

5. Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date:		Official Plan designation:	VILLAGE
Municipal Address(es):	2785 8th Line Road, 8248, 8250 A VAN RENSSELAER STREET	Legal Description:	Part lot 22, CONCESSION 8, Csgood, City of Ottawa
Scope of Work:	723 m ² addition on the north side of the arena		
Existing Zoning Code:	R14	By-law Number:	2008-250
Schedule 1 / 1A Area:	1A AREAD	Overlays Applicable ¹ :	NONE

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):			
Zoning Provisions ¹	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	R14	RECREATIONAL AND ATHLETIC FACILITY	Y
Lot Width	75 m	90.6 m	Y
Lot Area	1 ha	23,237 m ²	Y
Front Yard Set Back ²	9 m	10 m	Y
Corner Side Yard Setback	9 m	41 m	Y
Interior Side Yard Setback	9 m	6.7 m	Y
Rear Yard Setback	10 m	46 m	Y
Lot Coverage			
Floor Space Index (F.S.I.)	30%	15%	Y
Building Height ³	12 m	6.93 m ²	Y
Accessory Buildings Section 55	NA	NONE PROPOSED	NA

Projections into Height Limit Section 64	NA	NONE PROPOSED	NA
Projections into Required Yards Section 65	NA	NONE PROPOSED	NA
Required Parking Spaces Section 101 and 103	N71 AREA D SCHEDULE 1A	NO REDUCTION IN PARKING SPACES NO. OF BLEACHERS REDUCED	Y
Visitor Parking spaces Section 102	NA	NA	NA
Size of Space Section 105 and 106	MIN. 2.6m x 5.2m MAX WIDTH 3.1m	3.05m x 5.2m	Y
Driveway Width Section 107	6m	8.975m	Y
Aisle Width Section 107	6m	6.7m	Y
Location of Parking Section 109	NA	FRONT AND CORNER SIDE YARD	Y
Refuse Collection Section 110	15% LANDSCAPE AREA 3m ABUTTING A STREET	PARKING SIZE IS NOT INCREASED	NA
Bicycle Parking Rates Section 111	1/1500 m ² GFA	4	Y
Amenity Space Section 137	NA	NA	NA
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 setback provisions, where they exist

E. Comments / Calculations

PLEASE ALSO REFER TO THE EMAIL EXCHANGE
WITH COLLEEN LAVALLÉE, CAIRINE THOMAS
AND ALY MANN

Steve Gendreau, MCP, RPP
PARKS AND FACILITIES PLANNING, CITY OF OTTAWA