

Zoning Confirmation Report

2006, 2020, 2026 Scott Street and 314, 318 Athlone Avenue

| Project Information | | | |
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| Review Date | | Official Plan Designation | Mainstreet Corridor |
| Municipal Address | 2006, 2020, 2026 Scott Street and 314, 318 Athlone Avenue | Legal Description | Part of Lot 60 and All of Lots 61 and 62, Registered Plan 263, AND Part of Lot 31 Concession 1 (Ottawa Front), Geographic Township of Nepean |
| Scope of Work | Zoning By-law Amendment | | |
| Existing Zoning Code | TM[2829] S465-h | By-law Number | 2008-250 |
| Schedule 1 / 1A Area | Area Y | Overlays Applicable | Evolving Neighbourhood |
| Zoning Review – TM[2829] S465 | | | |
| Zoning Provisions | Required | Provided | Compliance |
| Minimum Lot Area <i>Table 197(a)</i> | No minimum | 6,686 m ² | Yes |
| Minimum Lot Width <i>Table 197(b)</i> | No minimum | 101.4 m | Yes |
| Minimum Front Yard Setback <i>Schedule 465</i> | 2.7-7.5 metres | 2.5 metres | No |
| Maximum GFA <i>Exception 2829</i> | 73,000 square metres | 73,000 square metres | Yes |
| Minimum Interior Side Yard Setback <i>Schedule 465</i> | 3.8-5.6 metres | 4.5 metres | Yes |
| Minimum Rear Yard Setback <i>Schedule 465</i> | 6.0 metres | 4 metres (abutting a residential zone) 2.5 metres (All other cases) | No |
| Maximum Building Height <i>Schedule 465</i> | 26 metres (7-storeys) - 126 metres (40-storeys) | 60 metres (18-storeys) - 125.5 metres (40-storeys) | No |
| Minimum Tower Separation <i>Exception 2829</i> | 25 metres | 20 metres as per Section 77(3)(c) | No |
| Minimum Setback above 9th floor along western property line <i>Exception 2829</i> | 12 metres | 11.5 metres | No |
| Maximum Parking Space Rates <i>Exception 2829</i> | 0.6 spaces per dwelling | 0.6 spaces per dwelling | Yes |
| Minimum Visitor Parking Space Rates <i>Table 102 – Area Z</i> | 0.1 per dwelling unit | 0.1 per dwelling unit | Yes |
| Minimum Bicycle Parking Space Rates <i>Section 111</i> | 0.5 per dwelling unit (429) | 442 | Yes |

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| Minimum Bicycle Parking Space Dimensions <i>Table 111B(a)(b)</i> | 1.8 metres x 0.6 metres | 1.8 metres x 0.6 metres | Yes |
| Minimum Bicycle Parking Space Aisle Width <i>Section 111(9)</i> | 1.5 metres | 1.5 metres | Yes |
| Minimum Parking Space Dimensions <i>Section 106</i> | 5.2 metres x 2.6 metres Up to 50% of the parking spaces in a parking garage may be reduced to a minimum of 4.6m long and 2.4m wide | 5.2 metres x 2.6 metres | Yes |
| Driveway Width <i>Section 107(1)(a)(ii)</i> | Minimum: 6.0 metres Maximum: 6.7 metres | Minimum: 6.0 metres Maximum: 6.7 metres | Yes |
| Minimum Drive Aisle Width <i>Section 107(1)(aa)(ii)</i> | 6.0 metres | 6.0 metres | Yes |
| Amenity Area <i>Table 137(4) and (6)</i> | 857 x 6 m ² (total) 857 x 3 m ² (communal) | 5,1422 m ² (total) 2,703 m ² (communal) | Yes |
| Minimum width of landscaped area around a parking lot <i>Section 111(11)</i> | None | None | Yes |
| Minimum Required Landscaped Area within a Parking Lot <i>Table 110(b)</i> | None | None | Yes |

For your consideration,



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