

## Zoning Confirmation Report Checklist

A. Project Information			
<b>Review Date:</b>	March 12, 2026	<b>Reviewed Plans:</b>	Site Plan Drawing No.: SP-1 REV #8 prepared by RLA Architecture dated March 12, 2026
<b>Municipal Address(es):</b>	4624 Spratt Road	<b>Official Plan designation:</b>	Corridor – Minor and Neighbourhood with an Evolving Neighbourhood Overlay
<b>Legal Description:</b>	PART OF BLOCK 177 REGISTERED PLAN 4M-1470 CITY OF OTTAWA		
<b>Scope of Work:</b>	Site Plan Control (Revision) application		
<b>Existing Zoning Code:</b>	General Mixed Use – GM	<b>By-law Number:</b>	2008-250
<b>Schedule 1 / 1A Area:</b>	Area C: Suburban on Schedule 1A: Minimum Parking Area Requirements	<b>Overlays Applicable:</b>	Not Applicable

B. Zoning Review				
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.				
<b>Proposed Zone/Subzone (Zoning By-law Amendments only):</b>	Not Applicable			
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
<b>Principal Land Use(s)</b>	Part 10, Section 187(2)(b)	Planned Unit Development (Stacked Dwellings)	Planned Unit Development (Stacked Dwellings)	YES
<b>Minimum Lot Area</b>	Part 10, Table 187(a), Column II	No minimum	20,759 m <sup>2</sup>	YES
<b>Minimum Front Yard Setback (Nutting Crescent)</b>	Part 10, Table 187(c), Column II	3.0 m	26.4 m	YES
<b>Minimum Interior Side Yard Setback</b>	Part 10, Table 187(d)(ii)(1), Column II	1.2 m	6.8 m	YES
<b>Minimum Rear Yard Setback (Spratt Road)</b>	Part 10, Table 187(e)(i), Column II	7.5 m	7.5 m	YES
<b>Maximum Floor Space Index (F.S.I.)</b>	Part 10, Table 187(g), Column II	2	0.6	YES
<b>Maximum Building Height</b>	Part 10, Table 187(f), Column II	18.0 m	9.3 m	YES

<b>Minimum Width of Landscaped Area (Abutting A Residential Zone)</b>	Part 10, Table 110(h)(ii)	3.0 m	3.0 m	YES
<b>Minimum Width of Landscaped Area (Abutting A Street)</b>	Part 10, Table 110(h)(i)	3.0 m	12.0 m	YES
<b>Minimum Width of Landscaped Area (Around A Parking Lot)</b>	Part 10, Table 110(i)(i)	3.0 m	3.0 m	YES
<b>Accessory Building Maximum Building Height Section 55</b>	Part 2, Table 55(5), Column IV	6.0 m	3.6 m	YES
<b>Accessory Building Minimum Rear Yard Setback Section 55</b>	Part 2, Table 55(2)(b), Column IV	0 m	7.6 m	YES
<b>Required Parking Spaces Section 101</b>	Part 4, Section 101, Table 101, Row R10, Column IV	144 spaces @ 1.2 per dwelling unit	158	YES
<b>Visitor Parking Spaces Section 102</b>	Part 4, Section 102, Table 102, Column II	24 spaces @ 0.2 per dwelling unit	24	YES
<b>Size of Space Section 106</b>	Part 4, Section 106(1)(a)(c)	2.6 m x 5.2 m	2.6 m x 5.2 m	YES
<b>Driveway and Aisle Width Section 107</b>	Part 4, Section 107(1)(a)(ii) and (1)(aa)(ii)	6.0 m and 6.7 m	6.2 m and 6.7 m	YES
<b>Location of Parking Section 109</b>	Part 4, Section 109(2)(a)(b)(c)	No person may park a motor vehicle: a) in a required front yard; b) in a required corner side yard; or c) in the extension of a required corner side yard into a rear yard.	None	YES
<b>Minimum Required Width of a Landscaped Buffer of a Parking Lot Section 110</b>	Part 4, Section 110, Table 110(a)(b), Column IV	3.0 m	3.0 m	YES

<b>Refuse Collection Section 110</b>	Part 4, Section 110(3)(b)	3.0 m	3.0 m	YES
<b>Bicycle Parking Rates Section 111</b>	Part 4, Section 110, Table 111A(b), Column II	60 spaces @ 0.50 per dwelling unit	60 spaces	YES
<b>Bicycle Parking Space Provisions Section 111</b>	Part 4, Section 111, Table 111B(a), Column II and III	0.6 m x 1.8 m	0.6 m x 1.8 m	YES
<b>Total Amenity Space Section 137</b>	Part 5, Section 137, Table 137(6), Column II	720.0 m <sup>2</sup> 6.0 m <sup>2</sup> per dwelling unit	3,700.0 m <sup>2</sup>	YES
<b>Communal Amenity Area Section 137</b>	Part 5, Section 137, Table 137(6), Column III	360.0 m <sup>2</sup> 6.0 m <sup>2</sup> per dwelling unit	400.0 m <sup>2</sup>	YES
<b>Other applicable relevant Provision(s)</b>				
<b>Minimum width of private way (PUD) Section 131</b>	Part 5, Table 131, Row 1, Column II	6.0 m	6.0 m and 6.7 m	YES
<b>Minimum setback for any wall of a residential use building to a private way (PUD) Section 131</b>	Part 5, Table 131, Row 1, Column II	1.8 m	3.9 m	YES
<b>Minimum separation area between buildings within a Planned Unit Development (PUD) Section 131</b>	Part 5, Table 131, Row 4(a), Column II	1.2 m	5.2 m	YES
<b>Landscaping and Parking (PUD) Section 131</b>	Part 5, Table 131, Row 6, Column II(a)	Soft landscaping req between dwelling unit and private way.	Provided	YES

## C. Draft List of Recommended Zoning

By-law Requirement or Applicable Section	Requirement	Proposed



Engineers, Planners & Landscape Architects

If you have any questions or comments, please do not hesitate to contact me.

Yours truly,

**NOVATECH**

A handwritten signature in black ink, appearing to read "Robert Tran", with a long horizontal flourish extending to the right.

Robert Tran, M.P.I.

Project Planner, Planning and Development