

5. Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	March 4, 2025	Official Plan designation:	Hub
Municipal Address(es):	500 Coventry Road, Ottawa	Legal Description:	Lot 1, Registered Plan 747, City of Ottawa
Scope of Work:	Site Plan Control		
Existing Zoning Code:	TD3[1988] S263-h1	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area B/Area Z	Overlays Applicable ¹ :	N/A

¹ Mature Neighbourhoods Overlay, Floodplain Overlay, and/or Heritage Overlay.

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):			
Zoning Provisions ¹	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	Residential and Non-Residential Uses	Residential	Y
Lot Width	No minimum	185.7m ²	Y
Lot Area	No minimum	34,640m ²	Y
Front Yard Set Back ²	3 m	110.75 m	Y
Corner Side Yard Setback	n/a	n/a	-
Interior Side Yard Setback	No minimum	134.85m (east) / 12.0m (west)	Y
Rear Yard Setback	No minimum	16.1m	Y
Lot Coverage Floor Space Index (F.S.I.)	n/a	n/a	-
Building Height ³	90m	89.7m	Y
Accessory Buildings Section 55	n/a	n/a	-



Zoning Provisions ¹	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Projections into Height Limit Section 64	n/a	n/a	-
Projections into Required Yards Section 65	n/a	n/a	-
Required Parking Spaces Section 101 and 103	Residential: 0	177 new residential + 112 existing	Yes
Visitor Parking spaces Section 102	0.1 spaces / unit	30	Yes
Size of Space Section 105 and 106	2.6m x 5.2m	2.6m x 5.2m	Yes
Driveway Width Section 107	6m	6.7m	Yes
Aisle Width Section 107	6m	6.7m	Yes
Location of Parking Section 109	n/a		
Refuse Collection Section 110	n/a		
Bicycle Parking Rates Section 111	0.5 spaces/unit; 155 spaces	309 spaces	Yes
Amenity Space Section 137	Total: 1,854m ² , Communal: 927m ²	Total: 4,976.3m ² ; Communal: 1,470.1m ²	Yes
Other applicable relevant Provision(s)			

¹ This template represents a small selection of applicable provisions. Please consider the lot's geography (i.e. corner/through lot, proximity to water, inside/outside Greenbelt) and proposed land use (i.e. drive through operation, outdoor commercial patio, Planned Unit Development, long semi) and consult the by-law to determine which other sections of the By-law must be met. This can be attached in a separate document.

² Note that different performance standards apply to low-rise residential development inside the Greenbelt. Please reference Section 144 for these standards, where applicable.



³ This includes maximum building height, minimum building height and setback provisions, where they exist

E. Comments / Calculations

Prepared by:
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