

Zoning Confirmation Report

1600 James Naismith Drive

Project Information			
Review Date		Official Plan Designation	Hub
Municipal Address	1600 James Naismith	Legal Description	Part of Lots 21 and 22 Concession 2 (Ottawa Front) Geographic Township of Gloucester
Scope of Work	Site Plan Control		
Existing Zoning Code	TD1[2087]	By-law Number	2008-250
Schedule 1 / 1A Area	Area Z	Overlays Applicable	Evolving Neighbourhood
Zoning Review – TD1			
R5B Zoning Provisions	Required	Provided	Compliance
Principal Land Use <i>Section 195(2)</i>	Apartment dwelling, mid-rise Townhouse dwelling	Apartment dwelling, mid-rise Townhouse dwelling	Yes
Minimum Lot Area <i>Table 195(a)</i>	No minimum	12,166.3 square metres	Yes
Minimum Lot Width <i>Table 195(b)</i>	No minimum	Irregular	Yes
Minimum Front Yard Setback <i>Table 195(c)(v)</i>	0.5 metres	11.73 metres	Yes
Minimum Interior Side Yard Setback <i>Table 195(d)(iii)</i>	No minimum	22.0 metres	Yes
Minimum Rear Yard Setback <i>Table 195(e)(i)</i>	6.0 metres	22.6 metres	Yes
Maximum Building Height <i>Section 196(1)(e)</i>	20 metres	20 metres	Yes
Minimum Width of Landscape Area <i>Table 110(a)</i>	3.0 metres	3.0 metres	Yes
Landscaped Area <i>Section 163</i>	30% of the lot area	35% (4,321 square metres)	Yes
Minimum Parking Space Rates <i>Section 101(2) – Area Z</i>	0 spaces per dwelling	188 spaces	Yes
Minimum Visitor Parking Space Rates <i>Table 102 – Area Z</i>	0.1 per dwelling unit	20 spaces	Yes
Minimum Barrier Free Spaces	9.5 Stalls (1:20 ratio)	10 Spaces	Yes
Minimum Bicycle Parking Space Rates <i>Section 111</i>	0.50 per dwelling unit (0.5 x 194 = 97 bike parking spaces)	97 spaces	Yes
Minimum Parking Space Dimensions <i>Section 106</i>	5.2 metres x 2.6 metres	5.2 metres x 2.6 metres	Yes

	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		
Driveway Width <i>Section 107</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</i>	6.0 metres	6.7 metres	Yes
Amenity Area <i>Section 137</i>	6 m ² (total) – 1,164 m ² 3 m ² (communal) – 582 m ²	1,164 m ² total 582 m ² communal	Yes

For your consideration,



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