



Prepared for Concorde

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2506 Innes Road

Zoning Confirmation Report
Site Plan Control Application
December 22, 2023

1.0

INTRODUCTION

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date:		Official Plan Designation	Corridor - Mainstreet
Municipal Address(es):	2506 Innes Road	Legal Description	Part of Lot 15, Con 3 Roll #: 06146002121230000000
Scope of Work:	Site Plan Control – future Minor Variance		
Existing Zoning Code:	AM11[2208]	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area C	Overlays Applicable1:	N/A

The proposed redevelopment of the subject site consists of two three-storey stacked townhouse buildings. Building A is oriented fronting Innes Road containing 20 units within 2,144 square metres of floor area. Building B is oriented along the eastern interior lot line, containing 24 townhouse units with 2,573 square metres of floor area. The total development will feature 44 units and 4,716.8 square metres of floor area. Both buildings will feature shared porches each serving four private entryways into the stacked townhouse units. To the rear of the property, 44 resident parking spaces and 6 visitor parking spaces will be accessed by a 5.5-metre shared private way entry between Building A and Building B from Innes. Of the 44 dwelling units proposed, the unit mix includes 11 one-bedroom units, 22 two-bedroom units, and 11 three-bedroom units.

The proposal also provides for 25 bicycle parking spaces dispersed around the parking area within four bike racks. A total of 450 square metres of amenity space is included throughout the development including 160 square metres of communal outdoor space to the south of Building B and 290 square metres of private balconies amenity areas.

2.0

CITY OF OTTAWA ZONING BY-LAW

The subject property is currently zoned Arterial Mainstreet, Subzone 11, Urban Exception 2208 – (AM10 [2208]), in Ottawa Zoning By-law 2008-250.

The intent of the Arterial Mainstreet Zone is to accommodate a broad range of uses including retail, service commercial, offices, residential and institutional uses in mixed-use buildings in areas designated Arterial Mainstreet in the Official Plan and to impose development standards that will promote intensification while ensuring that they are compatible with the surrounding uses.

The AM11 zone is applied in locations where the City’s objective is to promote development which achieves high-quality design and an improved interface between the private and the public realm. Consequently, the AM11 zone includes provisions that require the building to be located closer to the front property line, minimum building glazing, and minimum building heights.

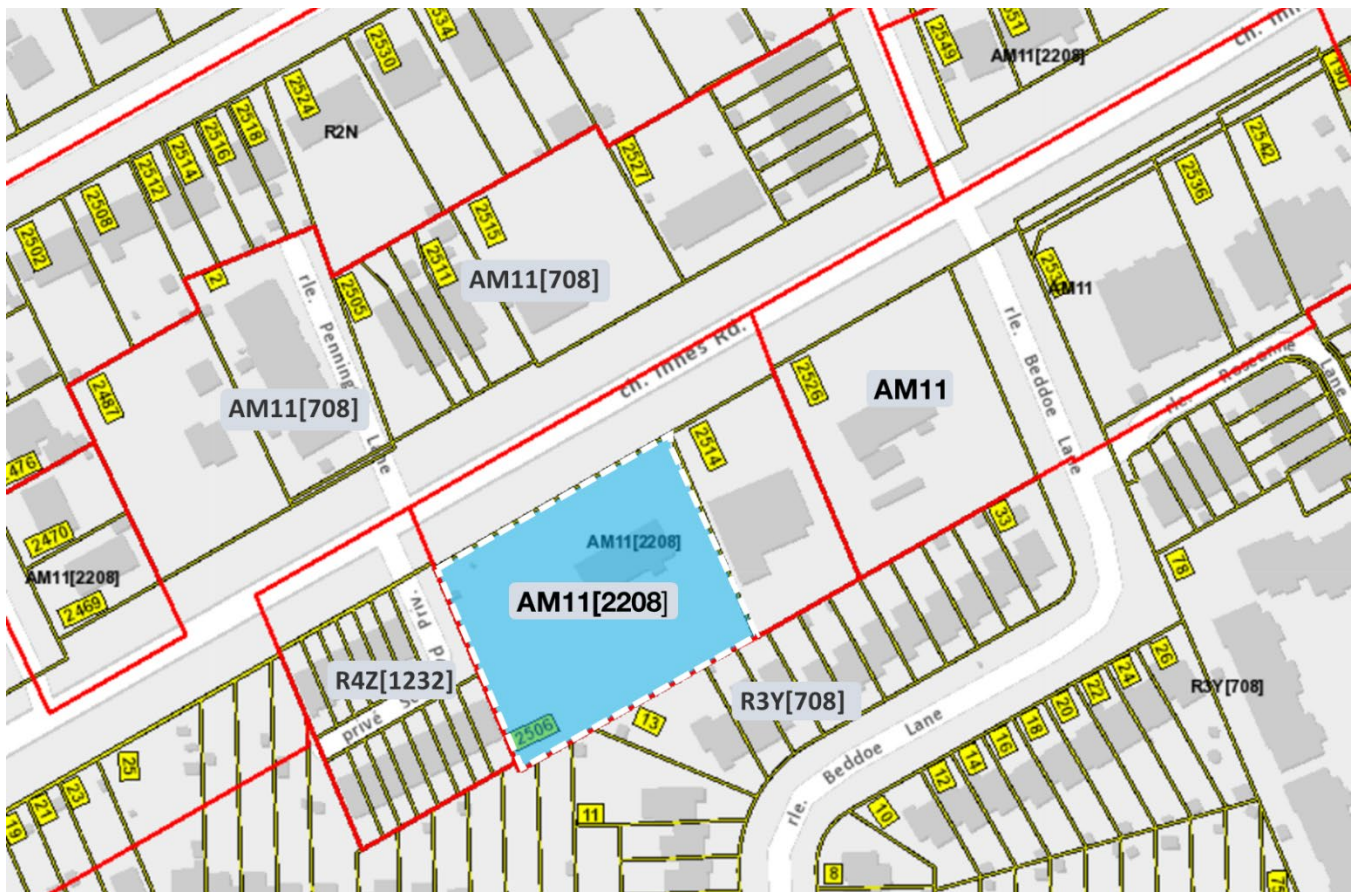


Figure 1 Current Zoning Framework.

Component 1 – Zoning Confirmation Report Checklist

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, relief from below listed zoning provisions will be requested through minor variance application to the Committee of Adjustment.		
Zoning Provisions ¹	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	Stacked residential dwellings	Stacked residential dwellings	Y
Lot Width	N/A	N/A	N/A
Lot Area	N/A	N/A	N/A
Front Yard Set Back²	3m	3m	Y
Corner Side Yard Setback	N/A	N/A	N/A
Interior Side Yard Setback	3m for the first 20m back from the street, 7.5m beyond 20m	West Side: 2.16m East Side: 3m	N
Rear Yard Setback	10m	8.2m	N
Lot Coverage Floor Space Index (F.S.I.)	N/A	N/A	N/A

Building Height3	11m	Building A: 13.6m Building B: 13.5m	N
Accessory Buildings Section 55	N/A	N/A	N/A
Projections into Height Limit - Section 64	N/A	N/A	N/A
Projections into Required Yards - Section 65	Balconies must be setback the greater of 2m or 50% of the required front yard or corner side yard, but no closer than 1m to a property line.	1.95	N
Required Parking Spaces Section 101 and 103	1.2 per dwelling unit spaces/dwelling unit: 53	44	N
Visitor Parking spaces Section 102	0.2 per space (- first 12): 6	6	Y
Size of Space Section 105 and 106	2.6m x 5.4 m with 20% (8) permitted to be 2.4 m and/or 4.6 m	2.6m x 5.4 m with 20% (8) permitted to be 2.4 m and/or 4.6 m	Y
Driveway Width	6 m	5.5m	N
Aisle Width	6 m	5.5m	N
Other applicable relevant Provision(s)			
Frontage Along Front Lot Line to be Occupied by Building Walls	50%	<50% - 15.7%	N
Min. Height for the First Storey of any Building Greater than 11m in height	4.5m	4.437m	N
Landscape Buffer	1.5m	1.5m	Y
Front Glazing	A minimum of 50% of the surface area of the ground floor façade, measured from the average grade up to a height of 4.5 metres, facing a public street must be comprised of transparent glazing and customer or resident entrance access doors,	<50%	N
Active Frontage	The ground floor façade facing a public street of a building located within 3.0 metres of the front lot line or corner side lot line must include: - A minimum of one active entrance in the case of a residential use building, where an active entrance is angled on the corner of the building, such that it faces the	Eastern building doesn't conform, with no active entrances provided.	N

	intersection of the arterial mainstreet and a side street intersecting the arterial mainstreet, it is deemed to face both streets,		
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E. Comments / Calculations

Draft List of Requested Relief from Zoning

By-law Requirement or Applicable Section	Requirement	Proposed
1. Rear Yard Setback	10m	8.2m
2. Interior side yard setback	3m for the first 20m back from the street, 7.5m beyond 20m	West Side: 2.16m East Side: 3m
3. Maximum Building Height	11m	Building A: 13.6m Building B: 13.5m
4. Minimum Building height	4.5m	4.4m
5. Resident Parking	1.2 per dwelling unit spaces/dwelling unit: 53	44 spaces
6. Glazing	A minimum of 50% of the surface area of the ground floor façade, measured from the average grade up to a height of 4.5 metres, facing a public street must be comprised of transparent glazing and customer or resident entrance access doors,	<50%
7. Front yard Frontage Coverage	50%	<50% 15.7%
8. Drive Aisle Width	5.5m	6m
9. Driveway Width	5.5m	6m
10. Active Frontage	A minimum of one active entrance in the case of a residential use building	Eastern building does not provide an active entrance
11. Balcony Projections	Balconies must be setback the greater of 2m or 50% of the required front yard or corner side yard, but no closer than 1m to a property line.	1.95

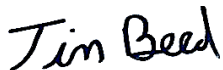
A more detailed description of the required relief from the zoning by-law and a rationale explain the appropriateness of each will be provided in the covering letter submitted to the Committee of Adjustment at the time of application.

3.0 CONCLUSIONS

It is our professional planning opinion that the proposed Site Plan application represent good planning and are in the public interest as follows:

- / The development proposal is consistent with the policies of the Provincial Policy Statement;
- / The proposed development conforms to the Official Plan policies, including the policies of the Designation and policies for urban design and compatibility;
- / The proposed development meets the intent, provisions, and performance standards in the Zoning By-law.

Overall, the proposal advances several key provincial and municipal policy objectives. Based on this analysis, the proposed development represents good planning and is in the public interest.



Timothy Beed,
Senior Planner
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