



January 27, 2025

**RE: Zoning Confirmation Report**  
**4270 Innes Road, Ottawa – Site Plan Application**  
**Our File: 22920**

### A. Project Information

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|-------------------------------|--|---|--|
| <b>Review Date:</b>           | January 27, 2025   | <b>Official Plan designation:</b>       | <i>Evolving Neighbourhood and Corridor - Mainstreet within Design Priority Area designations</i> |
| <b>Municipal Address(es):</b> | 4270 Innes Road  | <b>Legal Description:</b>               | PART OF LOT 1, CONCESSION 11, GEOGRAPHIC TOWNSHIP OF CUMBERLAND, CITY OF OTTAWA                  |
| <b>Scope of Work:</b>         | The Proposed Development of a 4,741.81 square metre area of the northern portion of the Subject Lands, which are presently occupied by surface parking, with a single-storey building containing a Chick-fil-A restaurant, with associated drive-through facility. |   |  |
| <b>Existing Zoning Code:</b>  | Arterial Mainstreet Zone - AM[210] H(18.5)   | <b>By-law Number:</b>                   | 2008-250   |
| <b>Schedule 1 / 1A Area:</b>  | Schedule 1: Area C<br>Schedule A1: Area C - Suburban   | <b>Overlays Applicable<sup>1</sup>:</b> | N/A  |

### B. Zoning Review

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

| <b>Proposed Zone/Subzone (Zoning By-law Amendments only):</b> | N/A  |  |   |
|---|--|--|---|
| <b>Zoning Provisions<sup>1</sup></b>                          | <b>By-law Requirement or Applicable Section, Exception or Schedule Reference</b>   | <b>Proposal</b>                            | <b>Compliant (Y/N)</b>                            |
| <b>Principal Land Use(s)</b>                                  | Gas Bar, Retail Store, Retail Food Store, Restaurant, Drive-through Facility, etc. | Restaurant and Drive-Through Facility      | Yes   |
| <b>Lot Width</b>  | No minimum   | Minimum 154.22                             | Yes   |
| <b>Lot Area</b>   | No minimum   | 6.43 hectares                              | Yes   |
| <b>Front Yard Set Back<sup>2</sup> Exception 210</b>          | Minimum 5 metres   | 5.3 metres to canopy<br>20.47m to building | Yes -<br>See Note B below                         |
| <b>Corner Side Yard Setback Exception 210</b>                 | Minimum 5 metres   | <b>As existing</b>                         | Existing Condition<br>Complies – See Note A below |

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| <b>Interior Side Yard Setback<br/>Exception 210</b>        | Minimum 12 metres  | <b>As existing</b>  | Existing Condition<br>Complies – See<br>Note A below |
| <b>Rear Yard Setback<br/>Exception 210</b>                 | Minimum 12 metres  | <b>As existing</b>  | Existing Condition<br>Complies – See Note A<br>below |
| <b>Lot Coverage<br/>Floor Space Index<br/>(F.S.I.)</b>     | Maximum 2.0  | 0.26  | Yes  |
| <b>Building Height<sup>3</sup></b>                         | Maximum 25.0 metres  | 6.4 metres  | Yes  |
| <b>Accessory Buildings<br/>Section 55</b>                  | Accessory buildings are<br>permitted, subject to<br>certain provisions   | N/A - No accessory<br>building(s) are proposed  | N/A  |
| <b>Projections into Height<br/>Limit<br/>Section 64</b>    | Certain projections are<br>permitted, subject to<br>additional provisions  | N/A - No proposed<br>building or structure(s)<br>are to project beyond the<br>maximum permitted<br>height limit | N/A  |
| <b>Projections into<br/>Required Yards<br/>Section 65</b>  | Certain projections are<br>permitted, subject to<br>additional provisions  | N/A - No proposed<br>elements are to<br>project into the<br>minimum permitted<br>setbacks                       | N/A  |
| <b>Required Parking<br/>Spaces Section 101 and<br/>103</b> | Minimum 37 parking spaces<br>required (10 spaces per 100<br>square metres of GFA for<br>restaurant fast-food use,<br>reduced by 20% in<br>combination with a drive-<br>through use.) | The Proposed<br>Development contains 46<br>vehicular parking spaces   | Yes  |
| <b>Visitor Parking spaces<br/>Section 102</b>              | Permissions are applicable to<br>development containing<br>residential uses  | N/A - Proposed<br>development does not<br>contain residential uses  | N/A  |
| <b>Size of Space<br/>Section 105 and<br/>106</b>           | Minimum 2.6 metres to a<br>maximum 3.1 metres wide,<br>and a minimum 5.2 metres<br>long  | Parking spaces are 2.6<br>metres wide and<br>5.2 metres long  | Yes  |
| <b>Driveway Width<br/>Section 107</b>                      | Minimum 6.0 metres for a<br>double traffic lane  | Driveway widths between<br>6.5<br>metres - 7.207 metres   | Yes  |
| <b>Aisle<br/>Width<br/>Section<br/>107</b>                 | Minimum 6.7 metres for an<br>angled parking space<br>between 71-90 degrees   | Aisles contain a width<br>between 6.7 metres -<br>7.207 metres, all of which<br>are at a 90 degree angle        | Yes  |
| <b>Location of<br/>Parking Section<br/>109</b>             | No parking is permitted in a<br>required front yard, corner<br>side yard, or in the<br>extension of a required<br>corner side yard into a rear<br>yard                               | No parking is proposed<br>within a required yard  | Yes  |
| <b>Refuse Collection<br/>Section 110</b>                   | Refuse collection must be at<br>least 9.0 metres from a lot<br>line abutting a public street,<br>3.0 metres from any other lot   | The proposed Molok<br>waste bins are in-ground<br>refuse containers, which<br>are setback over the              | Yes  |

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|   | line, and screened by a minimum 2.0 metre tall opaque screen (or by landscaping for in-ground refuse container)                | required setbacks and are screened with minimum 2 metre tall soft landscaping.                            |     |
| <b>Bicycle Parking Rates Section 111</b>                | Minimum 2 bicycle parking spaces required (1 space per 250 square metres of GFA for restaurant use)                            | The Proposed Development contains 6 bicycle parking spaces  | Yes |
| <b>Amenity Space Section 137</b>                        | Permissions are applicable to development containing residential uses  | N/A - Proposed Development does not contain residential uses  | N/A |
| <b>Other applicable relevant Provision(s)</b>           |  |   |     |
| <b>Outdoor Commercial Patio Section 85</b>              | Permitted in any zone where associated with a permitted use.   | Proposed Development contains an outdoor commercial patio in association with a fast-food restaurant use. | Yes |
| <b>Outdoor Commercial Patio Section 85</b>              | Must not encroach on or eliminate an accessible parking space.   | Outdoor commercial patio does not encroach or eliminate accessible parking space.                         | Yes |
| <b>Outdoor Commercial Patio Section 85</b>              | No additional parking is required for a patio.   | Proposed Development does not provide additional parking for the outdoor commercial patio.                | Yes |
| <b>Small Vehicle Parking Section 106</b>                | 50% of the parking spaces may be reduced to 4.6 metres long and 2.4 metres wide provided identified for compact car            | N/A – Proposed Development does not contain small vehicle parking   | N/A |
| <b>Motorcycle Parking Section 106</b>                   | 5% of the parking spaces may be reduced to 1.3 metres wide and 3 metres long provided identified for motorcycle or cargo bike. | N/A – Proposed Development does not contain parking spaces intended for motorcycles or cargo bikes        | N/A |
| <b>Parking Lot Landscaping Section 110</b>              | Minimum 15% of the area of any parking lot must be provided as landscaped area.  | 24.8% of the proposed parking lot is landscaped   | Yes |
| <b>Other applicable relevant Provision(s)</b>           |  |   |     |
| <b>Minimum Drive Through Queuing Spaces Section 112</b> | 7 before/at order board, and a minimum total of 11   | 20 before/at board, 17 after, for a total of 37 queueing spaces   | Yes |
| <b>Queuing Space Dimensions Section 112</b>             | Minimum 3 metres wide and 5.7 metres long  | Queueing spaces are a minimum 3.05 metres wide and 6.75 metres long                                       | Yes |
| <b>Minimum Loading Spaces</b>                           | 0 loading spaces for all other non-residential uses  | The Proposed Development contains 0 loading spaces  | Yes |

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| <b>Section 113</b>  | containing less than 999 square metres GFA                              |   |                         |
| <b>Minimum Landscape Width Around Parking Lot Section 185</b> | Minimum 3 metres abutting a street and 1.5 metres not abutting a street | Minimum of 3.272 metres   | Yes – See Note B below. |
| <b>One Lot Exception 210</b>                                  | Lands considered one lot for zoning purposes.                           | Proposed Development is considered as part of the whole lot.  | Yes                     |
| <b>Maximum Gross Leasable Floor Area Exception 210</b>        | 35,000 square metres  | The Subject Lands collectively contain a maximum gross leasable floor area of 16,946.94 square metres | Yes                     |

## E. Comments / Calculations

A - Note exception 210 applies to the Subject Lands, which treats all lands zoned AM-210 as one for zoning purposes, therefore side and rear yard setbacks are as currently exist and not altered by the current proposal.

B – Note Sections 4(1) and 4(2) of By-law 2008-250 state that in the event of conveyance to the City of Ottawa the lot or building will not be found to be in conflict with the provisions of the By-law by reason only of that conveyance. Accordingly the proposed front yard setback and minimum landscaping around parking are to be reviewed from the current property lines as opposed to the right-of-way protection lines.

Yours truly,

**MHBC**



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President



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