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ZONING CONFIRMATION REPORT

ZONING AMENDMENT & SITE PLAN CONTROL
SUBJECT SITE: 2928 BANK STREET



DATE: NOVEMBER 5 2024

REVISION: 3

REPORT PREPARED FOR: VIP CONSTRUCTION & ENGINEERING

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This Zoning Confirmation Report is prepared in support of a Minor Zoning Amendment for the proposed commercial development at 2928 Bank Street. An update to this report will be provided following Council approval of the performance standard adjustments.

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1.0 SITE DESCRIPTION

The subject site is municipally known as 2928 Bank Street with frontage on both Bank Street and Queensdale Avenue. The legal description of the site is: Lots 559, 560, and 561 and part of lots 579, 580, and 581 and part of lane (closed by judges order inst. GL52533) Registered Plan 326.

2.0 OFFICIAL PLAN DESIGNINATION

The subject site is designated **Mainstreet Corridor** in the **Outer Urban Transect**. The policies of the Official Plan are reviewed under separate cover in the Planning Rationale prepared by Q9 Planning + Design Inc. In summary, the proposed development conforms to the City of Ottawa Official Plan.

3.0 SITE ZONING

The subject site is currently zoned as **AM2 H(30) – Arterial Mainstreet, Subzone 2, Maximum Height 30 M**. This zone applies to the subject site and the abutting lot to the north and east across Bank Street. The subject site is bordered on the west by an R1WW – Residential First Density, Subzone WW. South of the site, across Queensdale Avenue is zoned AM1 H(30).

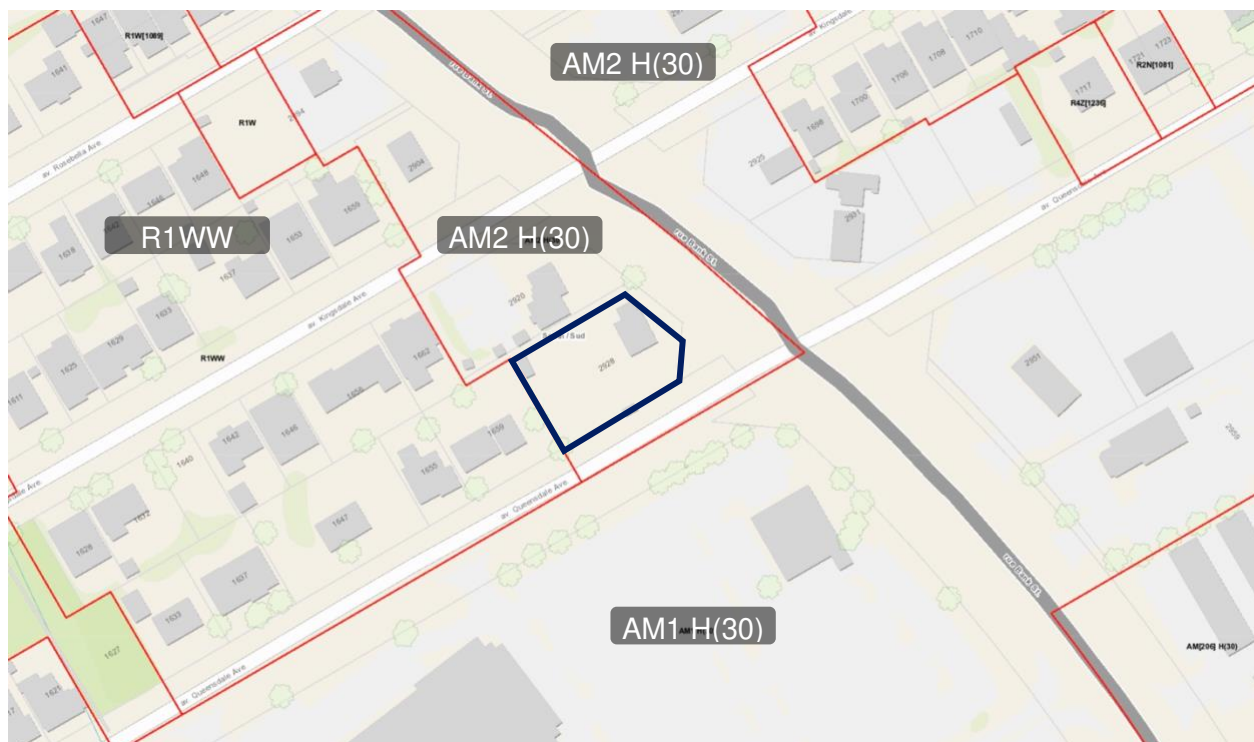


Figure 1: EXTRACT OF ZONING MAP, GEOOTTAWA

The Arterial Mainstreet Zone is located in Sections 185-186 of the Zoning By-law 2008-250.

The purpose of the zone is as follows:

Purpose of the Zone

The purpose of the AM – Arterial Mainstreet Zone is to:

- 1) *accommodate a broad range of uses including retail, service commercial, offices, residential and institutional uses in mixed-use buildings or side by side in separate buildings in areas designated **Arterial Mainstreet** in the Official Plan; and*
- 2) *impose development standards that will promote intensification while ensuring that they are compatible with the surrounding uses.*

3.1 Use Permissions

The subject site permits a variety of residential and non-residential uses. Permitted residential uses are outlined in Section 185 (2) of the Zone and includes: apartment dwelling, low-rise.

The subzone (2) indicates that the following uses are prohibited: amusement centre, amusement park, bar, cinema, funeral home, museum, nightclub, recreational and athletic facility, sports arena, theatre.



PROPOSED USE PERMITTED

4.0 PERFORMANCE STANDARD REVIEW

The following table reviews the applicable site performance standards against the proposed development. Any non-compliance items are noted in red.

PROVISION	REQUIREMENT	PROPOSED	SECTION	NOTE
Minimum lot area	n/a	1307.22 m ²	S. 185, Table 185	
Minimum lot width	n/a	34.78 m (Bank) 39.70 m (Queensdale)	S. 185, Table 185	
Front yard and corner side yard	(ii) residential use building: minimum 3 m	3.2 m (Bank) 5.2 m (Queensdale)	S. 185, Table 185	
Minimum interior side yard	(i) abutting a residential zone: 7.5 m (ii) all other cases: no minimum	2.8 m	S. 185, Table 185	
Minimum rear yard	(ii) abutting a residential zone: 7.5 m (iii) residential use building: 7.5 m	6.65 m (Structural elements) 7.5 m (Building face)	S. 185, Table 185	Applies to structural posts – not applicable as permitted projection
Maximum building height	30 m	14.0 m	Zone Code H(30)	
Maximum building height transitions	(i) 20 m from R1,R2,R3: 11 m (iii) 20-30 m from R1-R3: 20 m	(i) 13.6 m (iii) 20-30 m from R1-R3: 13.6 m	S. 185, Table 185 (f) (i)	+2.6 m
Maximum floor space index	n/a	n/a	S. 185, Table 185	
Minimum width of landscaped area	Abutting a street: 3 m Not abutting a street (10 to 100 spaces): 1.5 m	1.6 m	S. 110, Table 110	
Parking (Resident)	Area C (Suburban) = 1.2	19 spaces (0.76 spaces)	S. 101, Table	- 11 spaces

	spaces per dwelling unit = 30	per unit)	101	
Parking (Visitor)	Area C (Suburban) = 0.2 spaces per dwelling unit = 5	5 spaces	S. 102, Table 102	
Bicycle parking spaces	0.5 spaces per unit = 12.5 (13)	30 spaces (6 exterior, 24 interior)	S.111, Table 111A	+ 17 spaces
Amenity space requirements	6m2 per unit, 50% communal, aggregated minimum area of 54 m2 = 150 m2 (75 m2 communal)	Indoor communal: 55 m2 Outdoor amenity: 51.6 m2 Total Communal: 106.6 m2 Balconies: 113.4 m2	S. 137, Table 137	
Parking Space Dimensions	Min 2.6 m (wide) Min 5.2 m (long)	2.6 m x 5.2 m	S.106	
Garbage Area	Min setback from street lot line: 9 m Min setback from lot line: 3 m Height of opaque screen: 2.2 m	Street lot line setback: 3.0 m Lot line setback: 1.6 m Height of screen: 2.2 m	S. 110(3)	Setback reduction for refuse setbacks



MINOR ZONING AMENDMENT REQUIRED

5.0 PROPOSED MINOR ZONING AMENDMENT

This report concludes that the proposed development requires a Minor Zoning Amendment to address the zoning compliance issues identified which are detailed below:

- (1) A reduction resident parking rate of 0.76 spaces per unit instead of 1.2 spaces per unit for a total resident parking count of 19 spaces.
- (2) A reduction in the rear yard setback requirement from 7.5 metres to the proposed 6.65 metres applicable to a structural support components. The building face complies with the 7.5 metre rear yard setback. Note that structural support components are not identified as a permitted projection with Section 65 of By-law 2008-250.
- (3) A reduction in the required setbacks for refuse collection area contained within or accessed via a parking lot to be 3.0 m from the street lot line and 1.6 m from the non-street abutting lot line. This area will be fully screened by a 2.2 m high opaque fence.
- (4) An increase in maximum height to 13.6 metres within the 20 metres setback from the rear lot line that abuts the R1 zone whereas 11 metres is the maximum height within the 20 metre setback from the rear lot line that abuts an R1 zone.

6.0 RATIONALE FOR ZONING AMENDMENT

A Planning Rationale has been prepared by Q9 Planning + Design Inc which reviews the proposed development, including the proposed minor zoning amendments detailed herein, against the Provincial Policy Statement (“PPS”) and the City of Ottawa Official Plan. The proposed development, along with the amendments, are determined to be consistent with the policies of the PPS and conform to the policies of the Official Plan.

A Urban Design Brief was prepared by Q9 Planning + Design Inc. which reviews the proposal against the Urban Design Guidelines and is concluded that the proposed development contributes to the streetscape and proposes an appropriate design to the existing site and context that is a notable improvement over the existing site conditions.



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