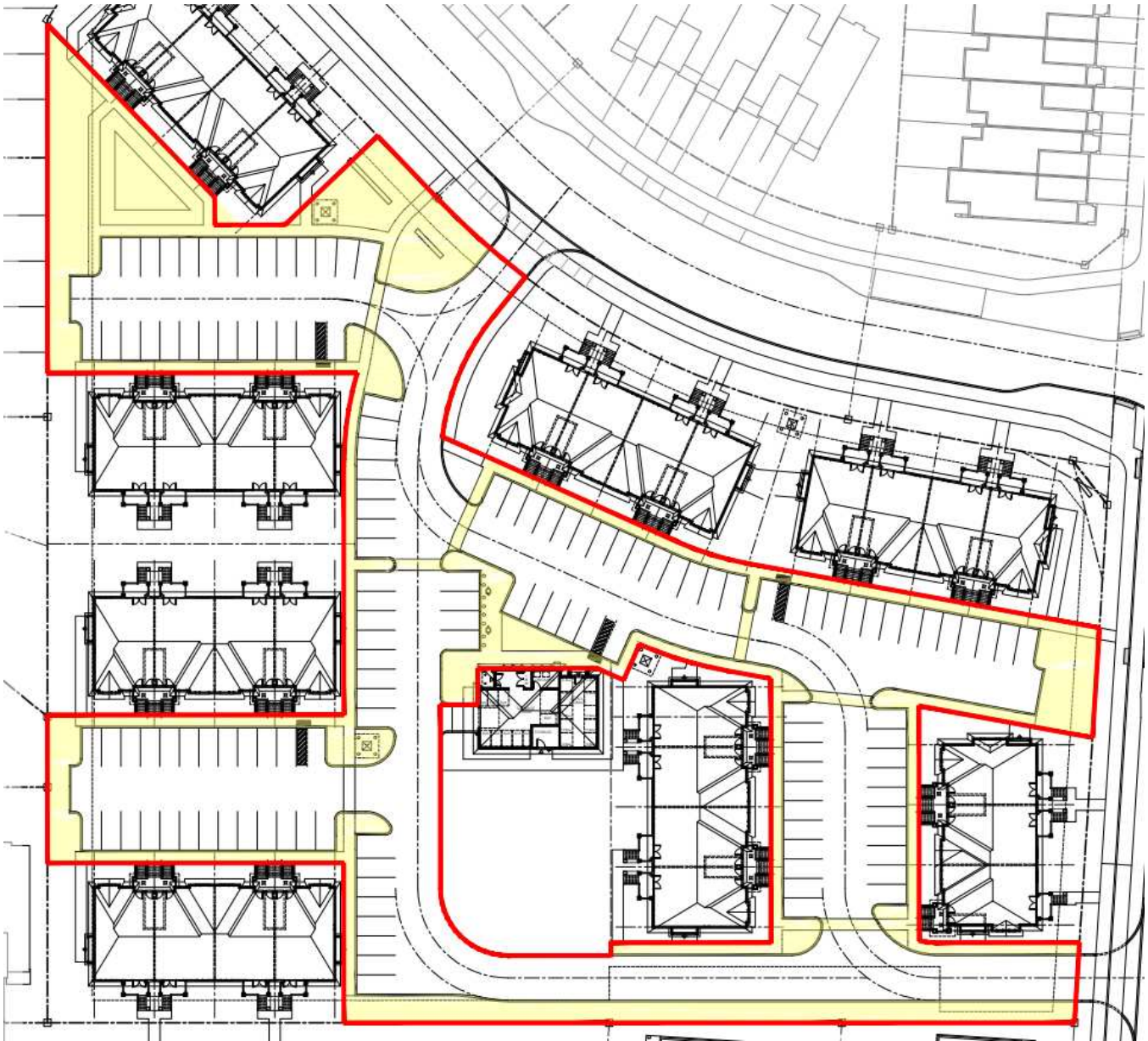


Figure 4: Sketch showing landscaped area (2,094.8 m²) of parking lot (6,667.0 m²).

Conclusion

It is determined through this Zoning Confirmation Report that the proposed Site Plan complies with the applicable requirements of Comprehensive Zoning By-law 2008-250 without the need for amendment. It is therefore recommended that the Site Plan Control application be advanced with consideration to zoning compliance.

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



Kenneth Blouin, M.P.L.
Planner



Scott Alain, MCIP RPP
Senior Planner