



Project : 64 Jamie Prep Shop
Date: 2025.04.xx

Development Review West, City of Ottawa
110 Laurier Ave. West, 4th Floor
Ottawa, ON, K1P 1J1

To whom it may concern:

See below the Zoning Confirmation Report for the above noted project.

ZONING CONFIRMATION REPORT

A. Project Information			
Review Date:		Official Plan designation:	Outer Urban Transect
Municipal Address(es):	64 Jamie Ave.	Legal Description:	Lots 15, 16 & 17, Registered Plan 564563, City of Ottawa.
Scope of Work:			
Existing Zoning Code:	IH1	By-law Number:	2008-250
Schedule 1 / 1A Area:	C: Suburban	Overlays Applicable¹:	N/A

¹ Mature Neighbourhoods Overlay, Floodplain Overlay, and/or Heritage Overlay.

B. Zoning Review			
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Proposed Zone/Subzone (Zoning By-law Amendments only):	N/A		
Zoning Provisions¹	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	Heavy Industrial Zone	Industrial	Y
Minimum Lot Area	4000 m ²	5718.10 m ²	Y
Minimum Lot Width	No Minimum	N/A	N/A
Front and Corner Yard Set Back²	7.5 m	7.5 m	Y
Interior & Rear Side Yard Setback	7.5 m	7.5 m	Y



Lot Coverage Floor Space Index (F.S.I.)	2	0.16	Y
Building Height³	22 m	7.5 m	
Minimum Width of Landscaping	3 m	See Comments	Y
Required Parking Spaces Section 101 & 103	1 per 100 m ²	20	Y
Visitor Parking spaces Section 102	N/A	N/A	N/A
Size of Space Section 105 & 106	2.7 x 5.2 m	2.7 x 5.2	Y
Driveway Width Section 107	6.0 m	7.7 m	Y
Aisle Width Section 107	6.7 m	6.7 m	Y
Bicycle Parking Rates Section 111	1 per 500 m ² GFA	2	3
Other applicable relevant Provision(s)			

¹ This template represents a small selection of applicable provisions. Please consider the lot's geography (i.e. corner/through lot, proximity to water, inside/outside Greenbelt) and proposed land use (i.e. drive through operation, outdoor commercial patio, Planned Unit Development, long semi) and consult the by-law to determine which other sections of the By-law must be met. This can be attached in a separate document.

² Note that different performance standards apply to low-rise residential development inside the Greenbelt. Please reference Section 144 for these standards, where applicable.

³ This includes maximum building height, minimum building height and stepback provisions, where they exist.

C. Comments / Calculations

3m landscape buffer not provided on all sides. No minor variance required, see email from City of Ottawa interpretation attached to the site plan control application.



Vandenberg & Wildeboer
A . R . C . H . I . T . E . C . T . S

We trust the above Zoning Confirmation Report will satisfy the City's requirements.

Should you have any questions related to the information provided above, please feel free to contact the undersigned.

Sincerely

Malcolm Wildeboer, B.Arch, MRAIC, OAA