

December 19, 2025

City of Ottawa
Planning, Development and Building Services
110 Laurier Avenue West, 4th Floor
Ottawa, ON K1P 1J1
By email only: john.bernier@ottawa.ca

Attention: John Bernier, Planner II, Development Review Central

Reference: 1296 and 1300 Carling Avenue
Zoning Confirmation Report – Major Zoning By-law Amendment
Our File: 124206

Below is an assessment against the provisions of Annex 1 – Zoning Confirmation Report Checklist of the Zoning Confirmation Report Terms of Reference detailed in Section B below.

The assessment is based on rezoning the Subject Property to Arterial Mainstreet, Subzone 10, Schedule 126 (AM10, S126) with site-specific exceptions detailed in Section C below.

Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	December 18, 2025	Reviewed Plans:	Site Plan prepared by DCA Architects dated December 19, 2025
Municipal Address(es):	1296 & 1300 Carling Avenue	Official Plan designation:	Inner Urban Transect, Hub, Evolving Neighbourhood Overlay
Legal Description:	Part of Lots 20,21,22 & 23 and Part of Block 8, Reg. Plan 221 (Nepean), City of Ottawa.		
Scope of Work:	Major Zoning By-law Amendment		
Existing Zoning Code:	Arterial Mainstreet, Subzone 10, Schedule 126 – AM10[S126]	By-law Number:	2008-250
Schedule 1 / 1A Area:	Schedule 1: "Area B"/Schedule 1A: "Area X: Inner Urban"	Overlays Applicable:	N/A

B. Zoning Review

For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.

Proposed Zone/Subzone (Zoning By-law Amendments only):	Amend the existing AM10 [S126] provisions to add the suggested zoning provisions as described below.			
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s)	Section 185 (2)	Dwelling unit	Dwelling unit	YES
Lot Width	Section 185, Table 185 (b)	No minimum	No minimum	YES
Lot Area	Section 185, Table 185 (a)	No minimum	No minimum	YES
Front Yard Set Back	Section 185, Table 185 (i)	No minimum	No minimum	YES
Interior Side Yard Setback	Section 185, Table 185 (ii)	No minimum	No minimum	YES
Rear Yard Setback	Schedule 126	3 m	7.5 m	YES
Lot Coverage Floor Space Index (F.S.I.)	Section 185, Table 185 (g)(ii)	None	N/A	YES
Building Height	Schedule 126	Area A: 36.5 m Area B: 4.5 m	Area A: 88 m Area B: 27.5 m	NO
Projections into Height Limit Section 64	Section 64	MPH	MPH	YES
Required Parking Spaces Section 101	Section 101 (3) (a)	(3) Despite Subsection (1), within the area shown as Area X on Schedule 1A: (a) In the case of a building containing residential uses, <u>no off-street motor vehicle parking is required to be provided under this section for the first twelve dwelling units</u> and the parking	193 spaces	YES

		requirements under Table 101 apply only to dwelling units and rooming units in excess of 12 [0.5 x (323-12)] = 156 spaces		
		Section 101, Table 101, R15, Column II	0.5 per dwelling unit	
	Section 101 (3) (b)	(b) where a non-residential use located partly or entirely on the ground floor has a gross floor area of 200 square metres or less, no off-street motor vehicle parking is required to be provided.	Each commercial unit <200 m ² No parking required	YES
	Section 102 (2)	Despite (1), within Areas B, X, Y and Z, no visitor parking spaces are required for the first twelve dwelling units on a lot.	30 spaces	
Visitor Parking spaces Section 102	Section 102 (3)	Despite (1), within Areas X, Y and Z, no more than thirty visitor parking spaces are required per building, and within Area B no more than sixty visitor parking spaces are required	YES	

		per building [0.1 x (323-12)] = 32 spaces		
	Section 102, Table 102, Row 2, Column II	0.1 per dwelling unit		
Size of Space Section 106	Section 106 (1)	(1) Any motor vehicle parking space must be: (a) At least 2.6m wide (b) Not more than 3.1m wide (c) At least 5.2m long	2.6 m x 5.2 m	YES
Driveway Width Section 107	Section 107 (1)(aa)(ii)	6.7 m	6.7 m	YES
Aisle Width Section 107	Section 107, Table 107, Row (d), Column II	6.7 m	6.7 m	YES
Location of Parking Section 109	Section 109 (2)	(2) In the LC, GM, AM and MC 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	Underground parking provided	YES
Refuse Collection Section 110	Section 110 (3)(a)(b)(c)	(3) All outdoor refuse collection and refuse loading areas contained within or accessed via a	Refuse collection provided within building	YES

		<p>parking lot must be:</p> <ul style="list-style-type: none"> (a) located at least 9.0 metres from a lot line abutting a public street; (b) located at least 3.0 metres from any other lot line; and (c) screened from view by an opaque screen with a minimum height of 2.0 metres. 		
Bicycle Parking Rates Section 111	Section 111, Table 111A, Row (b)(i)	<p>0.50 per dwelling unit $(323 \times 0.5 = 162)$</p>	<p>1.0 per dwelling unit $(323 \times 1.0 = 323)$</p>	YES
	Section 111, Table 111A, Row (e)	<p>1 per 250 m² of GFA</p>	<p>Proposed GFA is less than 200 m²</p>	YES
Amenity Space Section 137	Section 137 (5) Column II	<p>Total Amenity Area: 6m² per dwelling unit, and 10% of the gross floor area of each rooming unit $(6 \times 323 = 1,938 \text{ m}^2)$</p>	4,547 m ²	YES
	Section 137 (5) Column III	<p>Communal Amenity Area: A minimum of 50% of the required total amenity area $(1,938 / 2 = 969 \text{ m}^2)$</p>	1,205 m ²	YES
Other applicable relevant Provision(s)				

C. Draft List of Recommended Zoning

By-law Requirement or Applicable Section	Requirement	Proposed
Building Height: Schedule 126	Area A: 36.5 m Area B: 4.5 m	Area A: 88 m Area B: 27.5 m

If you have any questions or comments, please do not hesitate to contact me.

Yours truly,

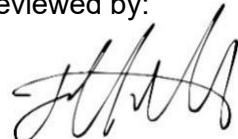
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