

A. Project Information			
Review Date:	December 10 2025	Official Plan Designation:	Neighbourhood
Municipal Address(es):	133 Forward	Legal Description:	LT 3, PL 35 , E FORWARD AV ; OTTAWA/NEPEAN
Scope of work	Low rise apartment, 18 units		
Existing Zoning Code:	R4UD	By-Law Number:	2020-280
Schedule 1/1A Area:	Area X	Overlays Applicable:	Evolving neighbourhood
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 – Site Plan Control Application		
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Complaint (Y/N)
Principal Land Use	Residential	Low Rise Apartment	Yes
Lot Width	15m	15.34m	Yes
Lot Area	450 square metres	458.274m ²	Yes
Front Yard Set Back	1.5m	1.5m	Yes
Corner Side Yard Setback	3m	N/A	Yes
Interior Side Yard Setback	1.5m	1.5m	Yes
Rear Yard Setback	7.5m	7.5m	Yes
Lot Coverage Floor Space Index (F.S.I.)	N/A		Yes
Building Height	14.5m	13.76m	Yes
Accessory Buildings Section 55	0.6m from rear lot line	0.6m from rear lot line	Yes
Projections into Height Limit Section 64	N/A		Yes
Projections into Required Yards Section 65	N/A		Yes
Required Parking Spaces Section 101 and 103	Within the area shown as Area Z on Schedule 1A, no off-street motor vehicle parking is required to be provided	0	Yes
Visitor Parking Spaces Section 102	0.1 per dwelling unit but none for the first 12 spaces - Visitor Parking for 7 spaces - required 1 visitor parking space	1	Yes
Size of Space Section 105 and 106	Regular Space - 2.6m by 5.2m	2.6 m by 5.2m	Yes
Driveway Width Section 107	A driveway providing access to parking spaces other than in a parking garage or parking lot must have a minimum width of 2.6 metres.	2.7m	Yes
Aisle Width Section 107	N/A	N/A	Yes
Location of Parking Section 109	No parking in the front yard	Parking space is located beyond the front yard setback line	Yes
Refuse Collection Section 110		Garbage is in the rear yard in a covered structure	Yes
Bicycle Parking Rates	0.50 per dwelling unit = 9.5 spaces	19 spaces	Yes

Section 111			
Amenity Space Section 137	No requirements for a low-rise apartment building located within Area A on Schedule 321 and zoned R4UD		Yes
Other applicable relevant Provision(s)	Section 163 Section 9 - Thirty percent of the lot area must be provided as landscaped area for a lot containing an apartment dwelling - low rise.	43%	Yes
Other applicable relevant Provision(s)	Soft landscaping – 20% of front yard Soft landscaping – 50% of the rear yard	40% of the front yard 60% of the rear yard	Yes

Alison Clarke