

To: Tracey Scaramozzino, Planner III
City of Ottawa

From: Eric A. Bays
Stantec (Ottawa)

Project/File: 160410436

Date: February 29, 2024

**Reference: Zoning Confirmation Report
1034 McGarry Terrace**

The following Zoning Compliance Report has been prepared based on the Site Plan and supporting drawings prepared by Progressive Architects dated February 27, 2024 (revision 2).

1 Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	29 February 2024	Official Plan Designation	Suburban Transect (Schedule A) Town Centre Hub (Schedule B6) Protected Major Transit Station Area (Schedule C1)
Municipal Address:	1034 McGarry Terrace	Legal Description:	Part 1 on 4R-33239 and Part 1 on 4R-31372, Part of Lot 15, Concession 2 (Rideau Front), Former Township of

Reference: 1034 McGarry Terrace

			Nepean, now City of Ottawa (PIN 04732-5799)
Scope of Work:	Mixed use development arranged in two towers of 35 and 26 storeys connected by an 11-storey link. Includes 592 dwelling units and 1120 m ² of at-grade retail space.		
Existing Zoning Code:	Mixed Use Centre Zone MC[2573]	By-law Number:	2008-250
Schedule 1/1A Area:	Schedule 1 & 1A: Area C (Suburban) Schedule 2A: Marketplace Station Schedule 402: Area B	Overlays Applicable:	None

B. Zoning Review				
Proposed Zone/Subzone:	Proposed modifications to Urban Exception [2573]			
Principal Land Use:	Apartment dwelling, high-rise Retail store			
Zoning Provisions	Required	Proposed		Compliant
Lot Width:	No minimum	72.31 m		✓
Lot Area:	No minimum	4,148 m ² †		✓
Front Yard Setback and Corner Side Yard Setback:	No minimum	Front:	0 m	✓
		Corner:	2.15 m	✓
Interior Side Yard Setback: Section 77	No minimum	2.0 m		✓
	Buildings that are 10 storeys and higher in Area B as shown on Schedule 402 are subject to: the minimum interior side and rear yard setback for a tower is 11.5 m	11.65 m		✓
	No minimum	10.15 m		✓

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Rear Yard Setback: Section 77	Buildings that are 10 storeys and higher in Area B as shown on Schedule 402 are subject to: the minimum interior side and rear yard setback for a tower is 11.5 m	5.9 m	×
Lot Coverage	No maximum	46%	✓
Floor Space Index (FSI)	None	N/A	✓
Building Height:	Minimum: 6.7 m*	Minimum: 7.5 m	✓
	Maximum: 57 m*	Maximum: 130 m	×
Accessory Buildings: (Section 55)	Same as permitted use	N/A	✓
Parking, Queuing, and Loading Provisions			
Parking Zone Calculation Rates:	Area X as per Section 101(5)(a)		
Required Parking Spaces Section 101			
Dwelling units in a mixed use building, all other cases:	0.5 per dwelling unit $(592) \times 0.5 = 296^*$	Standard size 459 Midsize 99	✓
Retail store:	1.25 per 100 m ² of gross floor area $1120 \times (1.25/100) = 14$	Compact 78 Barrier Free A 8	✓
Visitor Parking Spaces: Section 102	0.1 per dwelling unit and no visitor parking spaces are required for the first twelve dwelling units on a lot $(592) \times 0.2 = 118$	Barrier Free B 9 Total Parking Spaces 653	✓
Size of Space: Section 105 and 106	Any motor vehicle parking space must be:		✓

Reference: 1034 McGarry Terrace

	<p>(a) at least 2.6 m wide (b) not more than 3.1 m (c) at least 5.2 m long</p> <p>up to 50% of the parking spaces in a parking lot or parking garage may be reduced to a minimum of 4.6 m long and 2.4 m wide, provided that any such space:</p> <p>(a) is visibly identified as being for a compact car (b) is not a visitor parking space required under Section 102 (c) 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</p> <p>up to 5% of the parking spaces in a parking lot or parking garage may have a minimum width of 1.3 m and a minimum length of 3 m, provided any such space:</p> <p>(a) is not a required parking space under Section 101 (b) is not a required visitor parking space under Section 102</p>		
Driveway Width: Section 107	<p>for an apartment high-rise, the maximum permitted width for a double traffic lane that leads to:</p> <p>(ii) 20 or more parking spaces: 6.7 m</p>		✓
Location of Parking: Section 109	<p>in the MC Zone, no person may park a motor vehicle:</p>		✓

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	(a) in a required front yard (b) in a required corner side yard, or (c) in the extension of a required corner side yard into a rear yard.		
Landscape Provisions for Parking Lots: Section 110	All outdoor refuse collection and refuse loading areas contained within or accessed via a parking lot must be: (a) located at least 9.0 m from a lot line abutting a public street (b) located at least 3.0 m from any other lot line, and (c) screened from view by an opaque screen with a minimum height of 2.0 m.		✓
Bicycle Parking Rates Section 111			
Apartment dwelling, high rise:	0.50 per dwelling unit $592 \times 0.5 = 296$	301	✓
Retail store:	1 per 250 m ² of gross floor area $1120 \times (1/250) = 5$		✓
Amenity Areas Section 137			
Mixed use building with 9 or more dwelling units:	6 m ² per dwelling unit $592 \times 6 = 3,552 \text{ m}^2$	5,384 m ²	✓
Communal Amenity Area:	a minimum of 50% of the required total amenity area $3552 \times 50\% = 1,776 \text{ m}^2$	2,692 m ²	✓
Urban Exception [2573]			

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Building Height:	Minimum:	20 m	Minimum:	20 m	✓
	Maximum:	57 m	Maximum:	130 m	×
	only 50% of the building envelope must comply with the minimum building height		23% of building envelope less than 20 m in height		✓
Maximum Gross Floor Area:	total cumulative gross floor area for all uses on the lot: 28,270 m ²		Phase I (completed)	28,270 m ²	×
			Proposed	51,592 m ²	
		Total Proposed GFA		79,862 m ²	
		50% of the ground floor of a building containing dwelling units must be occupied by non-residential uses	58% of the ground floor occupied by non-residential uses		✓
Vehicle Parking:	No more than 12 parking spaces may be provided at grade		0 parking spaces provided at grade		✓
	Minimum parking spaces required for dwelling units in a mixed-use building: 0.5 spaces per dwelling unit 592 × 0.5 = 296		up to 521		✓

E. Comments/ Calculations
All calculations provided in cells above, or within Planning Rationale (Stantec, February 29, 2024) * : provision modified by Urban Exception [2573] † : current lot area of 5,194 m ² will be reduced to 4,148 m ² upon transfer of the McGarry Terrace extension lands to the City.

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2 Zoning Confirmation Report Draft List of Requested Relief

By-law Requirement Applicable Section	Required	Proposed
Minimum Tower Setback from an Interior Lot Line: Section 77(4)(c)	11.5 m	5.9 m
Maximum Building Height: Urban Exception [2573]	57 m	130 m
Maximum Cumulative Gross Floor Area: Urban Exception [2573]	28,270 m ²	79,862 m ²

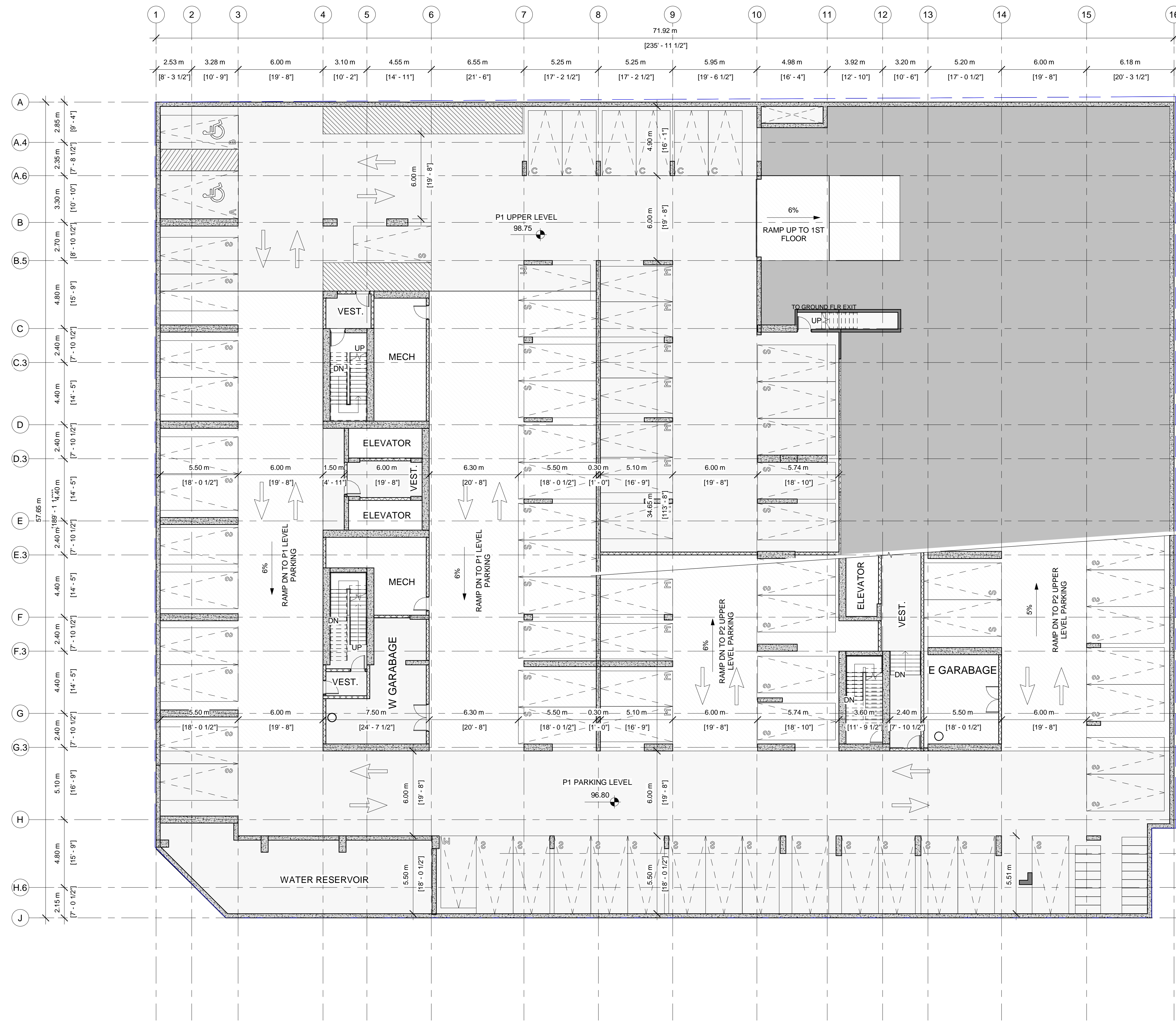
Should you have any questions or require additional information please contact the undersigned.

Respectfully,

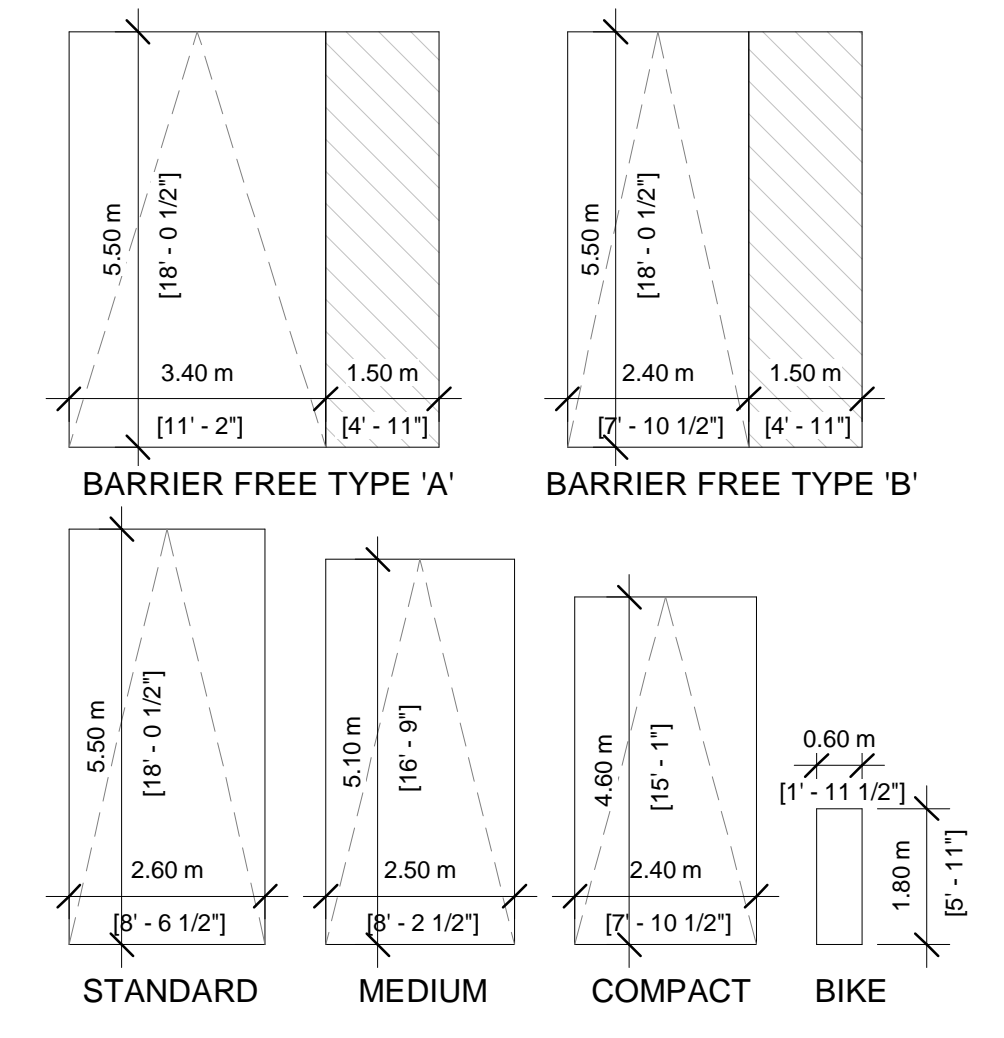
STANTEC CONSULTING LTD.

Eric A. Bays RPP, MCIP
Senior Urban Planner
Phone: (613) 724-4080
eric.bays@stantec.com

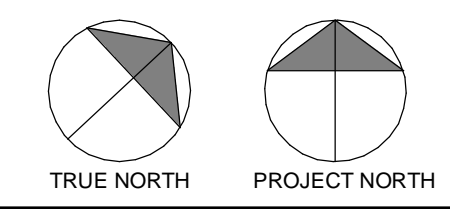
Attachment: Architectural Site Plan (A101, Progressive, 27 February 2024, revision 2)
P1 Parking Plan (A001, Progressive, 27 February 2024, revision 2)



P1 PARKING LEVEL	
VEHICULAR PARKING:	
STANDARD	51 SPACES
MIDSIZE	18 SPACES
COMPACT	6 SPACES
TYPE 'A' BARRIER FREE	1 SPACES
TYPE 'B' BARRIER FREE	1 SPACES
TOTAL PARKING	77 TOTAL
BIKE PARKING:	
TOTAL PARKING	17 TOTAL



1 P1 PARKING PLAN
1 : 150



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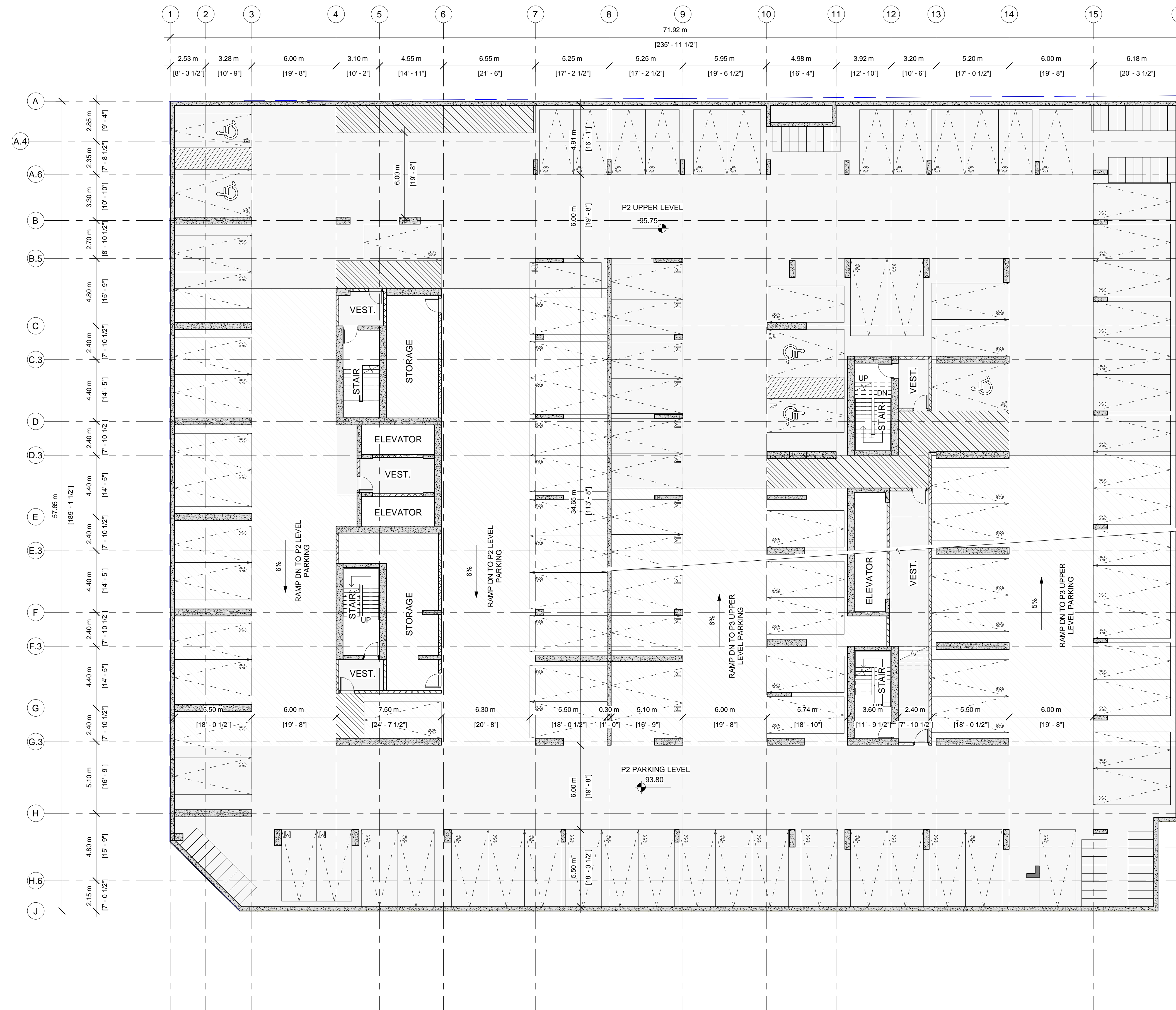
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1	DEC 21.23	RE-ZONING	9
rev.	date	issued for	rev. date issued for

project:
MARKETPLACE WEST
address: 1034 MCGARRY TERRACE, OTTAWA ON

sheet name:
P1 PARKING PLAN

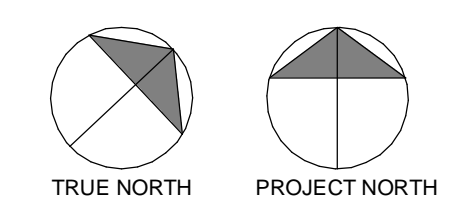
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22-0039

sheet no.:
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P2 PARKING LEVEL	
VEHICULAR PARKING:	
STANDARD	76 SPACES
MIDSIZE	15 SPACES
COMPACT	12 SPACES
TYPE A BARRIER FREE	3 SPACES
TYPE B BARRIER FREE	2 SPACES
TOTAL PARKING	108 TOTAL
BIKE PARKING:	
TOTAL PARKING	53 TOTAL

1 P2 PARKING (TYP P2-P6 LEVELS)
1 : 150

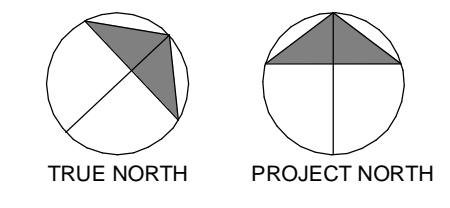


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P6 LOWER LEVEL PARKING	
VEHICULAR PARKING:	
STANDARD.....	25 SPACES
MIDSIZE.....	9 SPACES
COMPACT.....	15 SPACE
TOTAL PARKING.....	49 TOTAL
BIKE PARKING:	
TOTAL PARKING.....	44 TOTAL

1 P6 LOWER LEVEL
1:150



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1	DEC 21.23	RE-ZONING	9
rev.	date	issued for	rev. date issued for