

Zoning Confirmation Report

4159 Obsidian Street

May 15, 2025

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	May 15, 2025	Official Plan Designation	Suburban (Southwest) Transect - Neighbourhood
Municipal Address(es)	4159 Obsidian Street	Legal Description	Block 2, Plan 4M-1729, Geographic Township of Nepean, City of Ottawa
Scope of Work	Site Plan Control & Zoning By-law Amendment		
Existing Zoning Code	GM[2800] H(14.5)	By-law Number	2008-250
Schedule 1 1A Area	Area C	Overlays Applicable	Evolving Neighbourhood Overlay

B. Zoning Review			
Zoning Provisions	Requirement	Proposal	Compliant (Y/N)
Proposed Zone/Subzone	GM[2800] H(14.5)		
Principal Land Use(s)	Several residential (including Planned Unit Development and stacked dwelling uses) and non-residential uses are permitted	Planned Unit Development Stacked Dwellings	Y
Ground Floor Use(s)	A minimum of 50% of the ground floor must be occupied by non-residential uses	No non-residential uses are proposed	N
Minimum Lot Width	No minimum	117.7 metres	Y
Minimum Lot Area	No minimum	12,221 m ²	Y
Minimum Front Yard Set Back	3 metres	3.05 metres	Y
Minimum Interior Side Yard Setback	North (facing a residential use): 7.5 metres	3.05 m (north)	N
	South (for a residential use building higher than 11 m in height, not facing a residential use: 3 m	3.05 m (south)	Y
Minimum Rear Yard Setback iv)all other cases	No minimum	3.05 metres	Y
Maximum Building Height	14.5 metres	11.2 metres	Y
Maximum Floor Space Index	2	0.9	Y

Minimum Width of Landscaped Area	<p>Abutting a street (west front lot line abutting Obsidian): 3 m</p> <p>Abutting a residential zone (north interior side lot line): 3 m</p> <p>Other cases: no minimum</p>	<p>Abutting Obsidian Street: 3.05 metres</p> <p>Abutting a residential zone: 3.05 metres</p>	Y
Minimum Required Parking Section 101	<p>Residential: 1.2 spaces / unit 1.2 x 93 units = 112</p>	96 parking spaces	N
Minimum Required Visitor Parking Spaces Section 102	<p>0.2 spaces / unit 0.2 x 93 units = 19</p>	18 visitor parking spaces	N
Minimum Parking Space Dimensions Section 105 and 106	Standard Size: 2.6 x 5.2 metres	2.6 x 5.2 metres	Y
Location of Parking Section 109	In the GM Zone, no person may park a motor vehicle: (a) in a required front yard; (b) in a required corner side yard; or in the extension of a required corner side yard into a rear yard.	No parking is proposed in the front yard	Y
Minimum Required Bicycle Parking Section 111	<p>0.5 spaces / dwelling unit</p> <p>93 units x 0.5 bicycle spaces = 47 bicycle spaces</p>	48 spaces	Y
Minimum Landscaped Area of a Parking Lot	15%	25%	Y
Minimum Required Width of a Landscaped Buffer of a Parking Lot (100 or more spaces)	<p>Abutting a street: 3 m</p> <p>Not abutting a street: 3 m</p>	<p>Abutting a street: > 3 m</p> <p>Not abutting a street: > 3 m</p>	Y
Outdoor Refuse Collection and Refuse Loading Areas Section 110	<p>All outdoor refuse collection and refuse loading areas contained within or accessed via a parking lot must be:</p> <ul style="list-style-type: none"> / located at least 9 m from a lot line abutting a public street / located at least 3 m from any other lot line / screened from view by an opaque screen with a minimum height of 2 m 	<p>Outdoor refuse collection and refuse loading areas in the parking lot are:</p> <ul style="list-style-type: none"> / located at least 9 m from the nearest lot line abutting a public street / located at least 3 m from any other lot line / are in-ground refuse containers, with screening to be achieved with soft landscaping 	Y

	/ where an in-ground refuse container is provided, the screening requirement above may be achieved with soft landscaping		
Minimum Separation of Buildings Within a PUD Section 131	1.2 m	5.05 m	Y
Minimum setback for any wall of a residential use building to a private way Section 131	1.8 m	> 1.8 m	Y
Minimum width of Private Way within a PUD Section 131	6 m	6 m	Y
Amenity Area Provisions Section 137	<p>Minimum required amenity area (6 m² per dwelling unit): 558 m²</p> <p>Minimum required communal amenity area (50% of required total): 279 m²</p> <p>Communal amenity area must be aggregated into areas up to 54 m², and where more than one aggregated area is provided, at least one must be a minimum of 54 m²</p>	<p>Total amenity area: 1,626 m²</p> <p>Total communal area: 377.27 m²</p> <p>Communal areas aggregated into areas of more than 54 m²</p>	Y

Annex 2 – Draft List of Requested Relief from Zoning

Section	By-law Requirement	Requirement	Proposed
BSUEA	Ground Floor Use(s)	A minimum of 50% of the ground floor must be occupied by non-residential uses	No non-residential uses are proposed
s. 162	Minimum Interior Side Yard Setback	North (facing a residential use): 7.5 metres	3.05 m (north)
s. 101	Minimum Required Parking	112	96
s. 102	Minimum Required Visitor Parking Spaces	19	18

Conclusion

We trust that this information is satisfactory.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nico Church'.

Nico Church, RPP MCIP
Senior Planner

A handwritten signature in black ink, appearing to read 'Mark Ouseley'.

Mark Ouseley, MES
Planner