

## Zoning Confirmation Report Checklist

### A. Project Information

<b>Review Date:</b>	November 18, 2025	<b>Reviewed Plans:</b>	SP-1 to SP-3, Revision 12, dated 2025-11-19
<b>Municipal Address(es):</b>	5331 Fernbank Road	<b>Official Plan designation:</b>	Suburban Transect, Minor Corridor
<b>Legal Description:</b>	PART OF LOT 30 CONCESSION 10, GOULBOURN, PART 1 PLAN 4R17373, EXCEPT PART 4, PLAN 4R20112; OTTAWA. SUBJECT TO AN EASEMENT IN FAVOUR OF HYDRO OTTAWA LIMITED OVER PARTS 5,6, 7, 8 AND 9 PLAN 4R20112 AS IN OC455206. SUBJECT TO AN EASEMENT AS IN OC2638074 CITY OF OTTAWA.		
<b>Scope of Work:</b>	It is proposed to develop the Subject Site with a Planned Unit Development consisting of 192 stacked dwellings.		
<b>Existing Zoning Code:</b>	GM[2411]	<b>By-law Number:</b>	2008-250
<b>Schedule 1 / 1A Area:</b>	Area C	<b>Overlays Applicable:</b>	N/A

### B. Zoning Review

For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.

<b>Proposed Zone/Subzone (Zoning By-law Amendments only):</b>	N/A			
<b>Zoning Provisions</b>	<b>Applicable Section, Exception or Schedule Reference</b>	<b>By-law Requirement</b>	<b>Proposal</b>	<b>Compliant (Y/N)</b>
<b>Principal Land Use(s)</b>	Section 187(2), Section 131(1)	Planned unit development; Stacked dwelling	Planned unit development; Stacked dwelling	Yes
<b>Lot Width</b>	Table 187(b)	No minimum	59.2 m	Yes
<b>Lot Area</b>	Table 187(a)	No minimum	36,789 m <sup>2</sup>	Yes
<b>Front Yard Set Back</b>	Table 187(c)	3 m	5.7 m	Yes
<b>Corner Side Yard Setback</b>	Table 187(c)	3 m	9.6 m	Yes
<b>Interior Side Yard Setback</b>	Exception 2411	7.5 m	7.7 m	Yes
<b>Rear Yard Setback</b>	Table 187(e)	For a residential use building – 7.5 m	7.8 m	Yes
<b>Lot Coverage Floor Space Index (F.S.I.)</b>	Table 187(g)	2	0.6	Yes

<b>Building Height</b>	Table 187(f)	18 m	9.9 m	Yes
<b>Accessory Buildings Section 55</b>	Garbage and bicycle storage – Section 131(7)	Maximum height – 4.5 m Maximum size – 200 m <sup>2</sup>	No accessory buildings.	N/A
<b>Projections into Height Limit Section 64</b>	Section 64	N/A		N/A
<b>Projections into Required Yards Section 65</b>	Balcony – Table 65(6)(c)	Balcony – 2 m but no closer than 1 m from a lot line	Balcony – 4.2 m from lot line	Yes
<b>Required Parking Spaces Section 101 and 103</b>	Table 101(R10)	1.2 per dwelling unit (230 spaces)	253 spaces	Yes
<b>Visitor Parking Spaces Section 102</b>	Table 102	0.2 per dwelling unit (38.4 spaces)	38 spaces	Yes
<b>Size of Space Section 105 and 106</b>	Section 106(1)	At least 2.6 m wide and 5.2 m long	2.6 m wide and 5.2 m long	Yes
<b>Driveway Width Section 107</b>	Section 107(1)(aa)	Minimum width – 6 m Maximum width – 6.7 m	6.2 m	Yes
<b>Aisle Width Section 107</b>	Section 107(1)(c)(ii)	6 m	6.2 m	Yes
<b>Location of Parking Section 109</b>	Section 109(2)	No vehicle parking in the required front or corner side yard.	No vehicle parking located in the required front or corner side yard.	Yes
<b>Refuse Collection Section 110</b>	Section 110(3)	Setback from public street – 9 m Setback from lot line – 3 m Minimum height of screen – 2 m	Setback from street – 9 m Height of Screen – 2.4 m	Yes
<b>Bicycle Parking Rates Section 111</b>	Table 111A(b)(i)	0.5 per dwelling unit (96 spaces)	96 spaces	Yes
<b>Amenity Space Section 137</b>	Table 137(6)	Total amenity area – 6 m <sup>2</sup> per dwelling unit (1,152 m <sup>2</sup> ) Communal amenity area –	Total – 4,611.2 m <sup>2</sup> Communal – 2,000 m <sup>2</sup>	Yes

		50% of total (576 m <sup>2</sup> )		
<b>Other applicable relevant Provision(s)</b>				
<b>Minimum Width of a Landscaped Area</b>	Table 187(h)	Abutting a street – 3 m Abutting a residential zone – 3 m	6 m	Yes
<b>Minimum Landscaping for a Parking Lot</b>	Section 110(1)	15% of the area of a parking lot (262.7 m <sup>2</sup> )	156% (2,739.1 m <sup>2</sup> )	Yes
<b>Minimum Width of a Landscaped Buffer of a Parking Lot</b>	Section 110(1)(a); Table 110	Abutting a street – 3 m Not abutting a street – 1.5 m	6.4 m	Yes
<b>Minimum Width of a Private Way (PUD)</b>	Table 131(1)	6 m	6.7 m	Yes
<b>Minimum Setback of any Wall to a Private Way (PUD)</b>	Table 131(2)	1.8 m	5.2 m	Yes
<b>Minimum Separation Between Buildings (PUD)</b>	Table 131(4)	1.2 m	13.5 m	Yes

### C. Draft List of Recommended Zoning

By-law Requirement or Applicable Section	Requirement	Proposed

If you have any questions or comments, please do not hesitate to contact me.

Yours truly,

**NOVATECH**



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