

Zoning Confirmation Report

1. Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	September 9, 2023	Official Plan designation:	Mainstreet Corridor
Municipal Address(es):	178 Nepean Street and 219 & 223 Bank Street	Legal Description:	LOT 35 (SOUTH NEPEAN STREET) AND PART OF LOT 3 (EAST BANK STREET) AND PART OF LOT 35 (NORTH LISGAR STREET), REGISTERED PLAN 2996 CITY OF OTTAWA
Scope of Work:	9-storey mid-rise, mixed use apartment building.		
Existing Zoning Code:	TM H(19)	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area Y	Overlays Applicable:	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):	TM H(19)		
Zoning Provisions ¹	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	Yes
Lot Width Table 197 (a)	No minimum	60.44 metres	Yes
Lot Area Table 197 (b)	No minimum	1,942 square metres	Yes
Maximum front yard setback Table 197 (c)	2 metres	0 metres (existing condition)	Yes
Minimum corner side yard setback Table 197 (e)	3 metres, except for any part of a building above 15 metres for which an additional 2 metre setback must be provided	0 metres (existing condition) 3 metres above 15 metres in height	No



Minimum Front Yard Setback Table 197 (f)	No minimum, except for any part of a building above 15 metres for which an additional 2 metre setback must be provided		0 metres (existing condition) 3 metres above 15 metres in height	Yes
Maximum Interior Side Yard Setback Table 197 (d) (i)	3 metres		N/A	Yes
Minimum Interior Side Yard Setback Table 197 (d) (ii)	3 m (mixed-use building abutting R zone) -does not apply, has no interior side yard.		N/A	Yes
Minimum Rear Yard Setback Table 197 (f) (i)	rear lot line abutting a residential zone: 7.5 metres		0 m (existing condition) Legal non-complying	No
Minimum Building Height Table 197 (g) (i)	6.7 metres within 20 metres of the Front Lot Line		30 metres	Yes
Maximum Building Height Table 197 (g) (i)	19 metres (H suffix)		30 metres	No
	for a building that exceeds four- storeys or 15 metres in height, for all storeys above the fourth storey, or 15 metres in height, whichever is the lesser, the building must be setback a minimum of 2 metres more than the provided setback from the front lot line		Setback 3.1 metres above 15 metres in height	Yes
Active Entrances Table 197 (i) (i)	1 per ground floor occupancy		8 provided, 1 per ground floor occupancy	Yes
Minimum Width of Landscaped Area Table 197 (i) (i)	Abutting a residential zone	Min 3 m; reduced to 1 m where 1.4 m high opaque fence is provided	0 metres	No
	In all other cases	No minimum	0 metres	Yes
Amenity Area Section 137	6m ² per unit Min 50% communal, aggregated into areas of		Private Balconies: 598m ²	Yes



	54m ² and where more than one aggregated area is provided, at least one must be minimum 54m ² . 263 units*6m ² = 1578m ² 1,578m ² *0.5 = 789m ²	Communal: 1,002m ² Total: 1,600m ²	
Projections into Height Limit Section 64	mechanical and service equipment penthouse, elevator or stairway penthouses	Permitted to project above the height limit	Yes
Projections into Required Yards Section 65	Covered or uncovered balcony: 2 metres, but no closer than 1 metre from any lot line.	N/A	Yes
Required Parking Spaces Section 101	Resident: 0.5 spaces/unit after the first 12 units for units above the 4th floor = 126 spaces	0 provided	No
Visitor Parking Spaces Section 102	Visitor: 0.1 spaces/unit after the first 12 units = 25 spaces	0 provided	No
Bicycle Parking Section 111	Residential: 0.5 spaces per dwelling unit = 132 Commercial: Not required if GFA is less than 200 m ² per use	264 spaces	Yes
Bicycle parking access Section 111	Minimum Aisle Width: 1.5m	1.5 m	Yes
Bicycle parking space dimensions Section 111	Length: 1.8m Width: in the case of stacked bicycle parking, the minimum width of a bicycle parking space is 0.37 m.	Length: 1.9m Width: 0.45m	Yes
Refuse Collection Section 110	All outdoor refuse collection and refuse loading areas contained within or accessed via a parking lot must be: located at least 9.0 metres from a lot line abutting a public street	Located inside the building.	Yes

Draft List of Requested Relief from Zoning

By-law Requirement or Applicable Section	Requirement	Proposed
Minimum corner side yard setback Table 197 (e)	3 m, except for any part of a building above 15 metres for which an additional 2 metre setback must be provided	0 metres (existing condition) 3 metres above 15 metres in height
Minimum Rear Yard Setback Table 197 (f) (i)	7.5 metres	0 metres
Minimum Width of Landscaped Area Abutting A Residential Zone Table 197 (i) (i)	3 m; may be reduced to one metre where a minimum 1.4 metre high opaque fence is provided	0 metres
Maximum Building Height H Suffix	19 metres	30 metres
Minimum Parking Space Rate Section 101 Area Y	0.5 per dwelling unit	0 spaces
Minimum Visitor Parking Space Rate Section 102 Area Y	0.1 per dwelling unit	0 spaces