

Draft Zoning Confirmation Report

495 Richmond Road

November 6, 2025

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	November 6, 2025	Official Plan Designation	Corridor – Mainstreet
Municipal Address(es)	495 Richmond Road	Legal Description	Part of Lot 29, Con 1, Geographic Township of Nepean
Scope of Work	Site Plan Control		
Existing Zoning Code	TM[157] F(2.3) S149	By-law Number	2008-250
Schedule 1 / 1A Area	B / X	Overlays Applicable	Mature Neighbourhoods

B. Zoning Review For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	Apartment dwelling, mid rise	Apartment dwelling, mid rise	Y
Lot Width	No minimum	16.09 m	Y
Lot Area	No minimum	0.75 ha	Y
Front Yard Set Back	2 m	91.4 m	Y
Interior Side Yard Setback	1.2 m	1.3 m	Y
Rear Yard Setback	No minimum	3.6 m	Y
Lot Coverage Floor Space Index (F.S.I.)	2.3	1.25	Y
Building Height	35 m	29.25 m	Y
Projections into Height Limit - Section 64	Maximum heights to not apply to the following structures: mechanical and service equipment penthouse, elevator or stairway penthouses	Mechanical penthouse and cooling tower on roof	Y
Required Parking Spaces Section 101 and 103	0.5 spaces per dwelling unit, minus 12 the first 12 units = 66 spaces	170 spaces	Y

B. Zoning Review

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

Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Visitor Parking spaces Section 102	0.1 spaces per dwelling unit, minus the first 12 units, no more than 30 spaces required = 13 spaces	53 spaces	Y
Size of Space Section 105 and 106	Standard Size: 2.6 m x 5.2 m Up to 50% of the parking spaces (27) in a parking garage may be reduced to a minimum of 4.6 m long and 2.4 m wide, provided that the space: / Is visibly identified as being for a compact car / Is not a required visitor parking space / Is not abutting or near a wall, column or similar surface that obstructs the opening of the doors of a parked vehicle or limits access to a parking space, in which case the minimum width is 2.6 m	2.7 m x 5.7 m	Y
Bicycle Parking Rates Section 111	0.5 per dwelling unit = 72 spaces	118	Y
Amenity Space Section 137	6 m ² per dwelling unit, 50% communal = 864 m ² , 432 m ² communal	878 sqm (100% communal)	Y
Other applicable relevant Provision(s)			
Urban Exception 157	The cumulative total gross floor area of non-residential uses cannot exceed 9000 m ²	0 m ²	Y
	All of the lands within the TM[157]F(2.3)S 149 Zone are considered to be one lot for zoning purposes	Acknowledged	Y
	The maximum building height is as shown on Schedule 149: 35 m	29.25 m	Y
	The minimum required landscaped area of 35% of lot area	No external works proposed so existing compliance or legal non-compliance maintained	Y

Conclusion

We trust that this information is sufficient to assess the zoning compliance for the office-to-residential conversion of 495 Richmond Road. Should you have any questions please contact us at Scollon@fotenn.com or Casagrande@fotenn.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gabi Scollon', written in a cursive style.

Gabi Scollon, MCIP RPP
Planner

A handwritten signature in black ink, appearing to read 'B. Casagrande', written in a cursive style.

Brian Casagrande, MCIP RPP
Partner