

Zoning Confirmation Report

593 & 601-603 Laurier Avenue West

December 17, 2024

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	December 12, 2024	Official Plan Designation	Mainstreet Corridor Downtown Core Transect
Municipal Address(es)	593 & 601-603 Laurier Avenue West	Legal Description	PART OF LOT 40 CONCESSION A (OTTAWA FRONT) Geographic Township of Nepean
Scope of Work	Official Plan Amendment and Zoning By-law Amendment		
Existing Zoning Code	R4UD & R5Q[2683] S429	By-law Number	2008-250
Schedule 1 / 1A Area	Area X	Overlays Applicable	N/A

B. Zoning Review			
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Proposed Zone/Subzone (Zoning By-law Amendments only):	R5Q [XXXX]SYYY		
Principal Land Use(s)	Residential	Residential	Y
Minimum Lot Width Table 164A	18 metres	40 metres	Y
Minimum Lot Area Table 164A	450 square metres	2850.9 square metres	Y
Minimum Front Yard Set Back Table 164A	3 metres (Bronson Avenue)	4.075 metres	Y
Minimum Corner Side Yard Setback Table 164A	3 metres (Laurier Avenue)	2 metres	N
Minimum Interior Side Yard Setback Table 164A	If located within 21 metres of the front lot line: 1.5 metres	2.3 metres	N
	If located further than 21 metres from the front lot line: 6 metres		

B. Zoning Review For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Minimum Rear Yard Setback	25% of the lot depth but need not exceed 7.5 metres	0.9 metres below Level 1 2.8 metres above Level 1	N
Maximum Building Height	9 storeys (29 metres)	28 Storeys (86.85m)	N
Minimum Landscaped Area Section 163 (9)	30% of lot area: 855.3 square metres	970.3 square metres	Y
Permitted Projections Into Required Yards Table 65(6) (c)	Maximum Size and Extent of Projection: 2 metres, but no closer than 1 metre from any lot line.	2m, no closer than 1 metre from any lot line	Y
Minimum Parking Space Rate Area X – Inner Urban Area	142 Spaces 0 spaces for the first 12 units - Section 101(3) 0.5 spaces / unit for 315 units - Table 101(R12)(II) - 10% Section 101(6)	63 spaces	N
Visitor Parking spaces Section 102	0 spaces for first 12 units - Section 102(2) 0.1 spaces / unit for 315 units - Table 102 No more than 30 spaces are required to be provided (s. 102 (3))	31 Spaces	Y
Size of Space Section 105 and 106	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	Y
Bicycle Parking Rates Section 111	164 Spaces 0.5 spaces / 327 units	302 spaces	Y
Amenity Space Section 137	Total Amenity Area : 0.6m2 per unit Total: 1,956 m2	Total: 2,120 square metres	Y
	Communal Amenity Area: 50% of Total Amenity Area 978m2	Communal: 992 square metres	Y

Annex 2 – Draft List of Requested Relief from Zoning

By-law Requirement or Applicable Section	Requirement	Proposed
Permitted Land uses R5Q[2683] S429	Not permitted	apartment dwelling, high-rise

By-law Requirement or Applicable Section	Requirement	Proposed
Maximum Building Height Schedule 429	9 storeys (29 metres) in area A	28 Storeys (86.85m)
Minimum Corner Side yard Setback Table 164A	3 metres	2 metres
Minimum interior side yard setback Table 164A	If located within 21 metres of the front lot line: 1.5 metres If located further than 21 metres from the front lot line: 6 metres	2.3 metres
Minimum rear yard setback Table 164A	25% of the lot depth, but need not exceed 7.5 metres	0.9 metres below Level 1 2.8 metres above Level 1
Minimum Parking Space Rate Area X – Inner Urban Area S.101	142 Spaces 0 spaces for the first 12 units - Section 101(3) 0.5 spaces / unit for 315 units - Table 101(R12)(II) - 10% Section 101(6)	63 spaces

Sincerely,



Thomas Freeman, RPP, MCIP
Planner