

To: Tracey Scaramozzino, Planner III
City of Ottawa

From: Eric A. Bays
Stantec (Ottawa)

Project/File: 160410436

Date: February 29, 2024

**Reference: Zoning Confirmation Report
1034 McGarry Terrace**

The following Zoning Compliance Report has been prepared based on the Site Plan and supporting drawings prepared by Progressive Architects dated February 27, 2024 (revision 2).

1 Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	29 February 2024	Official Plan Designation	Suburban Transect (Schedule A) Town Centre Hub (Schedule B6) Protected Major Transit Station Area (Schedule C1)
Municipal Address:	1034 McGarry Terrace	Legal Description:	Part 1 on 4R-33239 and Part 1 on 4R-31372, Part of Lot 15, Concession 2 (Rideau Front), Former Township of

Reference: 1034 McGarry Terrace

			Nepean, now City of Ottawa (PIN 04732-5799)
Scope of Work:	Mixed use development arranged in two towers of 35 and 26 storeys connected by an 11-storey link. Includes 592 dwelling units and 1120 m ² of at-grade retail space.		
Existing Zoning Code:	Mixed Use Centre Zone MC[2573]	By-law Number:	2008-250
Schedule 1/1A Area:	Schedule 1 & 1A: Area C (Suburban) Schedule 2A: Marketplace Station Schedule 402: Area B	Overlays Applicable:	None

B. Zoning Review				
Proposed Zone/Subzone:	Proposed modifications to Urban Exception [2573]			
Principal Land Use:	Apartment dwelling, high-rise Retail store			
Zoning Provisions	Required	Proposed		Compliant
Lot Width:	No minimum	72.31 m		✓
Lot Area:	No minimum	4,148 m ² †		✓
Front Yard Setback and Corner Side Yard Setback:	No minimum	Front:	0 m	✓
		Corner:	2.15 m	✓
Interior Side Yard Setback: Section 77	No minimum	2.0 m		✓
	Buildings that are 10 storeys and higher in Area B as shown on Schedule 402 are subject to: the minimum interior side and rear yard setback for a tower is 11.5 m	11.65 m		✓
	No minimum	10.15 m		✓

Reference: 1034 McGarry Terrace

Rear Yard Setback: Section 77	Buildings that are 10 storeys and higher in Area B as shown on Schedule 402 are subject to: the minimum interior side and rear yard setback for a tower is 11.5 m	5.9 m	×
Lot Coverage	No maximum	46%	✓
Floor Space Index (FSI)	None	N/A	✓
Building Height:	Minimum: 6.7 m*	Minimum: 7.5 m	✓
	Maximum: 57 m*	Maximum: 130 m	×
Accessory Buildings: (Section 55)	Same as permitted use	N/A	✓
Parking, Queuing, and Loading Provisions			
Parking Zone Calculation Rates:	Area X as per Section 101(5)(a)		
Required Parking Spaces Section 101			
Dwelling units in a mixed use building, all other cases:	0.5 per dwelling unit $(592) \times 0.5 = 296^*$	Standard size 459 Midsize 99	✓
Retail store:	1.25 per 100 m ² of gross floor area $1120 \times (1.25/100) = 14$	Compact 78 Barrier Free A 8	
Visitor Parking Spaces: Section 102	0.1 per dwelling unit and no visitor parking spaces are required for the first twelve dwelling units on a lot $(592) \times 0.2 = 118$	Barrier Free B 9 Total Parking Spaces 653	✓
Size of Space: Section 105 and 106	Any motor vehicle parking space must be:		✓

Reference: 1034 McGarry Terrace

	<p>(a) at least 2.6 m wide (b) not more than 3.1 m (c) at least 5.2 m long</p> <p>up to 50% of the parking spaces in a parking lot or parking garage may be reduced to a minimum of 4.6 m long and 2.4 m wide, provided that any such space:</p> <p>(a) is visibly identified as being for a compact car (b) is not a visitor parking space required under Section 102 (c) is not abutting or near a wall, column or similar surface that obstructs the opening of the doors of a parked vehicle or limits access to a parking space, in which case the minimum width is 2.6 m</p> <p>up to 5% of the parking spaces in a parking lot or parking garage may have a minimum width of 1.3 m and a minimum length of 3 m, provided any such space:</p> <p>(a) is not a required parking space under Section 101 (b) is not a required visitor parking space under Section 102</p>		
<p>Driveway Width: Section 107</p>	<p>for an apartment high-rise, the maximum permitted width for a double traffic lane that leads to:</p> <p>(ii) 20 or more parking spaces: 6.7 m</p>		<p>✓</p>
<p>Location of Parking: Section 109</p>	<p>in the MC Zone, no person may park a motor vehicle:</p>		<p>✓</p>

Reference: 1034 McGarry Terrace

	(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.		
Landscape Provisions for Parking Lots: Section 110	All outdoor refuse collection and refuse loading areas contained within or accessed via a parking lot must be: (a) located at least 9.0 m from a lot line abutting a public street (b) located at least 3.0 m from any other lot line, and (c) screened from view by an opaque screen with a minimum height of 2.0 m.		✓
Bicycle Parking Rates Section 111			
Apartment dwelling, high rise:	0.50 per dwelling unit $592 \times 0.5 = 296$	301	✓
Retail store:	1 per 250 m ² of gross floor area $1120 \times (1/250) = 5$		✓
Amenity Areas Section 137			
Mixed use building with 9 or more dwelling units:	6 m ² per dwelling unit $592 \times 6 = 3,552 \text{ m}^2$	5,384 m ²	✓
Communal Amenity Area:	a minimum of 50% of the required total amenity area $3552 \times 50\% = 1,776 \text{ m}^2$	2,692 m ²	✓
Urban Exception [2573]			

Reference: 1034 McGarry Terrace

Building Height:	Minimum:	20 m	Minimum:	20 m	✓
	Maximum:	57 m	Maximum:	130 m	×
	only 50% of the building envelope must comply with the minimum building height		23% of building envelope less than 20 m in height		✓
Maximum Gross Floor Area:	total cumulative gross floor area for all uses on the lot: 28,270 m ²		Phase I (completed)	28,270 m ²	×
			Proposed	51,592 m ²	
		Total Proposed GFA		79,862 m ²	
		50% of the ground floor of a building containing dwelling units must be occupied by non-residential uses	58% of the ground floor occupied by non-residential uses		✓
Vehicle Parking:	No more than 12 parking spaces may be provided at grade		0 parking spaces provided at grade		✓
	Minimum parking spaces required for dwelling units in a mixed-use building: 0.5 spaces per dwelling unit 592 × 0.5 = 296		up to 521		✓

E. Comments/ Calculations
<p>All calculations provided in cells above, or within Planning Rationale (Stantec, February 29, 2024)</p> <p>* : provision modified by Urban Exception [2573]</p> <p>† : current lot area of 5,194 m² will be reduced to 4,148 m² upon transfer of the McGarry Terrace extension lands to the City.</p>

Reference: 1034 McGarry Terrace

2 Zoning Confirmation Report Draft List of Requested Relief

By-law Requirement Applicable Section	Required	Proposed
Minimum Tower Setback from an Interior Lot Line: Section 77(4)(c)	11.5 m	5.9 m
Maximum Building Height: Urban Exception [2573]	57 m	130 m
Maximum Cumulative Gross Floor Area: Urban Exception [2573]	28,270 m ²	79,862 m ²

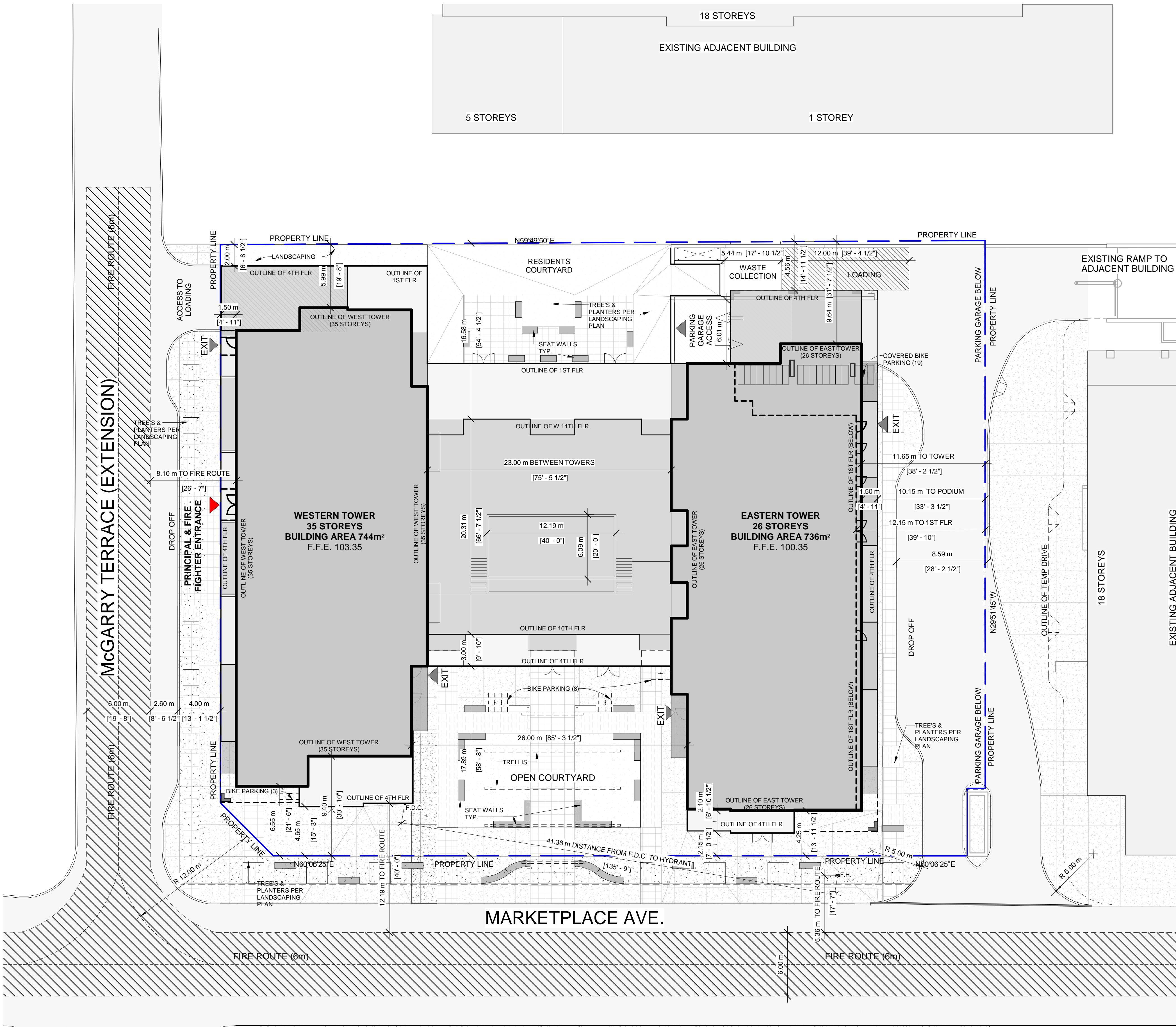
Should you have any questions or require additional information please contact the undersigned.

Respectfully,

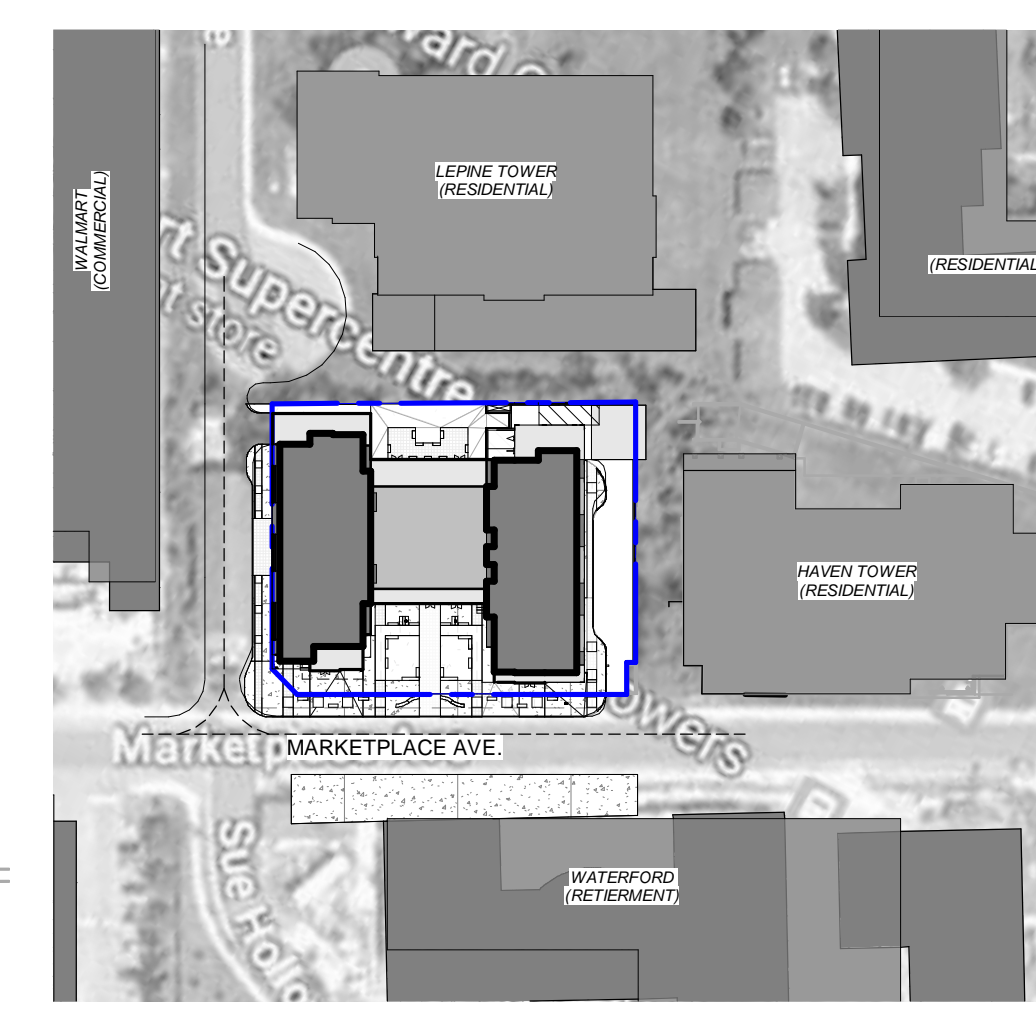
STANTEC CONSULTING LTD.

Eric A. Bays RPP, MCIP
Senior Urban Planner
Phone: (613) 724-4080
eric.bays@stantec.com

Attachment: Architectural Site Plan (A101, Progressive, 27 February 2024, revision 2)
P1 Parking Plan (A001, Progressive, 27 February 2024, revision 2)



1 ARCHITECTURAL SITE PLAN
1 : 200



2 KEYPLAN
1 : 1500

TOTAL UNIT COUNT			
LEVELS	PER FLR	# OF LEVELS	TOTAL
PODIUM & LINK			
2ND- 4TH FLR	25 UNITS	3 LEVELS	75 UNITS
5TH- 9TH FLR	24 UNITS	5 LEVELS	120 UNITS
10TH & 11TH FLR	17 UNITS	2 LEVELS	34 UNITS
WEST TOWER			
12TH FLR	7 UNITS	1 LEVEL	7 UNITS
13TH- 35TH FLR	9 UNITS	23 LEVELS	207 UNITS
EAST TOWER			
12TH FLR	9 UNITS	1 LEVEL	9 UNITS
13TH- 26TH FLR	10 UNITS	14 LEVELS	140 UNITS
			TOTAL 592 UNITS

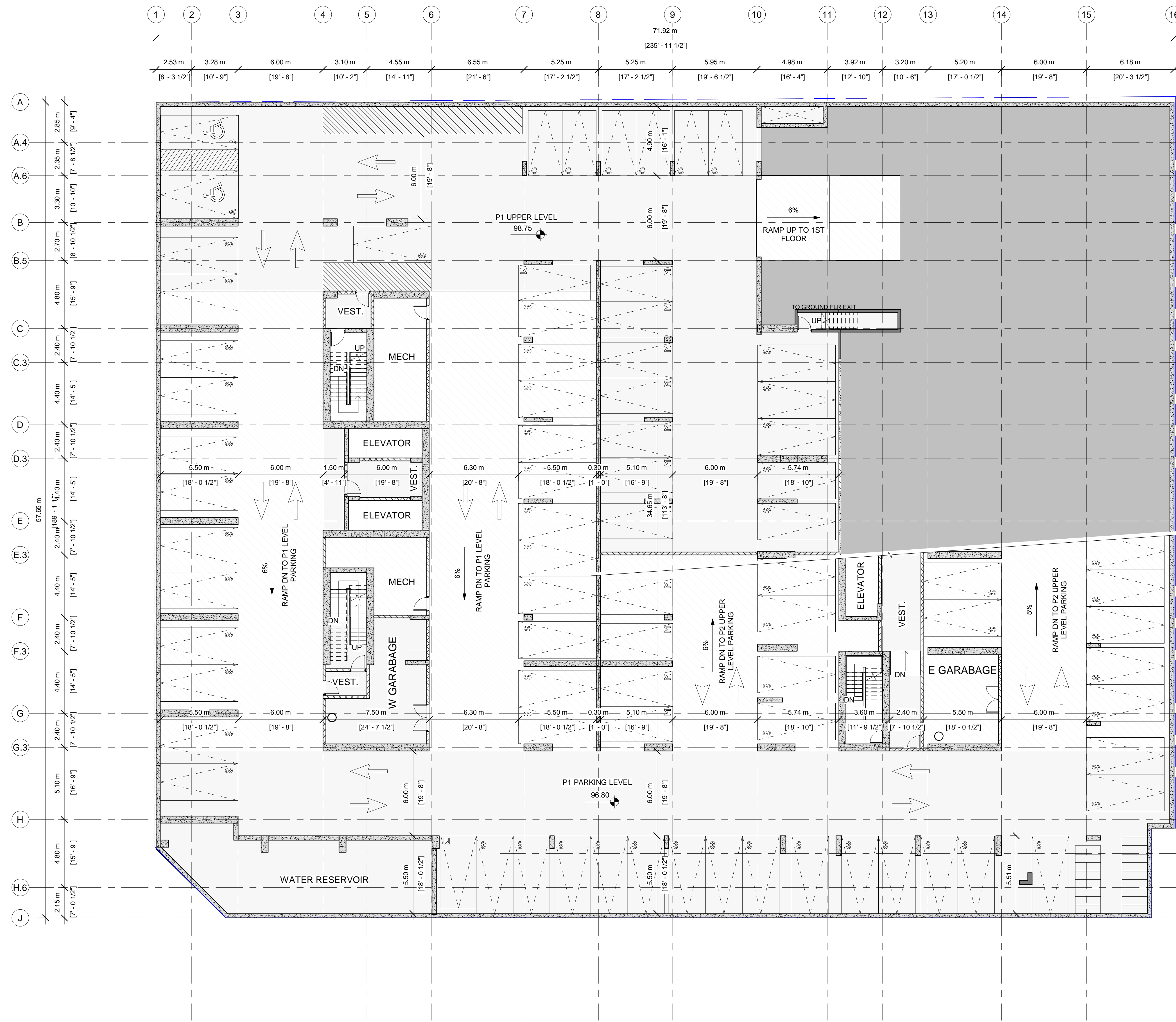
UNIT TYPE COUNT				
UNIT TYPE	2ND-11TH FLR	WEST TOWER	EAST TOWER	TOTAL
STUDIO	--	46	--	46 (7.8%)
1 BED	143	72	75	290 (49%)
2 BED	76	94	74	244 (41.2%)
3 BED	10	2	--	12 (2%)
TOTAL	229	214	149	592 UNITS

BUILDABLE AREA			
LEVELS	PER FLR	# OF FLRS	TOTAL
PARKING			
P1 PARKING	3033 m²	1 FLRS	3033 m²
P2-P6 PARKING	4128 m²	5 FLRS	20640 m²
P6 LOWER LEVEL	2007 m²	1 FLRS	2007 m²
TOTAL BELOW GRADE 25680 m²			
PODIUM			
1ST FLR	2289 m²	1 FLR	2289 m²
2ND- 4TH FLR	2261 m²	3 FLRS	6783 m²
5TH- 9TH FLR	1942 m²	5 FLRS	9710 m²
10TH & 11TH FLR	1957 m²	2 FLRS	3914 m²
TOWERS			
12TH-35TH FLR WEST	744 m²	24 FLRS	17856 m²
12TH-26TH FLR EAST	736 m²	15 FLRS	11040 m²
			TOTAL ABOVE GRADE 51592 m²

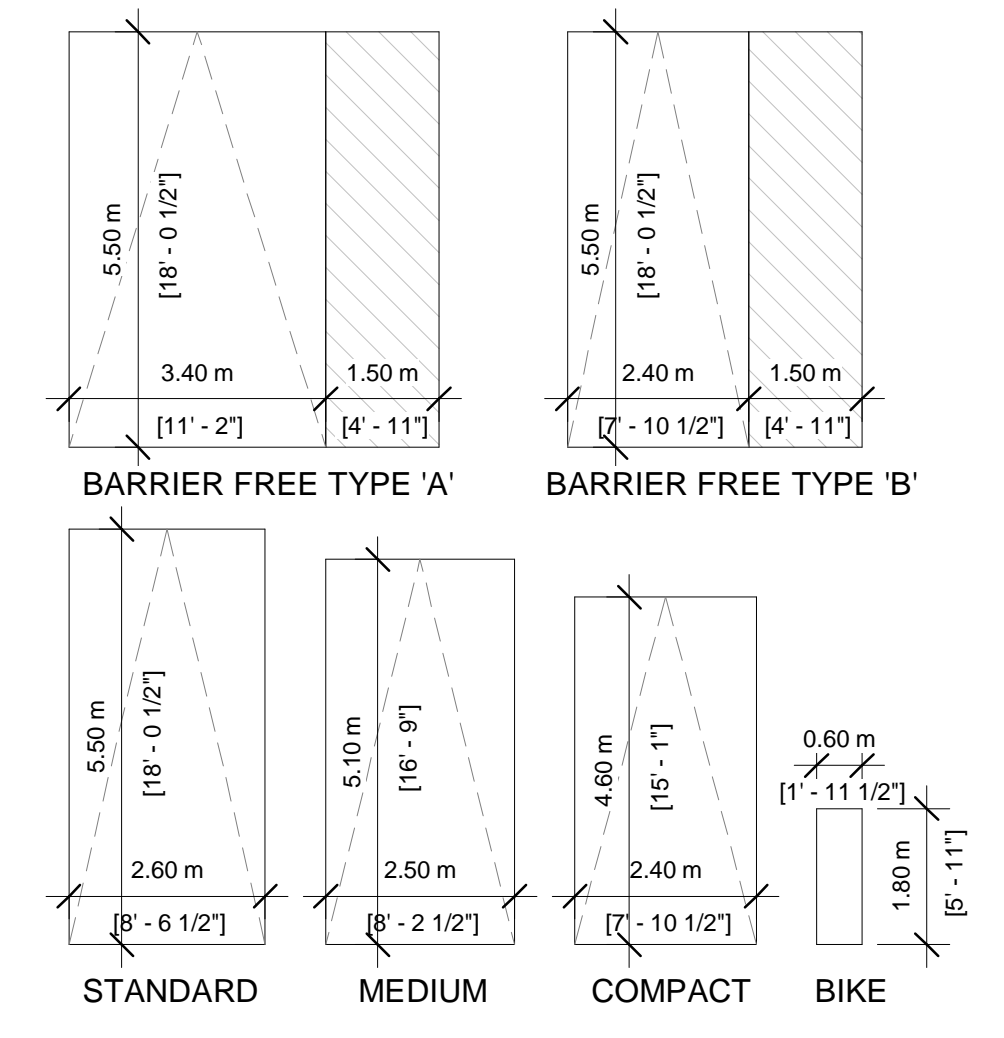
OVERALL PARKING COUNT	
457	PARKING STANDARD 2.6x5.5
98	PARKING MIDSIZE 2.5x5.1
81	PARKING COMPACT 2.4x4.6
8	BF TYPE B PARKING
9	BF TYPE A PARKING
653	

CITY OF OTTAWA ZONING BYLAW 2008-250			
MC2573 MIXED-USE CENTRE ZONE			
PROPOSED APARTMENT DWELLING, HIGH RISE			
PROPOSED USES:			
APARTMENT DWELLING, HIGH RISE (592 UNITS)			
RETAIL STORE: 1120m² G.F.A.			
LOT AREA: 5194.06m²			
LOT FRONTAGE: 70.41m			
LOT DEPTH: 57.55m			
ZONING PROVISION	REQUIRED	PROVIDED	COMPLIANT
MIXED-USE CENTRE ZONE MC2573			
LOT AREA (MIN.)	NO MINIMUM	4,148m²	✓
LOT WIDTH (MIN.)	NO MINIMUM	72.3m	✓
FRONT YARD & CORNER YARD SETBACK (MIN.)	NO MINIMUM	0m, 2.15m	✓/✓
INTERIOR SIDE YARD SETBACK (MIN.)	NO MINIMUM	2.0m	✓
REAR YARD SETBACK (MIN.)	NO MINIMUM	10.15m	✓
FLOOR SPACE INDEX (MAX.)	NO MAXIMUM	17.9 FSI	✓
BUILDING HEIGHT (MIN.)	20 m†	7.5 m	✓
BUILDING HEIGHT (MAX.)	57 m*	130 m	X
GROSS FLOOR AREA (MAX.)	28,270 m²	67,000 m² (WEST TOWERS 38,730m² + EAST TOWERS 28,270m²)	X
LANDSCAPED AREA (MIN.)	NO MINIMUM	1155 m²	✓
PROVISION FOR HIGH RISE BUILDING (SECTION 7) (AREA B) ON SCHEDULE 4(62)			
INTERIOR SIDE YARD (MIN.) PORTION OF A BUILDING THAT ARE 10 STOREYS OR TALLER:	11.5 m	5.9 m & 11.65 m	X/✓
PARKING PROVISIONS (SECTION 10) (AREA C) ON SCHEDULE 1(A) (320m FROM EXISTING RAPID TRANSIT ON SCHEDULE 2A)			
RESIDENTIAL:			
MINIMUM PARKING SPACES REQUIRED FOR DWELLING UNITS IN A MIXED-USE BUILDING: 0.5 PER DWELLING UNIT:	592 UNITS x 0.5 = 296 SPACES*	523 SPACES	✓
RETAIL STORE (N79): 1.25 SPACES PER 100 M² G.F.A. LESS 200 M²:	(1120 m² - 200) x 0.0125 = 11.5 SPACES	12 SPACES	✓
RESIDENTIAL VISITOR PARKING: 0.3 SPACES PER DWELLING UNIT:	592 UNITS x 0.2 = 118.4 (118) SPACES*	118 SPACES	✓
TOTAL VEHICLE PARKING SPACES:	426 SPACES	653 SPACES	✓
BICYCLE PARKING (SECTION 11)			
RESIDENTIAL:			
DWELLING UNIT IN THE SAME BUILDING AS A NON-RESIDENTIAL USE: 0.5 SPACES PER DWELLING UNIT:	592 UNITS x 0.5 = 296 SPACES	296 SPACES	✓
RETAIL STORE (R): 1 SPACE PER 250 M² G.F.A.	1120 X 0.004 = 4.5 (5) SPACES	5 SPACES	✓
TOTAL BICYCLE PARKING SPACES:	301 SPACES	301 SPACES	✓
AMENITY AREA (SECTION 13) (MIXED USE BUILDING WITH NINE OR MORE DWELLING UNITS)			
RESIDENTIAL:			
6 M² PER DWELLING UNIT AND 10% OF THE GROSS FLOOR AREA OF EACH ROOMING UNIT:	592 UNITS x 6 = 3552 m²	5385 m²	✓
COMMUNAL AMENITY AREA: MINIMUM OF 50% OF THE REQUIRED TOTAL:	3552 X 50% = 1776 M²	2692 M²	✓
OTHER PROVISIONS			
50% OF THE GROUND FLOOR OF A BUILDING CONTAINING DWELLING UNITS MUST BE OCCUPIED BY NON-RESIDENTIAL USES			
NO MORE THAN 12 PARKING SPACES MAY BE PROVIDED AT GRADE			
NOTES:			
* PROVISION OF URBAN EXCEPTION 2573			
† ONLY 50% OF THE BUILDING ENVELOPE MUST COMPLY WITH THE MINIMUM BUILDING HEIGHT			
‡ COMMUNAL AMENITY AREA INCLUDES PUBLICLY ACCESSIBLE FORECOURT			

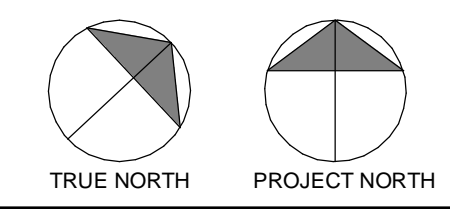
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3			11		
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1	DEC 21.23	RE-ZONING	9		
rev.	date	issued for	rev.	date	issued for



P1 PARKING LEVEL	
VEHICULAR PARKING:	
STANDARD	51 SPACES
MIDSIZE	18 SPACES
COMPACT	6 SPACES
TYPE 'A' BARRIER FREE	1 SPACES
TYPE 'B' BARRIER FREE	1 SPACES
TOTAL PARKING	77 TOTAL
BIKE PARKING:	
TOTAL PARKING	17 TOTAL



1 P1 PARKING PLAN
1 : 150



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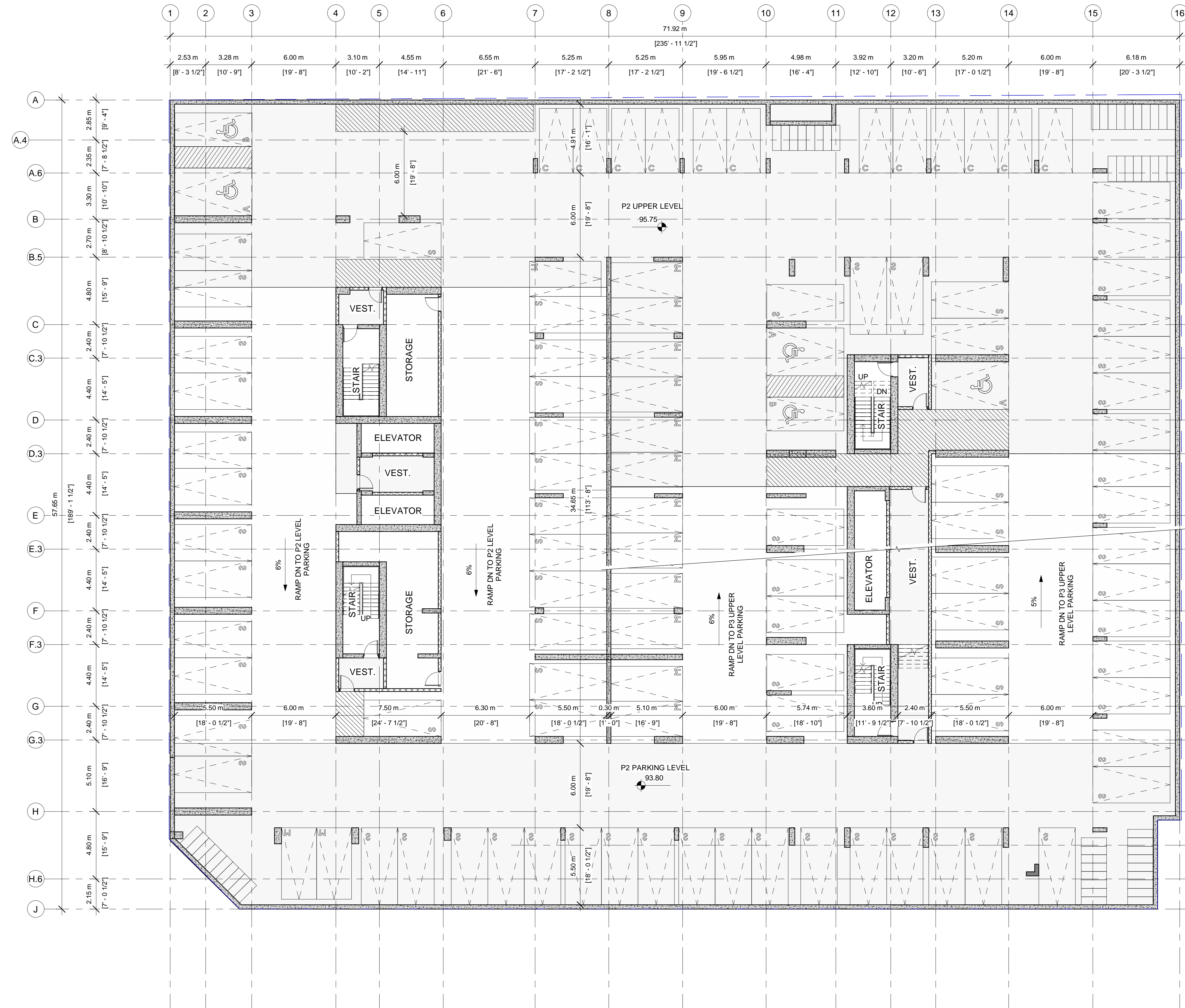
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1	DEC 21.23	RE-ZONING	9
rev.	date	issued for	rev. date issued for

project:
MARKETPLACE WEST
address: 1034 MCGARRY TERRACE, OTTAWA ON

sheet name:
P1 PARKING PLAN

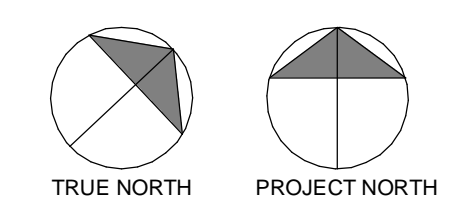
project no.:
22-0039

sheet no.:
A101



P2 PARKING LEVEL	
VEHICULAR PARKING:	
STANDARD	76 SPACES
MIDSIZE	15 SPACES
COMPACT	12 SPACES
TYPE A BARRIER FREE	3 SPACES
TYPE B BARRIER FREE	2 SPACES
TOTAL PARKING	108 TOTAL
BIKE PARKING:	
TOTAL PARKING	53 TOTAL

1 P2 PARKING (TYP P2-P6 LEVELS)
1 : 150



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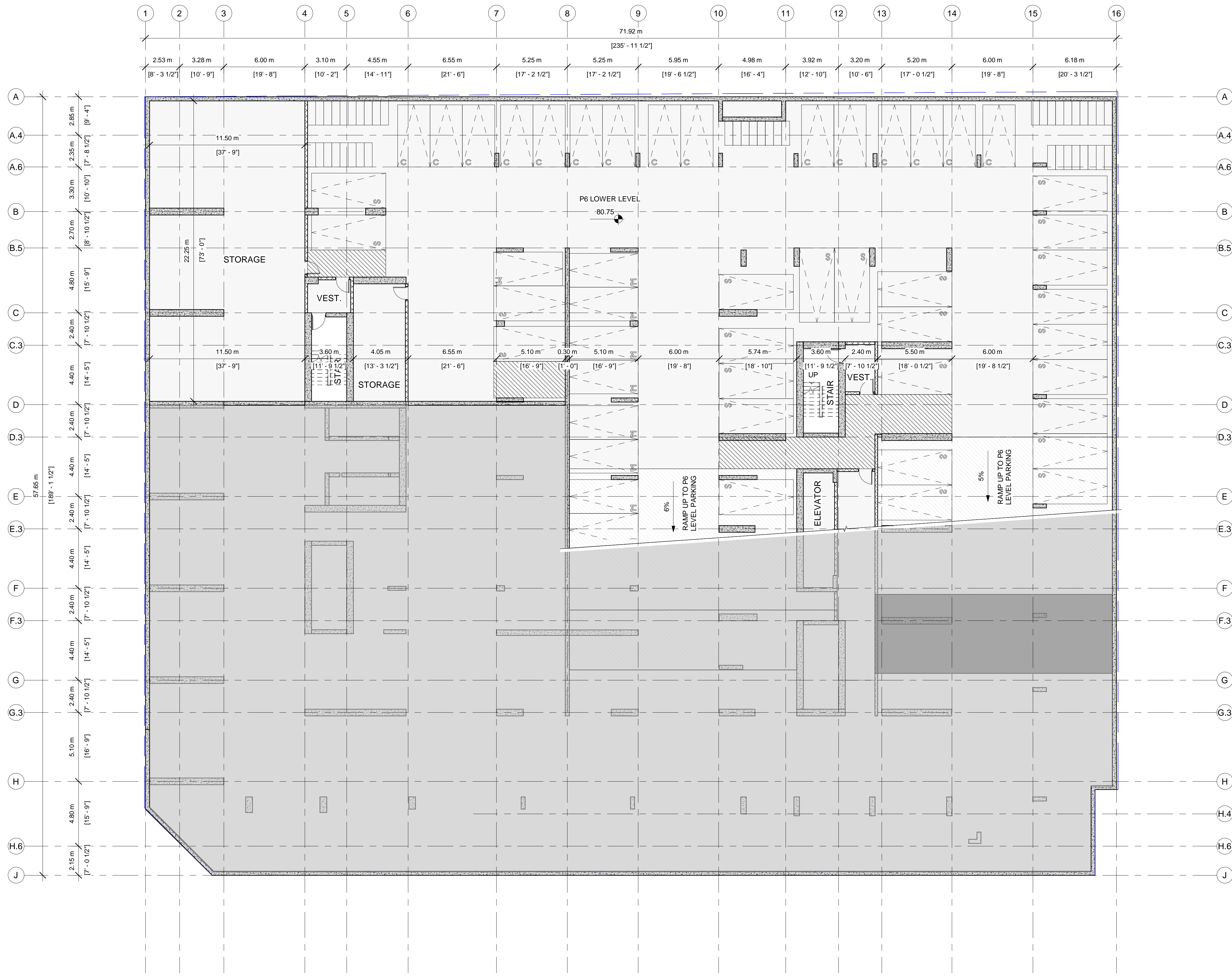
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rev.	date	issued for	rev. date issued for

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address: 1034 MCGARRY TERRACE, OTTAWA ON

sheet name:
P2 PARKING PLAN (TYP)

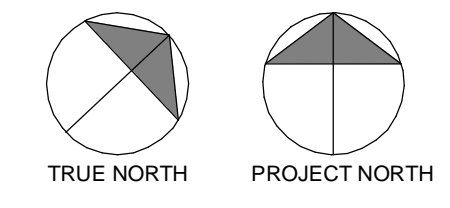
project no.:
22-0039

sheet no.:
A102



P6 LOWER LEVEL PARKING	
VEHICULAR PARKING:	
STANDARD.....	25 SPACES
MIDSIZE.....	9 SPACES
COMPACT.....	15 SPACES
TOTAL PARKING.....	49 TOTAL
BIKE PARKING:	
TOTAL PARKING.....	44 TOTAL

1 P6 LOWER LEVEL
1:150



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