

Zoning Confirmation Report

1440 Blair Towers Place

December 23, 2024

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date		Official Plan Designation	Hub, Minor Corridor – Outer Urban Transect
Municipal Address(es)	1440 Blair Towers Place	Legal Description	Part of Lot 21, Concession 2, Ottawa Front
Scope of Work	Official Plan Amendment / Zoning By-law Amendment		
Existing Zoning Code	TD2 [2085]	By-law Number	2008-250
Schedule 1 / 1A Area	C / Z	Overlays	Evolving Neighbourhood

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)
Principal Land Use(s)	Non-residential, and residential uses from townhouses to high-rise apartment dwellings, and retirement homes	High-rise Retirement Home	Y
Lot Width	N/A	~ 43.8 m	Y
Lot Area	1,150 m ² (s. 77(3))	11,051.75 m ²	Y
Front Yard Set Back	Residential use building: 3 m	12.7 m	Y
Corner Side Yard Setback	Abutting the rapid transit corridor: 2 m Residential use building: 3 m	1 m	N
Interior Side Yard Setback	No minimum Above 6 th storey: 12 m	Level 1: 4.6 m South Tower: 11.5 m	N
Lot Coverage	N/A	N/A	N/A
Floor Space Index (F.S.I.)	N/A	N/A	N/A
Building Height	Maximum 60 m	North: 54 metres South: 64.5 metres	Y N
Accessory Buildings Section 55	N/A	N/A	N/A
Required Parking Spaces Section 101 and 103	Minimum: 0 spaces Maximum: N/A (Retirement Home not listed)	277 spaces	Y

B. Zoning Review

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Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Visitor Parking spaces Section 102	0 spaces (Retirement Home not listed)	16 spaces	Y
Size of Space Section 105 and 106	Standard: 5.2 m x 2.6 m Parallel: 6.7 m x 2.6 m Small Car: 4.6 x 2.4 m	Standard: 5.2 m x 2.6 m Parallel: 6.7 m x 2.6 m Small Car: 5.5 m x 2.4 m	Y Y Y
Driveway Width Section 107	Minimum: 6 metres		Y
Aisle Width Section 107	Minimum: 6 metres		Y
Location of Parking Section 109	N/A	N/A	N/A
Refuse Collection Section 110	9 m from lot line abutting public street 3 m from other lot line		Y
	2 m opaque screening, or soft landscaping if container is in-ground		Y
Bicycle Parking Rates Section 111	0.25 per dwelling unit = 100 spaces		Y
Amenity Space Section 137	Total: 6 m ² per dwelling unit = 2,388 m ²		Y
	Communal: 50% of total = 1,194 m ²		Y
Other applicable relevant Provision(s)			
Bicycle Parking Location Section 111	In any yard, within convenient access to main entrances or well-used areas		Y
	50% provided at ground level (11)		N
	25% provided within a structure (12)		Y
Min. Parking Lot Landscaped Buffer Table 110	Not abutting a street, fewer than 10 spaces: 0 m		Y
Min. Parking Lot Landscaped Area Section 110	15%		Y
Minimum residential density	250 units per hectare		Y
Minimum separation of towers on the same lot Section 77(3)	20 m	30 m	Y

By-law Requirement	Requirement	Proposed
Max. Height Schedule 454	60 metres	North: 18-storeys (54 m) South: 22-storeys (64.5m)
Bicycle Parking Location Section 111(11)	Bicycle parking spaces must be located in order to provide convenient access to main entrances or well-used areas.	100% of bicycle parking provided in underground parking garage bike rooms
Min. Corner Side Yard Setback Section 195, Table 195(c)	2 m	1 m
Min. Interior Side Yard Setback Section 195, Table 195(d)	Abutting a rapid transit corridor: 2 m Part of the building more than 6 storeys in height : 12 m	Level 1: 4.6 m South Tower: 11.5 m

Sincerely,



Gabi Amos, MPI
Planner



Jacob Bolduc, MCIP, RPP
Associate