

January 27, 2025

**RE: Zoning Confirmation Report
4270 Innes Road, Ottawa – Site Plan Application
Our File: 22920**

A. Project Information			
Review Date:	January 27, 2025	Official Plan designation:	<i>Evolving Neighbourhood and Corridor - Mainstreet within Design Priority Area designations</i>
Municipal Address(es):	4270 Innes Road	Legal Description:	PART OF LOT 1, CONCESSION 11, GEOGRAPHIC TOWNSHIP OF CUMBERLAND, CITY OF OTTAWA
Scope of Work:	The Proposed Development of a 4,741.81 square metre area of the northern portion of the Subject Lands, which are presently occupied by surface parking, with a single-storey building containing a Chick-fil-A restaurant, with associated drive-through facility.		
Existing Zoning Code:	Arterial Mainstreet Zone - AM[210] H(18.5)	By-law Number:	2008-250
Schedule 1 / 1A Area:	Schedule 1: Area C Schedule A1: Area C - Suburban	Overlays Applicable¹:	N/A

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 ¹	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	Gas Bar, Retail Store, Retail Food Store, Restaurant, Drive-through Facility, etc.	Restaurant and Drive-Through Facility	Yes
Lot Width	No minimum	Minimum 154.22	Yes
Lot Area	No minimum	6.43 hectares	Yes
Front Yard Set Back² Exception 210	Minimum 5 metres	5.3 metres to canopy 20.47m to building	Yes - See Note B below
Corner Side Yard Setback Exception 210	Minimum 5 metres	As existing	Existing Condition Complies – See Note A below

Interior Side Yard Setback Exception 210	Minimum 12 metres	As existing	Existing Condition Complies – See Note A below
Rear Yard Setback Exception 210	Minimum 12 metres	As existing	Existing Condition Complies – See Note A below
Lot Coverage Floor Space Index (F.S.I.)	Maximum 2.0	0.26	Yes
Building Height³	Maximum 25.0 metres	6.4 metres	Yes
Accessory Buildings Section 55	Accessory buildings are permitted, subject to certain provisions	N/A - No accessory building(s) are proposed	N/A
Projections into Height Limit Section 64	Certain projections are permitted, subject to additional provisions	N/A - No proposed building or structure(s) are to project beyond the maximum permitted height limit	N/A
Projections into Required Yards Section 65	Certain projections are permitted, subject to additional provisions	N/A - No proposed elements are to project into the minimum permitted setbacks	N/A
Required Parking Spaces Section 101 and 103	Minimum 37 parking spaces required (10 spaces per 100 square metres of GFA for restaurant fast-food use, reduced by 20% in combination with a drive-through use.)	The Proposed Development contains 46 vehicular parking spaces	Yes
Visitor Parking spaces Section 102	Permissions are applicable to development containing residential uses	N/A - Proposed development does not contain residential uses	N/A
Size of Space Section 105 and 106	Minimum 2.6 metres to a maximum 3.1 metres wide, and a minimum 5.2 metres long	Parking spaces are 2.6 metres wide and 5.2 metres long	Yes
Driveway Width Section 107	Minimum 6.0 metres for a double traffic lane	Driveway widths between 6.5 metres - 7.207 metres	Yes
Aisle Width Section 107	Minimum 6.7 metres for an angled parking space between 71-90 degrees	Aisles contain a width between 6.7 metres - 7.207 metres, all of which are at a 90 degree angle	Yes
Location of Parking Section 109	No parking is permitted in a required front yard, corner side yard, or in the extension of a required corner side yard into a rear yard	No parking is proposed within a required yard	Yes
Refuse Collection Section 110	Refuse collection must be at least 9.0 metres from a lot line abutting a public street, 3.0 metres from any other lot	The proposed Molok waste bins are in-ground refuse containers, which are setback over the	Yes

	line, and screened by a minimum 2.0 metre tall opaque screen (or by landscaping for in-ground refuse container)	required setbacks and are screened with minimum 2 metre tall soft landscaping.	
Bicycle Parking Rates Section 111	Minimum 2 bicycle parking spaces required (1 space per 250 square metres of GFA for restaurant use)	The Proposed Development contains 6 bicycle parking spaces	Yes
Amenity Space Section 137	Permissions are applicable to development containing residential uses	N/A - Proposed Development does not contain residential uses	N/A
Other applicable relevant Provision(s)			
Outdoor Commercial Patio Section 85	Permitted in any zone where associated with a permitted use.	Proposed Development contains an outdoor commercial patio in association with a fast-food restaurant use.	Yes
Outdoor Commercial Patio Section 85	Must not encroach on or eliminate an accessible parking space.	Outdoor commercial patio does not encroach or eliminate accessible parking space.	Yes
Outdoor Commercial Patio Section 85	No additional parking is required for a patio.	Proposed Development does not provide additional parking for the outdoor commercial patio.	Yes
Small Vehicle Parking Section 106	50% of the parking spaces may be reduced to 4.6 metres long and 2.4 metres wide provided identified for compact car	N/A – Proposed Development does not contain small vehicle parking	N/A
Motorcycle Parking Section 106	5% of the parking spaces may be reduced to 1.3 metres wide and 3 metres long provided identified for motorcycle or cargo bike.	N/A – Proposed Development does not contain parking spaces intended for motorcycles or cargo bikes	N/A
Parking Lot Landscaping Section 110	Minimum 15% of the area of any parking lot must be provided as landscaped area.	24.8% of the proposed parking lot is landscaped	Yes
Other applicable relevant Provision(s)			
Minimum Drive Through Queuing Spaces Section 112	7 before/at order board, and a minimum total of 11	20 before/at board, 17 after, for a total of 37 queuing spaces	Yes
Queuing Space Dimensions Section 112	Minimum 3 metres wide and 5.7 metres long	Queueing spaces are a minimum 3.05 metres wide and 6.75 metres long	Yes
Minimum Loading Spaces	0 loading spaces for all other non-residential uses	The Proposed Development contains 0 loading spaces	Yes

Section 113	containing less than 999 square metres GFA		
Minimum Landscape Width Around Parking Lot Section 185	Minimum 3 metres abutting a street and 1.5 metres not abutting a street	Minimum of 3.272 metres	Yes – See Note B below.
One Lot Exception 210	Lands considered one lot for zoning purposes.	Proposed Development is considered as part of the whole lot.	Yes
Maximum Gross Leasable Floor Area Exception 210	35,000 square metres	The Subject Lands collectively contain a maximum gross leasable floor area of 16,946.94 square metres	Yes

E. Comments / Calculations

A - Note exception 210 applies to the Subject Lands, which treats all lands zoned AM-210 as one for zoning purposes, therefore side and rear yard setbacks are as currently exist and not altered by the current proposal.

B – Note Sections 4(1) and 4(2) of By-law 2008-250 state that in the event of conveyance to the City of Ottawa the lot or building will not be found to be in conflict with the provisions of the By-law by reason only of that conveyance. Accordingly the proposed front yard setback and minimum landscaping around parking are to be reviewed from the current property lines as opposed to the right-of-way protection lines.

Yours truly,

MHBC



Oz Kemal, BES, MCIP, RPP
President



Andrew Hannaford, BES, MCIP, RPP
Associate