

**ZONING CONFIRMATION REPORT : ZONING BY-LAW AMENDMENT
APPLICATION**

**1765 MONTREAL ROAD AND 9 BECKENHAM LANE
17 STOREY AND 6 STOREY, 325 UNIT APARTMENT DEVELOPMENT
LANDRIC MTL ROAD INC/LANDRIC HOMES INC.**

**PREPARED BY: P H ROBINSON CONSULTING
APRIL 2025**



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Project Information

Municipal Address(es)	1765 Montreal Rd, Gloucester, ON, K1J 6N1
Official Plan Designation	Outer Urban transect, Mainstreet Corridor
Zoning	R1AA, By-Law 2008-250, as amended
Schedule 1A	Area C
Legal description	Lots 24 and 25, Registered Plan 462, City of Ottawa
Scope of work	Remove the existing structures and construct a 17-storey apartment building and a 6-storey apartment building with surface and underground parking.

The property subject to this Zoning By-Law Amendment application is 1765 Montreal Road and 9 Beckenham Lane which are owned by Landric MTL Road Property Inc and Landric Homes Inc.. The property is located northeast of the Montreal Road / Beckenham Lane intersection in the Gloucester area east of Blair Road and west of Ogilvie Road.

100 Palomino Drive, Ottawa, Ontario K2M 1N3

Phone: 613 599 9216

Email: probinson@probinsonconsulting.com

Site Zoning

The subject site is zoned R1AA - Residential First Density subzone 'AA'. The abutting properties to the east and north are also zoned R1AA and R1AA [1623], the properties to the west are zoned AM10 [2199] - Arterial Mainstreet subzone '10' exception [2199] and I1E - Minor Institutional subzone 'E', and the properties to the south are zoned R4Z - Residential Fourth Density subzone 'Z'.



Outline of the subject property, GeoOttawa.

Proposed Zoning

The property is proposed to be rezoned from R1AA to AM10 [XXXX] to allow for the proposed use.

The purpose of the Residential First Density Zone (Sections 155-156) is as follows:

- (1) restrict the building form to detached dwellings in areas designated as General Urban Area in the Official Plan;*

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- (2) allow a number of other residential uses to provide additional housing choices within detached dwelling residential areas;*
- (3) permit ancillary uses to the principal residential use to allow residents to work at home;*
- (4) regulate development in a manner that is compatible with existing land use patterns so that the detached dwelling, residential character of a neighbourhood is maintained or enhanced; and*
- (5) permit different development standards, identified in the Z subzone, primarily for areas designated as Developing Communities, which promote efficient land use and compact form while showcasing newer design approaches*

The purpose of the Arterial Mainstreet Zone (Sections 185-186) is as follows:

- (1) accommodate a broad range of uses including retail, service commercial, offices, residential and institutional uses in mixed-use buildings or side by side in separate buildings in areas designated Arterial Mainstreet in the Official Plan; and*
- (2) impose development standards that will promote intensification while ensuring that they are compatible with the surrounding uses.*

The existing R1AA zoning does not permit the proposed land use which is mid- and high-rise apartment buildings, whereas the AM10 zone permits a variety of residential uses including mid- and high-rise apartment buildings.

Zoning Review

For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.

Zoning Provision	Section	Required - AM10	Provided - AM10[XXXX]	Compliant (Y/N)
Min. lot width (m)	Table 185, (b)	-	69.9 m	Y
Min. lot area (m2)	Table 185, (a)	-	8,004.4 m2	Y
Max. building height (m)	S. 186, (10)(j)	30 m	18.55 m (6-storey) 51.75 m (17-storey)	Y N
Min. building height (m)	S. 186, (10)(e)(ii)	≤ 10 m from front or corner lot line: 7.5 m and 2 storeys	4 storeys (12.37 m) 6 storeys (18.26 m)	Y
Min. front yard setback (m)	S. 186, (10)(b)(i)	0 m	4.95 m	Y
Min. frontage within 4.5m of a front lot line	S. 186, (10)(b)(i)	50%	0%	N
Min. corner side yard setback (m)	S. 186, (10)(b)(i)	0 m	3.5 m	Y
Min. frontage within 4.5m of a corner lot line	S. 186, (10)(b)(i)	50%	65.6%	Y
Min. rear yard setback (m)	S. 186, (10)(d)(i)	3 m	26.45 m	
Min. interior side yard setback (m)	S. 186, (10)(c)	≤ 20 m from street: 3 m	10 m	Y

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abutting a residential zone		> 20 m from street: 7.5 m		
Min. parking spaces	S. 101	1.2 / unit = 390 spaces	222 spaces (0.68 spaces / unit)	N
Min. visitor parking	S. 102	0.2 / unit = 65 spaces	65 spaces (0.2 spaces / unit)	Y
Min. Bicycle parking	Table 111A	0.5 / unit = 163 spaces	256 spaces (0.79 spaces / unit)	Y
Total amenity area	Table 137, (4)(ii)	6 m ² / unit = 1,950 m ²	3,304.2 m ²	Y
Communal amenity area	Table 137, (4)(iii)	50% total amenity = 975 m ²	1,076.5 m ²	Y

Draft List of Requested Relief from Zoning

Zoning Provision	Section	Required - AM10	Provided - AM10[XXXX]
Max. building height (m)	S. 186, (10)(j)	30 m	18.55 m (6-storey) 51.75 m (17-storey)
Min. frontage within 4.5m of a front lot line	S. 186, (10)(b)(i)	50%	0%
Min. parking spaces	S. 101	1.2 / unit = 390 spaces	222 spaces (0.68 spaces / unit)

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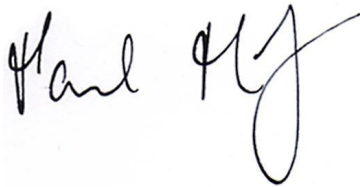
The non-conformities included in this proposal are for maximum building height, building wall frontage and minimum required resident parking spaces. The proposed building height of the 17-storey high-rise apartment being 51.75 m building exceeds the maximum permitted 30 m. The 6-storey mid-rise apartment building height complies with the AM10 requirement for maximum building height. Due to site constraints, the building's front yard setback is 5.09 m and therefore 0% of the building is within 4.5 m of the front lot line. The proposal includes 222 resident parking spaces which equates to a parking space rate of 0.68 spaces / unit which does not achieve the minimum required 390 spaces at a rate of 1.2 spaces / unit.

Conclusion

Please see the Planning Rationale included in this submission for further rationale and details on the requested relief from the AM10 zone provisions.

Should you have any questions or require anything further, please do not hesitate to contact the undersigned.

P H Robinson Consulting

A handwritten signature in black ink, appearing to read 'Paul Robinson', with a stylized flourish at the end.

Paul Robinson, RPP

100 Palomino Drive, Ottawa, Ontario K2M 1N3

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Email: probinson@probinsonconsulting.com