

Zoning Confirmation Report

1174 Carp Road

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Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	November 29, 2024	Official Plan Designation	Mainstreet Corridor
Municipal Address(es)	1174 Carp Road	Legal Description	Part of Lot 23 Concession 12 & Part of Road Allowance between Concession 11 and 12 (Closed by By-law 39-95, INST. N731789), Geographic Township of Goulbourn, City of Ottawa
Scope of Work	Zoning By-law Amendment		
Existing Zoning Code	AM9	By-law Number	2008-250
Schedule 1 / 1A Area	Area C	Overlays Applicable	Evolving Overlay (Official Plan)

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):			
Principal Land Use(s)	185(2)	Retirement Home	Y
Lot Width	No minimum	100.2 metres	Y
Lot Area	No minimum	18,268.11m ²	Y
Front Yard Set Back	3 metres	7.5 metres	Y
Building walls along street frontage Section 186(9)(c)(ii)	30% of the lot width within 3 metres of the front lot line, must be occupied by building walls if the lot is 90 metres in width or wider	<30%	N
Corner Side Yard Setback	3 metres	13.8 metres	Y
Interior Side Yard Setback	No minimum	17.5 metres	Y
Rear Yard Setback	7.5 metres	~28 metres	Y
Lot Coverage Floor Space Index (F.S.I.)	None	N/A	Y

B. Zoning Review

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Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Building Height	In any area over 20 metres and up to and including 30 metres from a property line abutting a R1, R2, R3 or R4 zone: 20 metres	15.45 metres	Y
	More than 30 metres from a property line abutting a R1 – R4 zone: 30 metres but in no case greater than nine storeys	43.6 metres (14 storeys)	N
Required Parking Spaces Section 101 and 103	Retirement Home: 0.25 spaces per unit; 1 space per 100m ² of GFA used for medical, health, or personal services	296 spaces	Y
Visitor Parking spaces Section 102	None	16	Y
Size of Space Section 105 and 106	Standard Size: 2.6 x 5.2 m	Compliant	Y
Driveway Width Section 107	in the case of a parking lot or parking garage, 6.0 metres for a double traffic lane;	6 metres	Y
Aisle Width Section 107	6.7 metres	TBC	Y
Location of Parking Section 109	In the LC, GM, AM and MC Zones, no person may park a motor vehicle: (a) in a required front yard; or (b) in a required corner side yard.	Compliant	Y
Refuse Collection Section 110	N/A	Compliant	Y
Bicycle Parking Rates Section 111	0.25 spaces / dwelling unit 413 units x 0.25 bicycle spaces = 103 bicycle spaces	115 spaces 0.28 spaces / unit	Y
Amenity Space Section 137	Total: 6 m ² / dwelling unit, and 10% of the gross floor area of each rooming unit (2,478m ²)	Total: 6,387m ² All amenity space is communal	Y

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Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
	Communal: A minimum of 50% of the required total amenity area (1,239m ²)		

Section	By-law Requirement	Requirement	Proposed
185(3)(f)(iv)	Maximum Building Height: more than 30 metres from a property line abutting a R1 – R4 zone	30 metres but in no case greater than nine storeys	43.6 metres
186(9)(c)(ii)	A minimum of 30% of the lot width within 3 metres of the front lot line, must be occupied by building walls if the lot is 90 metres in width or wider.	30.1 metres (30%)	<30%
54	Retirement home definition	Retirement home means a building or a part of a building containing rooming units or a combination of rooming and dwelling units, providing residence mostly to senior citizens who do not require assistance with daily living, and which may provide ancillary health, personal service, and recreational services to serve the residents of the home, and may have up to 25 per cent of its gross floor area devoted to providing supervised or supportive in-house care for those who need assistance with daily living including on-going medical care, nursing care, counselling and social support services. (maison de retraite)	Despite the definition of 'retirement home' in the Zoning By-law, the retirement home facility at 1174 Carp Road is not required to include rooming units.