

Zoning Confirmation Report

1649 Montreal Road

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	November 22, 2024	Official Plan Designation	Mainstreet Corridor
Municipal Address(es)	1649 Montreal Road; 741 Blair Road	Legal Description	Part of Lot 20, Concession 1 (Ottawa Front) Geographic Township of Gloucester, City of Ottawa
Scope of Work	Site Plan Control		
Existing Zoning Code	AM10[2894] S476	By-law Number	2008-250
Schedule 1 / 1A Area	Area C/Area C	Overlays Applicable	Evolving Neighbourhood (OP)

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)	See Section 185 for full list	High-Rise Apartment; Retail/Restaurant	Y
Lot Width	No minimum	N/A	Y
Lot Area	No minimum	N/A	Y
Front Yard Set Back	2.1 metres (Per Schedule 476)	2.9 metres	Y
Corner Side Yard Setback	5.5 metres (Per Schedule 476)	5.7 metres	Y
Interior Side Yard Setback	0.5 metres (Per Schedule 476)	0.5 metres	Y
Rear Yard Setback	11.0 metres (Per Schedule 476)	19.3 metres	Y
Lot Coverage Floor Space Index (F.S.I.)	None	N/A	Y
Building Height	81.5 metres (Per Schedule 476)	80 metres	Y
Required Parking Spaces Section 101 and 103	Residential: 0.7 spaces per unit Commercial: 3.4 spaces per 100m ²	Residential: 178 spaces Commercial: 16 spaces	Y
Visitor Parking spaces Section 102	0.2 spaces per unit: 50	50 spaces	Y
Bicycle Parking – Residential	0.5 per unit: 176 spaces	0.75 spaces per unit: 190 spaces	Y

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)
Bicycle Parking - Commercial	1 per 250m ² : 3 spaces	2 per 250m ² : 6 spaces	Y
Size of Vehicular Parking Space Section 105 and 106	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	Y
	Up to 50% of the parking spaces (27) in a parking garage may be reduced to a minimum of 4.6m long and 2.4m wide, provided that the space: / Is visibly identified as being for a compact car / Is not a required visitor parking space / Is not abutting or near a wall, column or similar surface that obstructs the opening of the doors of a parked vehicle or limits access to a parking space, in which case the minimum width is 2.6 metres.	41 spaces Compliant Compliant Compliant	Y
Driveway Width Section 107	6 metres	6 metres	Y
Aisle Width Section 109	6 metres	6 metres	Y
Amenity Space Section 137	6m ² per unit: 1,512m ² 50% Communal: 756m ²	Total: 2,540m ² Communal: 800m ²	Y

Please do not hesitate to contact the undersigned if you have any outstanding questions regarding the details of this report.

Sincerely,



Tim Beed, MCIP RPP
Associate, Planning



Evan Saunders, M.PL
Planner