

ZONING CONFIRMATION REPORT

1400 COLDREY AVE

JUNE 2025

Prepared For:

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1 Project Information

Review Date:	March 6, 2025	Official Plan Designation	Neighbourhood – Inner Urban Transect (Evolving Neighbourhood Overlay)
Municipal Address:	1400 Coldrey Ave	Legal Description:	Part of Lot I Concession "A" (Rideau Front), Geographic Township of Nepean, City of Ottawa
Scope of Work:	An existing Place of Worship is intending to renovate their existing parking lot. The gravel parking lot at the rear of the building will be removed and replaced with asphalt parking primarily in the front of the building. No changes are proposed to the existing building.		
Existing Zoning Code:	I1A	By-law Number:	2008-250
Schedule 1/1A Area:	Schedule 1:Area B Schedule 1A: Area X	Overlays Applicable:	None

2 Zoning Review

Zoning Provisions (Existing Zone – I1A)	By-Law Requirement or Applicable Section Exception or Schedule Reference	Provided	Compliant (Y/N)
Principal Land Uses I1A	<ul style="list-style-type: none"> community centre day care emergency service group home library museum municipal service centre one dwelling unit ancillary to a permitted use park place of assembly place of worship recreational and athletic facility residential care facility retail food store, limited to a farmers' market retirement home retirement home, converted, 	<ul style="list-style-type: none"> Place of Worship 	Y

	<ul style="list-style-type: none"> • rooming house • school • shelter • sports arena • training centre limited to job instruction/ training associated with a school • urban agriculture 		
Minimum Lot Width	15 m	97.5 m	Y
Minimum Lot Area	400 m ²	17,386 m ²	Y
Maximum Building Height	15 m	8.2 m	Y
Minimum Front Yard Setback	3 m	29.5 m	Y
Minimum Rear Yard Setback	4.5 m	60.6 m	Y
Minimum Interior Side Yard Setback	7.5 m	14.8 m	Y
Parking Spaces – Section 101	98	130	Y
Minimum Aisle Width to access parking spaces – Section 107	6.7 m	6.7 m	Y
Parking Landscape Buffer – Section 110	3 m	3 m	Y
Parking Landscaping Area – Section 110	15%	23.2%	Y
Refuse Collection – Section 110	Enclosure 3 m from lot line	3 m	Y
	2 m opaque screen	2 m	Y
Bicycle Parking Spaces – Section 111	3	5	Y
Loading Spaces – Section 113	1	1	Y

3 Comments / Calculations

3.1 Calculation of Required Parking – Section 101

Parking requirements are specified as per provision 1 of Section 101 “*Within the areas shown as Areas B, C, D, X and Y on Schedule 1A, off-street motor vehicle parking must be provided for any land use at the rate set out in Table 101 below*”. As per Table 101, a Place of Worship in Area X requires parking spaces at a rate of “*5 per 100 m² of gross floor area of assembly area*”. This would require **98** parking spaces (see **Table 1**).

Table 1: Parking Calculation

	Parking Space Rate (Place of Worship)	Gross Floor Area of Assembly Area	Required	Provided
As Per Table 101 (Area X)	5 per 100 m ² of gross floor area of assembly area	1950 m ²	98	130

3.2 Calculation of Required Bicycle Parking – Section 111

The calculation of bicycle parking requirements is based on the “all other non-residential uses” rate of “1 per 1500 m²” as specified by zoning Table 111.

A summary of required and provided bicycle parking is shown in **Table 2** below.

Table 2: Bicycle Parking Calculation

Land Use	Bike Parking Space Rate (Table 111A from Zoning Bylaw)	Gross Floor Area	Required	Provided
all other non- residential uses	1 per 1500 m ² gross floor area	3510 m ²	3	5

Sufficient space has been provided as specified by provision 8A. Bike parking stalls have a width of 0.6 metres and a length of 1.8 metres as specified by table 111B.

Sufficient aisle space of 1.5 m has been provided as per provision 9.

3.3 Calculation of Required Loading Spaces – Section 113

The calculation of loading spaces requirements is based on the “place of worship” rate of “1 for GFA of 2000m²-4999m²” as specified by zoning Table 113A.

A summary of required and provided loading spaces is shown in **Table 3** below.

Table 3: Loading Space Calculation

Land Use	Loading Space Rate (Table 113A from Zoning Bylaw)	Gross Floor Area	Required	Provided
Place of Worship	1 space for 2000m ² - 4999m ²	3510 m ²	1	1

1 standard loading spaces had been provided to specifications of zoning Table 113B.

4 JFSA STATEMENT OF LIMITATIONS

JFSA Canada Inc. (JFSA) has prepared this report, and performed the services described in this report, in a manner consistent with the level of care and skill normally exercised by members of the engineering and science professions currently practicing under similar conditions in the jurisdiction in which the services are provided, subject to the time limits and financial and physical constraints applicable to the services. No other warranty, expressed or implied, is made. This report has been prepared for the exclusive use of the client representative, for the specific site, objective, and purpose described to JFSA by the client. The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location. Any change of site conditions, purpose and/or development plans may alter the validity of the report. The report, which specifically includes all tables, figures and appendices, is based on data and information assembled by JFSA, and is based on the conditions at the site and study area at the time of the work and on the information provided by others. JFSA has relied in good faith on all information provided and does not accept responsibility for any deficiencies, misstatements, or inaccuracies contained in the report as a result of omissions, misinterpretation, or fraudulent acts of the persons contacted or errors or omissions in the reviewed documentation and data. Any use which a third party makes of this report, or any reliance on, or decisions to be made based on it, are the responsibilities of such third parties. JFSA accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.