



Project
Parkway House

Prepared by
GBA Group

Date
February 21, 2025

Zoning Confirmation Report

A. Project Information			
Review Date:	February 14, 2025	Official Plan Designation:	Volume 2C – Area Specific Policies amended to permit maximum height of 28 storeys at 2475 Regina Street
Municipal Address(es):	2475 Regina Street	Legal Description:	Pt Lt 23, Con 10F as in NS 153639, Ottawa/Nepean
Scope of Work:	Construction of three residential towers		
Existing Zoning Code:	R5C [2905] S483-h Residential Fifth Density Subzone Bylaw 2008-250	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area Z	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):	No Change		
Zoning Provisions ¹	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	Three residential towers and new Parkway House residences.	Three residential towers and new Parkway House residences.	Y
Lot Width	22.5m	122.64m	Y
Lot Area	675m ²	10,350 m ²	Y
Front Yard Set Back²	11.5m	11.5m	Y
Corner Side Yard Setback	7.5m	7.5m	Y

Interior Side Yard Setback	7.0m	7.0m	Y
Rear Yard Setback	3.0m and 7.4m	3.0m and 7.4m	Y
Lot Coverage Floor Space Index (F.S.I.)	3.38	3.38	Y
Building Height ³	Area F 25.5m – 7 storeys Area G 51.0m – 16 storeys Area K 89.0m – 28 storeys	Area F 25.5m – 7 storeys Area G 51.0m – 16 storeys Area K 89.0m – 28 storeys	Y
Accessory Buildings Section 55	Despite section 55, minimum setback to an accessory structure: 1.2m	Despite section 55, minimum setback to an accessory structure: 1.2m	Y
Projections into Height Limit Section 64	Permitted projections listed in Section 64 of the Zoning By-law are not subject to the height limits identified on Schedule 483.	Permitted projections listed in Section 64 of the Zoning By-law are not subject to the height limits identified on Schedule 483.	Y
Projections into Required Yards Section 65	Permitted projections listed in Section 65 are permitted within Schedule 483.	Permitted projections listed in Section 65 are permitted within Schedule 483.	Y
Required Parking Spaces Section 101 and 103	Parking Area Z Rate Supply (219 provided)	Parking Area Z Rate Supply (219 provided)	Y
Visitor Parking spaces Section 102	Minimum visitor parking space rate after the first 12 dwelling units: 0.04 spaces per dwelling unit.	Minimum visitor parking space rate after the first 12 dwelling units: 0.04 spaces per dwelling unit. (22 provided).	Y
Size of Space Section 105 and 106	2.6m x 5.2m	2.6m x 5.2m	Y
Driveway Width Section 107	6.0m	6.0m	Y
Aisle Width Section 107	6.0m	6.0m	Y
Location of Parking Section 109	N/A	N/A	N/A
Refuse Collection Section 110	Within buildings	Within buildings	Y
Bicycle Parking Rates Section 111	Minimum bicycle parking rate: 1 space per dwelling unit.	1.03 provided (584 spaces).	Y
Amenity Space Section 137	6m ² per dwelling unit	7.66m ² per dwelling unit	Y
Other applicable relevant Provision(s)			

Minimum number of three-bedroom dwelling units: 33	33	34	Y
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¹ This 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.

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

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

E. Comments / Calculations

On September 28, 2023, City Council approved a Zoning Bylaw and Official Plan Amendment for 2475 Regina Street. The Zoning Bylaw was amended from Parks and Open Space Zone (01) to Residential Fifth Density Subzone C with a site-specific schedule and a Holding Provision. Subsequently, Zoning Bylaw and Official Plan amendments were appealed to the Ontario Land Tribunal and on March 6, 2024, the Tribunal dismissed the appeals. The Zoning Bylaw and Official Plans are now in full effect.

The Zoning Bylaw amendment was tailored to a specific proposal as shown in the Site Plan application. The Staff Report recommended a zoning schedule that demarcated the maximum heights and minimum required setbacks for the three buildings on the site. Appendix A is the zoning schedule, Appendix B is the zoning schedule overlayed by the site plan. It is Windmill's and GBA's that the Site Plan is compliant with the zoning for the site.

The zoning for the site imposed a Holding Provision. A Lifting Holding Bylaw application is currently being processed.

Annex 2 - Zoning Confirmation Report Draft List of Requested Relief from Zoning

N/A

Conclusion

Respectfully submitted for your review.



John Moser, MCIP, RPP
GBA Group