

# Zoning Confirmation Report

## 1. Zoning Confirmation Report Checklist

A. Project Information			
<b>Review Date:</b>	September 9, 2023	<b>Official Plan designation:</b>	Mainstreet Corridor
<b>Municipal Address(es):</b>	178 Nepean Street and 219 & 223 Bank Street	<b>Legal Description:</b>	LOT 35 (SOUTH NEPEAN STREET) AND PART OF LOT 3 (EAST BANK STREET) AND PART OF LOT 35 (NORTH LISGAR STREET), REGISTERED PLAN 2996 CITY OF OTTAWA
<b>Scope of Work:</b>	9-storey mid-rise, mixed use apartment building.		
<b>Existing Zoning Code:</b>	TM H(19)	<b>By-law Number:</b>	2008-250
<b>Schedule 1 / 1A Area:</b>	Area Y	<b>Overlays Applicable:</b>	Heritage Overlay

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>	TM H(19)		
Zoning Provisions <sup>1</sup>	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
<b>Principal Land Use(s)</b>	Apartment dwelling, mid-rise	Apartment dwelling, mid-rise	Yes
<b>Lot Width</b> Table 197 (a)	No minimum	60.44 metres	Yes
<b>Lot Area</b> Table 197 (b)	No minimum	1,942 square metres	Yes
<b>Maximum front yard setback</b> Table 197 (c)	2 metres	0 metres (existing condition)	Yes
<b>Minimum corner side yard setback</b> Table 197 (e)	3 metres, except for any part of a building above 15 metres for which an additional 2 metre setback must be provided	0 metres (existing condition)  3 metres above 15 metres in height	No



<b>Minimum Front Yard Setback</b> Table 197 (f)	No minimum, except for any part of a building above 15 metres for which an additional 2 metre setback must be provided		0 metres (existing condition)  3 metres above 15 metres in height	<b>Yes</b>
<b>Maximum Interior Side Yard Setback</b> Table 197 (d) (i)	3 metres		N/A	<b>Yes</b>
<b>Minimum Interior Side Yard Setback</b> Table 197 (d) (ii)	3 m (mixed-use building abutting R zone) -does not apply, has no interior side yard.		N/A	<b>Yes</b>
<b>Minimum Rear Yard Setback</b> Table 197 (f) (i)	rear lot line abutting a residential zone: 7.5 metres		0 m (existing condition) Legal non-complying	<b>No</b>
<b>Minimum Building Height</b> Table 197 (g) (i)	6.7 metres within 20 metres of the Front Lot Line		30 metres	<b>Yes</b>
<b>Maximum Building Height</b> Table 197 (g) (i)	19 metres (H suffix)		30 metres	<b>No</b>
	for a building that exceeds four- storeys or 15 metres in height, for all storeys above the fourth storey, or 15 metres in height, whichever is the lesser, the building must be setback a minimum of 2 metres more than the provided setback from the front lot line		Setback 3.1 metres above 15 metres in height	<b>Yes</b>
<b>Active Entrances</b> Table 197 (i) (i)	1 per ground floor occupancy		8 provided, 1 per ground floor occupancy	<b>Yes</b>
<b>Minimum Width of Landscaped Area</b> Table 197 (i) (i)	Abutting a residential zone	Min 3 m; reduced to 1 m where 1.4 m high opaque fence is provided	0 metres	<b>No</b>
	In all other cases	No minimum	0 metres	<b>Yes</b>
<b>Amenity Area</b> Section 137	6m <sup>2</sup> per unit Min 50% communal, aggregated into areas of		Private Balconies: 598m <sup>2</sup>	<b>Yes</b>



	54m <sup>2</sup> and where more than one aggregated area is provided, at least one must be minimum 54m <sup>2</sup> . 263 units*6m <sup>2</sup> = 1578m <sup>2</sup> 1,578m <sup>2</sup> *0.5 = 789m <sup>2</sup>	Communal: 1,002m <sup>2</sup> Total: 1,600m <sup>2</sup>	
<b>Projections into Height Limit</b> Section 64	mechanical and service equipment penthouse, elevator or stairway penthouses	Permitted to project above the height limit	Yes
<b>Projections into Required Yards</b> Section 65	Covered or uncovered balcony: 2 metres, but no closer than 1 metre from any lot line.	N/A	Yes
<b>Required Parking Spaces</b> Section 101	Resident: 0.5 spaces/unit after the first 12 units for units above the 4th floor = 126 spaces	0 provided	No
<b>Visitor Parking Spaces</b> Section 102	Visitor: 0.1 spaces/unit after the first 12 units = 25 spaces	0 provided	No
<b>Bicycle Parking</b> Section 111	Residential: 0.5 spaces per dwelling unit = 132  Commercial: Not required if GFA is less than 200 m <sup>2</sup> per use	264 spaces	Yes
<b>Bicycle parking access</b> Section 111	Minimum Aisle Width: 1.5m	1.5 m	Yes
<b>Bicycle parking space dimensions</b> Section 111	Length: 1.8m Width: in the case of stacked bicycle parking, the minimum width of a bicycle parking space is 0.37 m.	Length: 1.9m Width: 0.45m	Yes
<b>Refuse Collection</b> Section 110	All outdoor refuse collection and refuse loading areas contained within or accessed via a parking lot must be: located at least 9.0 metres from a lot line abutting a public street	Located inside the building.	Yes

## Draft List of Requested Relief from Zoning

By-law Requirement or Applicable Section	Requirement	Proposed
<b>Minimum corner side yard setback</b> Table 197 (e)	3 m, except for any part of a building above 15 metres for which an additional 2 metre setback must be provided	0 metres (existing condition) 3 metres above 15 metres in height
<b>Minimum Rear Yard Setback</b> Table 197 (f) (i)	7.5 metres	0 metres
<b>Minimum Width of Landscaped Area Abutting A Residential Zone</b> Table 197 (i) (i)	3 m; may be reduced to one metre where a minimum 1.4 metre high opaque fence is provided	0 metres
<b>Maximum Building Height</b> H Suffix	19 metres	30 metres
<b>Minimum Parking Space Rate</b> Section 101 Area Y	0.5 per dwelling unit	0 spaces
<b>Minimum Visitor Parking Space Rate</b> Section 102 Area Y	0.1 per dwelling unit	0 spaces