

Zoning Confirmation Report

1146 Snow Street

March 7, 2025

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	November 4, 2025	Official Plan Designation	Inner Urban Transect - Neighbourhood
Municipal Address(es)	1146 Snow Street	Legal Description	Lots 50, 51, 52, 53 & 54, Registered Plan 323, City of Ottawa, Ontario.
Scope of Work	Zoning By-law Amendment and Site Plan Control		
Existing Zoning Code	R3VV	By-law Number	2008-250
Schedule 1 1A Area	Area X	Overlays Applicable	Evolving Neighbourhood Overlay

B. Zoning Review			
Zoning Provisions	Requirement	Proposal	Compliant (Y/N)
Proposed Zone/Subzone	R4UD		
Principal Land Use(s)	Apartment dwelling, low-rise	Apartment dwelling, low rise	Y
Lot Width	15 metres	50.36 metres	Y
Lot Area	450 m ²	1,520.58 m ²	Y
Front Yard Set Back	4.5 metres	3.05 metres	N
Interior Side Yard Setback	1.5 metres	2.04 m (west) 1.2 m (east)	Y N
Rear Yard Setback	7.5 metres	7.01 metres	N
Rear Yard Area	25%	23.3% (354m ²)	N
Building Height	14.5 metres	14.02 metres	Y
Required Parking Spaces Section 101 and 103	0.5 spaces per dwelling unit 0.5 * 43-12 units = 16 spaces (Minus) 10%: 14 spaces	13 parking spaces	N
Visitor Parking Spaces Section 102	0.1 spaces per dwelling unit 0.1 * 43-12 units = 3 spaces	3 visitor parking spaces	Y
Size of Space Section 105 and 106	Standard Size: 2.6 x 5.2 metres Small Car: 2.4 x 4.6 metres	2.6 x 5.2 metres 2.4 x 4.6 metres	Y
Driveway Width Section 107	Min: 3.0 metres Max: 6.7 metre	3 metres	Y

Zoning Provisions	Requirement	Proposal	Compliant (Y/N)
Location of Parking Section 109	In the R4 Zones, no person may park a motor vehicle: (a) in a required and provided front yard; or (b) in a required and provided corner side yard.	No parking is proposed for the front yard	Y
Bicycle Parking Rates Section 111	0.5 spaces / dwelling unit 43 units x 0.5 bicycle spaces = 22 bicycle spaces	26 spaces 0.47 spaces / unit	Y

Annex 2 – Draft List of Requested Relief from Zoning

Section	By-law Requirement	Requirement	Proposed
s. 162	Front Yard Setback	4.5 m	3.05 m
s. 162	Interior Side Yard Setback	1.5 m	1.2 m
s. 162	Rear Yard Setback	7.5 m	7.01 m
s. 162	Rear Yard Area	25%	23.3% (354m ²)
s. 101	Minimum Parking	14 spaces	13 spaces

Conclusion

We trust that this information is satisfactory.

Sincerely,



Lisa Dalla Rosa, MBA MCIP RPP
Associate



Evan Saunders, MCIP RPP
Planner