

Zoning Confirmation Report

258 Durocher

October 3, 2025

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Annex 1 - Zoning Confirmation Report Checklist

A. Project Information					
Review Date		September 30, 2025	Official Plan Designation	Inner Urban Transect, Neighbourhood	
Municipal Address(es)		258 Durocher Street	Legal Description	LOTS 1, 2, 3, 15, 16, 17 And PART OF LOTS 4 And 14 BLOCK C REGISTERED PLAN 113 CITY OF OTTAWA	
Scope of Work		Zoning By-law Amendment			
Existing Zoning Code		I1A	By-law Number	2008-250	
Schedule 1 / 1A Area		X	Overlays Applicable	Evolving Neighbourhood	
B. Zoning Review					
Zoning Provisions		By-law Requirement or Applicable Section, Exception or Schedule Reference		Proposal	Compliant (Y/N)
Proposed Zone/Subzone		GM			
Principal Land Use(s)		Animal Hospital, Animal Care Establishment, Retail Store, Retail Food Store, Training Centre		Animal Hospital, Animal Care Establishment, Retail Store, Retail Food Store, Training Centre	Y
Lot Width		No minimum		60.7 m	Y
Lot Area		No minimum		3930.5 m²	Y
Front Yard Set Back		3 m		> 3 m	Y
Corner Side Yard Setback		3 m		> 3 m	Y
Rear Yard Setback		7.5 m		> 7.5 m	Y
Building Height		18 m		<18 metres	Y
Maximum Floor Space Index		2		<2	Y
Minimum Width of Landscaped Area	i) Abutting a Street	3 m		> 3 m	Y
	ii) Abutting a Residential Zone	3 m		3 m	Y

B. Zoning Review			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Required Parking Spaces Section 101 (Area X)	2 per 100 m ² of gross floor area (824 m ² /100) x 2 = 17 spaces	25 Spaces	Y
Size of Space Section 105 and 106	2.6 x 5.2 m	2.6 x 5.2 m	Y
Driveway Width Section 107	3 m for one way traffic	4 m	Y
Aisle Width Section 107	6 m	7 m	Y
Location of Parking Section 109	In the GM Zones no person may park a motor vehicle: a) in a required front yard; b) in a required corner side yard; or c) in the extension of a required corner side yard into a rear yard.	Parking is in the rear yard.	Y

Conclusion

We trust that this information is satisfactory.

Sincerely,



Mark Ouseley, MES
Planner



Lisa Dalla Rosa, MBA MCIP RPP
Associate