

December 16, 2025

City of Ottawa
Planning, Development, and Building Services
110 Laurier Avenue West
Ottawa, ON K1P 1J1

Subject: **1660 Merivale Road – Zoning Confirmation Report**
Site Plan Control Application (D07-12-25-0019) – Recirculation Submission

A. Project Information

REVIEW DATE:	December 16, 2025	OFFICIAL PLAN DESIGNATION:	Corridor-Mainstreet
MUNICIPAL ADDRESS(ES):	1660 Merivale Road	LEGAL DESCRIPTION:	PART OF LOT 30 CONCESSION 1 (RIDEAU FRONT)
SCOPE OF WORK:	Gas bar redevelopment		
EXISTING ZONING CODE:	AM10	BY-LAW NUMBER:	2008-250
SCHEDULE 1/ 1A AREA:	Outer Urban	OVERLAYS APPLICABLE:	-

B. Zoning Review

PROPOSED ZONE/SUBZONE (ZONING BY-LAW AMENDMENTS ONLY):	-		
ZONING PROVISIONS	BY-LAW REQUIREMENT OR APPLICABLE SECTION, EXCEPTION OR SCHEDULE REFERENCE	PROPOSAL	COMPLIANT (Y/N)
Principal Land Use(s)	(Section 185)	gas bar, convenience store, restaurant	Y
Lot Width	No minimum (Section 185)	91.5m	Y
Lot Area	No minimum (Section 185)	6,603.3 sqm	Y
Front Yard Setback	Maximum 3.0m (Section 186)	42.3 m (Existing Property Line)	N*
Corner Side Yard Setback	Minimum 0m (Section 186)	21m (Viewmount Drive)	Y
Interior Side Yard Setback	Minimum 3.0m (any building wall within 20m of lot line abutting public street) (Section 186)	72m (proposed building; South Property Line)	Y
	Minimum 7.5m (Section 186)		
Rear Yard Setback	Minimum 3.0m (Section 186)	15.3m (Glenmanor Drive)	Y
Lot Coverage Floor Space Index (FSI)	No maximum (Section 185)	0.10	Y
Building Height	Maximum 11m (areas 20m or less from a rear lot line abutting a R1 – R3 zone) Maximum 20m (areas 20m – 30m from a rear lot line abutting a R1 – R3 zone) Maximum 15m (areas 30m or greater from a rear lot line abutting a R1 – R3 zone and within 20m of a street of abutting a R1 – R4 zone) Maximum 30m (all other cases) (Section 186)	7.0m Gar Bar Canopy: 5.18m	Y
Ground Floor Façade	Minimum 50% surface area consisting of transparent glazing and active customer entrance access doors (Section 186)	Merivale Road: 52% glazing and one Active Entrance	Y
		Viewmount Drive and Glenmanor Drive: 0% glazing and no active entrances	N*

Accessory Buildings	NA (Section 55)	-	Y
Projections Into Height Limit	NA (Section 64)	-	Y
Projections Into Required Yards	NA (Section 65)	-	Y
Required Parking Spaces	<p>Convenience Store (Section 101) (236 sqm):</p> <ul style="list-style-type: none"> 3.4/100 m² GFA: 8 spaces <p>Restaurant (Section 101) (200 sqm):</p> <ul style="list-style-type: none"> 10/100 m² GFA: 20 spaces 20% reduction (Section 101.6.b.i): 16 spaces <p>Car Wash (Section 101):</p> <ul style="list-style-type: none"> None <p>TOTAL: 22 spaces (Shared Parking Provisions - Section 104)</p>	22 spaces (13 standard, 8 compact, 1 barrier-free)	Y
Visitor Parking Spaces	NA (Section 102)	-	Y
Size Of Spaces	Minimum 2.6m x 5.2m (Section 106)	2.7m x 5.5m	Y
	Minimum 2.6m x 6.7m (Parallel Parking Space) (Section 106)	2.7m x 6.7m	Y
	Minimum 2.4m x 4.6m; Maximum 50% of total spaces (Compact Car Space) (Section 106)	2.4 x 4.6m 33%	Y
Driveway Width	NA (Section 107)	-	Y
Aisle Width	Minimum 3.5m (0 – 40 degree parking) Section 107)	7.8m	Y
	Minimum 6.7m (71 – 90 degree parking) (Section 107)	6.8m	
Location Of Parking	(Section 109)	Internally located	Y
Refuse Collection	9.0m away from public street (Section 110)	9.0m away from public street	Y
	Opaque screen/soft landscaping minimum 2.0m in height	2.0m opaque screen	Y
Bicycling Parking Rates	2 spaces (Section 111)	2 spaces	Y
Amenity Space	NA	-	Y
Drive-through Queuing Spaces	7 queue spaces before/at menu board, minimum of 11 spaces (Section 112)	7 queue spaces at board, 11 total spaces	Y
Sizes of Drive-through Queue Space	Minimum 3m x 5.7m (Section 112)	3m x 5.7m	Y
Queuing Line/Drive-through Window/Order Board Setback	Minimum 3m from lot line abutting residential zone (Section 112)	>3.0m	Y

C. Comments/Calculations

Relief granted for the * noted provisions above per Committee of Adjustment decision on May 16, 2025, binding as of June 9, 2025 (D08-02-25/A-00074)

D. Draft List of Requested Relief from Zoning

BY-LAW REQUIREMENT OR APPLICABLE SECTION	REQUIREMENT	PROPOSED
Maximum Front Yard Setback (Section 186)	3.0m	Existing Property Line: 42.2 m Future Widening: 36.2 m
Ground Floor Façade	Minimum 50% surface area consisting of transparent glazing and active customer entrance access doors (Section 186)	Viewmount Drive and Glenmanor Drive: 0% glazing and no active entrances