

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 zoned Major Leisure Facility, Subzone, site-specific schedules 258-A and 258-B (L2C S258-A, S258-B). The site is also subject to the Mature Neighbourhoods 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 new event centre and air rights parcel 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. The zoning of the portion of the site proposed to be developed with the new North Side Stands was unchanged during the 2023 development applications.

Table 1, below, outlines the required zoning provisions for the site and assesses the compliance of the proposed North Side Stands with these zoning provisions. For the purposes of this review, the proposed North Side Stands are 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:	December 20, 2024	Official Plan Designation:	Lansdowne Special District
Municipal Address(es):	945 & 1015 Bank Street	Legal Description:	Plan 4R-26535
Scope of Work:	Site Plan Control application		
Existing Zoning Code:	L2C S258-A, S258-B	By-law Number:	2008-250;
Schedule 1/1A Area:	Area X	Overlays Applicable:	Mature Neighbourhood Overlay

Zoning Mechanism	L2C S258-A, S258-B Requirements	Proposed North Side Stands	Compliance
Minimum Lot Width	No minimum	n/a (internal to the site)	Yes
Minimum Lot Area	No minimum	8,313.75 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	7.5 m	> 7.5 m	Yes

176(l)(iii)			
Maximum Building Height Schedule 258-A	Area J: 38 m Area N: 138.0 m 	Area J: 30.38 m Area N: No buildings proposed	Yes
Maximum Non-Residential Gross Leasable Floor Area (Full Site) 176(3)(b)	33,450 m ²	Not applicable to the proposed north side stands	Yes
Maximum Office Gross Leasable Floor Area (Full Site) 176(3)(c)	9,300 m ²	Proposed office is accessory to the stadium and does not count towards total Office GFA at Lansdowne	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.	140 underground spaces are provided	Yes
Minimum Driveway Width 107(2)	2.6 m	East Side: 7.6 m – this is a driveway for accessible drop off, not for parking West Side (Frank Clair Lane): no change to the ingress route, egress route is proposed as 5.1 m	Yes
Minimum Bicycle Parking Spaces Table 111A(i)	1 space per 1,500 m ² of GFA 14,864 m ² = 9.9 spaces	32 spaces	Yes

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