

ÉCOLE ÉLÉMENTAIRE PUBLIQUE ORLÉANS SUD

ZONING CONFIRMATION REPORT

PREPARED BY

EDWARD J. CUHACI AND
ASSOCIATES ARCHITECTS INC.

FOR

CONSEIL DES ÉCOLES PUBLIQUES DE
L'EST DE L'ONTARIO

September 2023



Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	September 21, 2023	Official Plan designation:	Neighbourhood
Municipal Address:	2405 Mer Bleue Rd, Ottawa, Ontario	Legal Description:	Part of Lot 4, Concession 11, Geographic Township of Cumberland, City of Ottawa
Scope of Work:	A new two-storey elementary school including a childcare facility, and associated soccer field, playground and parking lot.		
Existing Zoning Code:	I1A(2530) / R3Z	By-law Number:	2008-250
Schedule 1/1A Area:	Rural Area	Overlays Applicable¹:	N/A

¹ Mature Neighbourhoods Overlay, Floodplain Overlay, and /or Heritage Overlay.

B. Zoning Review			
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Proposed Zone/Subzone (Zoning By-law Amendments only)	N/A		
Zoning Provisions	By-law Requirement or Applicable Section, Expectation or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	permit a range of uses including: <ul style="list-style-type: none"> • Day Care • School 	Elementary School	Y
Lot Width	MIN. 15m	316m	Y
Lot Area	MIN. 400m ²	40,484.55m ²	Y
Front Yard Set Back²	MIN. 6.0m	7.74m	Y
Corner Side Yard Setback	MIN. 4.5m	8.56m	Y
Interior Side Yard Setback	MIN. 7.5m	254.81m	Y
Rear Yard Setback	MIN. 7.5m	45.09m	Y

Lot Coverage Floor Space Index (F.S.I.)	N/A	N/A	Y
Building Height	MAX. 20m (Exception 2530)	9.2m	Y
Accessory Buildings Section 55	N/A	N/A	Y
Projections into Height Limit Section 64	N/A	N/A	Y
Projection into Required Yards Section 65	Canopies & awnings max. extension of projection: 1. a distance equal to ½ the depth of a front, rear or corner side yard but not closer than 0.6 m to a lot line, and	2.65m projection into front yard, 1.74m to lot line	Y
Required Parking spaces Section 101 and 103	48 parking spaces required including 1 accessible parking space	51 parking spaces including 2 accessible parking space	Y
Visitor Parking spaces Section 102	N/A	N/A	Y
Size of Space Section 105 and 106	Any motor vehicle parking space must be 1. At least 2.6m wide 2. Not more than 3.1m wide 3. At least 5.2m long	Parking spaces @ 5.2m(L) x 2.6m(W)	Y
Driveway Width Section 107	Min. 6.0 metres for a double traffic lane	6.7m	Y
Aisle Width Section 107	MIN. 6.7m for 90° Parking (Table 107)	6.7m	Y
Location of Parking Section 109	N/A	N/A	Y

Refuse Collection Section 110	In-ground refuse container screening by soft landscaping	In-ground refuse container screening by soft landscaping	Y
Landscaping Provisions for Parking Lots Section 110	Min. 3m abutting a street Min. 1.5m not abutting a street	3.48m abutting a street 2.49m not abutting a street	Y
Bicycle Parking Rates Section 111	34 bicycle parking space required	54 bicycle parking spaces	Y
Loading Space Rates and Provisions Section 113	1 vehicle loading space Required for School between 2000m ² and 4999m ²	1 loading space	Y
Amenity Space Section 137	N/A	N/A	Y

¹This template represents a small selection of applicable provisions. Please consider the lot's geography (i.e. corner/through lot, proximity to water, inside/outside Greenbelt) and proposed land use (i.e. drive through operation, outdoor commercial patio, Planned Unit Development, long semi) and consult the by-law to determine which other sections of the By-law must be met. This can be attached in a separate document.

²Note that different performance standards apply to low-rise residential development inside the Greenbelt. Please reference Section 144 for these standards, where applicable.

³This includes maximum building height, minimum building height and stepback provisions, where they exist.



Zofia Jurewicz, OAA, AIA
President

Xu Feng, OAA
Principal