

ZONING INFORMATION

Address
480 Cloverdale, Ottawa, Ontario

Zoning
R1B [1259]
R1 - Residential First Density Zone

Lot Area: 2079 m²
Lot size: 25.9 (30.48) m x 71.4m
Max Lot Coverage: 30% (623 m²)
Minimum lot width: 27m
Minimum lot area: 925m²
Maximum building height: 9m

Permitted building types

- (1) The following uses are permitted uses subject to:
- (a) the provisions of subsection 155 (3) to (6);
 - (b) a maximum of three guest bedrooms in a bed and breakfast;
 - (c) a maximum of ten residents is permitted in a group home; and
 - (d) a maximum of ten residents is permitted in a retirement home, converted.

- bed and breakfast, see Part 5, Section 121
- detached dwelling
- diplomatic mission, see Part 3, Section 88
- group home, see Part 5, Section 125
- home-based business, see Part 5, Section 127
- home-based daycare, see Part 5, Section 129
- park
- retirement home, converted see Part 5, Section 122
- secondary dwelling unit, see Part 5, Section 133
- urban agriculture, see Part 3, Section 82 (By-law 2017-148)

Conditional Permitted Uses

- (2) The following conditional use is also permitted in the R1 zone, subject to the following:
- (a) it is located on a lot fronting on and having direct vehicular access to an Arterial or Major Collector Road, such roads which are indicated on Schedule 3 – Urban Road Network; and
 - (i) Where there is no secondary dwelling unit, a maximum of seven rooming units is permitted;
 - (ii) Where there is a secondary dwelling unit, a maximum of six rooming units is permitted. (By-law 2018-206) rooming house see Part 5, Section 122 (By-law 2018-206)

Minimum front yard setback: 4.5m
Minimum rear yard setback: 12m
Minimum side yard setback: 4.5m

SITE STATISTICS - NEIGHBOURHOOD COMPARISON

ADDRESS	BUILDING GRADE	LOT AREA	BUILDING FOOT PRINT	LAND COVERAGE	BUILDING HEIGHT	HARDSCAPE DRIVEWAY	% HARDSCAPE DRIVEWAY	HARDSCAPE OTHER	% HARDSCAPE OTHER
480 CLOVERDALE RD. - PROPOSED	n/a	2,080m²	461m²	22%	2 STOREYS	155m²	7%	15m²	1%
484 CLOVERDALE RD.	GRADE I	1,115m ²	225m ²	20%	2 STOREYS	55m ² *	5%	n/a**	n/a**
540 CLOVERDALE RD.	GRADE II	1,548m ²	447m ²	29%	3 STOREYS	268m ² *	17%	305m ² *	20%
475 CLOVERDALE RD.	GRADE II	1,194m ²	296m ²	25%	2 STOREYS	44m ² *	4%	109m ² *	9%
467 CLOVERDALE RD.	GRADE II	1,231m ²	339m ²	28%	2 STOREYS	139m ² *	11%	80m ² *	7%
461 CLOVERDALE RD.	GRADE II	1,230m ²	310m ²	25%	3 STOREYS	170m ² *	14%	243m ² *	20%
455 CLOVERDALE RD.	GRADE II	2,719m ²	750m ²	28%	3 STOREYS	278m ² *	10%	185m ² *	7%
446 CLOVERDALE RD.	GRADE II	944m ²	232m ²	25%	3 STOREYS	136m ² *	14%	65m ² *	7%

* VALUES ARE APPROXIMATE AND REQUIRE LAND SURVEYS TO BE VERIFIED
** HEAVY FOLIAGE PREVENTS ANALYSIS OF REAR YARD LANDSCAPING

ZONING MATRIX

ZONING	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	925m ²	-	-
MIN. LOT WIDTH	27.0m	25.9m	25.9m
MIN. FRONT YARD SETBACK	4.5m	6.0m	6.8m
MIN. REAR YARD SETBACK	12.0m	n/a	22.3m
MIN. SIDE YARD SETBACK	4.5m	n/a	4.5m
MAX. BUILDING HEIGHT	8.5m	n/a	8.5m
GFA	780m ² (based on FSI)	n/a	777.55 m ²
FSI	0.375	n/a	0.374

TREE STATISTICS

TREE TYPE	COUNT
EXISTING (REMOVED/REPLACED)	
CONIFEROUS	1
DECIDUOUS	2
EXISTING (TO REMAIN)	
CONIFEROUS	23
DECIDUOUS	28 (INCLD. 4 CITY TREES)
NEW	
CONIFEROUS	26
DECIDUOUS	13
TOTAL PROPOSED	
CONIFEROUS	49
DECIDUOUS	41