

Zoning Confirmation Report

945 & 1015 Bank Street (Lansdowne 2.0)

Annex 1 – Zoning Confirmation Report Checklist

The portion of the subject property to be developed is split-zoned Major Leisure Facility, Subzone C, Urban Exception 2915 with a holding symbol, site-specific schedules 258-A, 258-B and 487 (L2C[2915]-h S258-A, S258-B, S487), Parks and Open Space, Subzone S, site-specific schedule 258-A (O1S S258-A), and a small portion is zoned (L2C S258-A, S258-B). The site is also subject to the Mature Neighbourhoods Overlay and a portion of the site abutting Aberdeen Pavilion is subject to the Heritage Overlay.


The existing zoning framework on the land was established in 2010 through Ottawa City Council approval and Ontario Municipal Board (OMB) settlement. The zoning provisions at that time were tailored to the existing built-form and residential density on the site at the time of approval. The zoning framework for the portion of the site proposed to be developed with the new Event Centre was established through a recent Zoning By-law Amendment application that was approved by Ottawa City Council in November 2023, with a subsequent appeal dismissal by Ontario Land Tribunal.

As noted in the June 2023 Planning Rationale and October 2023 Planning Rationale Addendum for the Official Plan Amendment and Zoning By-law Amendment applications, no new buildings are proposed to be located within the portion of the site subject to the Heritage Overlay. As part of the Site Plan Control application, the existing landscaping within the south edge of the Heritage Overlay area will be replaced.

Table 1, below, outlined the required zoning provisions for the site and assesses the compliance of the proposed Event Center with these zoning provisions. For the purposes of this review, the proposed Event Centre is considered a Sports Arena under the list of permitted uses on the subject property. A sports arena is a permitted use.

A. Project Information			
Review Date:	August 7, 2024	Official Plan Designation:	Lansdowne Special District
Municipal Address(es):	945 & 1015 Bank Street	Legal Description:	Plan 4R-46535
Scope of Work:	Site Plan Control application		
Existing Zoning Code:	L2C[2915]-h S258-A, S258-B, S487 O1S S258-A	By-law Number:	2008-250;
Schedule 1/1A Area:	Area X	Overlays Applicable:	Heritage Overlay

Zoning Mechanism	L2C[2915]-h S258-A, S258-B, S487 Requirements	Proposed Event Centre	Compliance
Minimum Lot Width	No minimum	15.4 m (entrance to the event centre from Exhibition Way)	Yes
Minimum Lot Area	No minimum	37,300 m ²	Yes

Minimum Setback from Bank Street 176(l)(i)	3 m	>3 m	Yes
Minimum Setback from Holmwood Avenue 176(l)(ii)	3 m	>3 m	Yes
Minimum Setback from Queen Elizabeth Driveway 176(l)(iii)	7.5 m	> 7.5 m	Yes
Maximum Building Height Schedule 258-A	Area A: 6 m Area E: 15.5 m 	Area A: no buildings proposed Area E: 13.86 m	Yes
Maximum Non-Residential Gross Leasable Floor Area (Full Site) 176(3)(b)	33,450 m ²	Not applicable to the proposed event centre	Yes
Maximum Office Gross Leasable Floor Area (Full Site) 176(3)(c)	9,300 m ²	Not applicable to the proposed event centre	Yes
Minimum Vehicle Parking Section 101 does not apply 176(5)(c)	1230 spaces across L2C and O1S zones No minimum parking rates are required for Area B on Schedule 487.	No parking is proposed.	Yes
Minimum Driveway Width 107(2)	2.6 m	7.6 m – this is a driveway for accessible drop off, not for permanent parking	Yes
Minimum Bicycle Parking Spaces Table 111A(i)	1 space per 1,500 m ² of GFA 14,864 m ² = 9.9 spaces	58 spaces	Yes

The proposal adheres fully to the provisions of Zoning By-law 2008-250.