

Zoning Confirmation Report

Submitted to:

Development Review Branch
Planning Services
City of Ottawa

In Consideration for the Project at:

98 100 Bearbook, Ottawa
8 Storey Mid-Rise Apartment Building
File No. D07-12-23-0137

P H Robinson Consulting

May 22, 2025

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Project Information

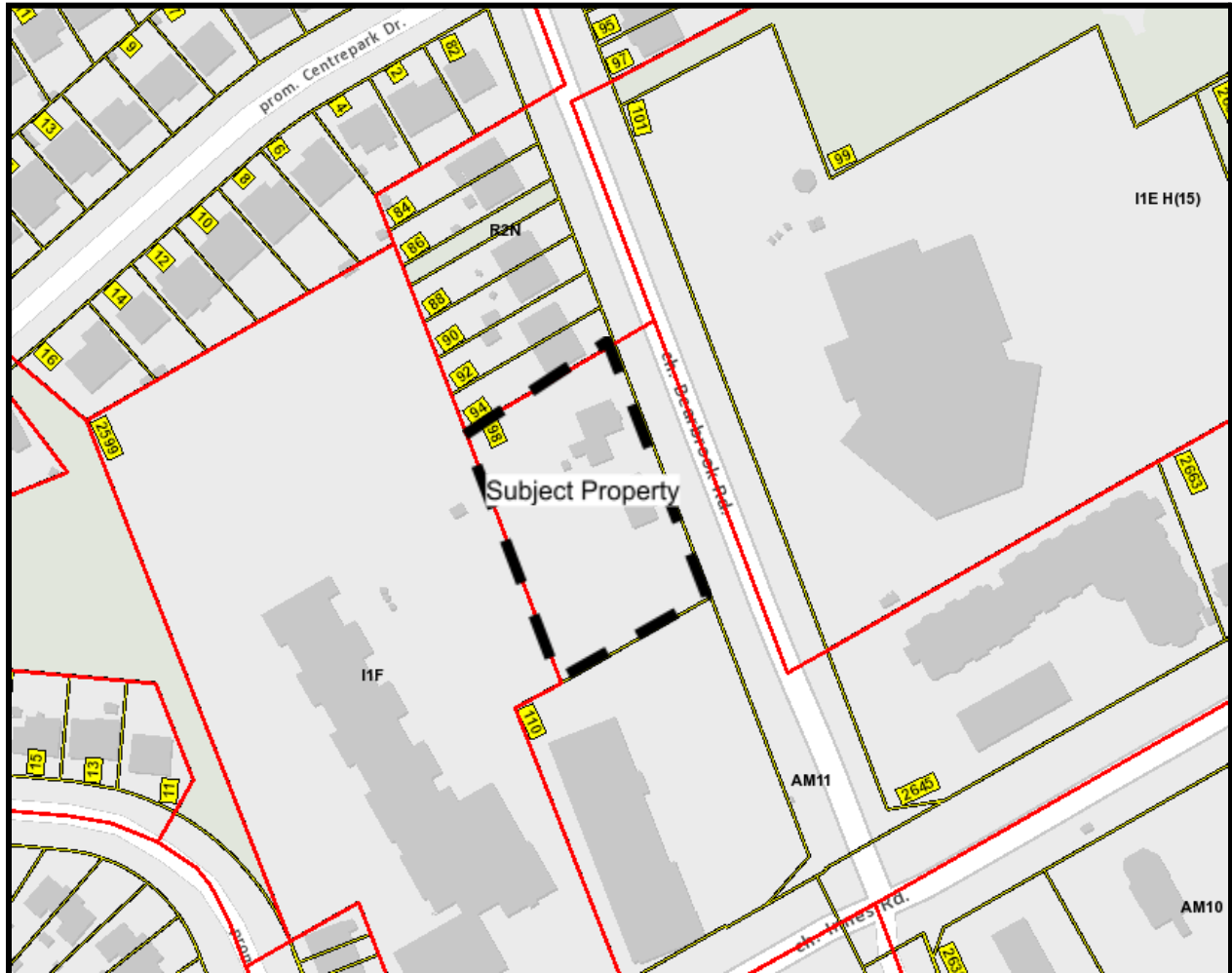
This property is subject to Site Plan Control (file no. D07-12-23-0137, previously D07-12-22-0075). The subject property was previously two lots that have merged on title since being purchased by Landric Bearbrooke Properties Inc.

This development, which was originally submitted in 2022, has undergone a design change to increase the total number of units from 160 to 164, and increase the efficiency of the common areas and parking layout. Previously, 32 surface parking spaces and 175 underground parking spaces were proposed. This has been adjusted to 33 surface parking spaces and 178 underground parking spaces. The height of the building has also been adjusted from 9 storeys down to 8 storeys. Some modifications have also occurred along the north wall of the building in terms of building setbacks on the upper floors that have minimised the impact on properties to the north.

Municipal Address(es)	98 & 100 Bearbrook Rd, Ottawa, ON, K1B 3B9
Official Plan Designation	Outer Urban transect, Mainstreet Corridor
Zoning	AM11, By-Law 2008-250, as amended
Schedule 1A	Area C - Suburban
Legal description	Part of Lot 14, Concession 2 (Ottawa Front) geographic Township of Gloucester, City of Ottawa (P.I.N 04746-0637 & 04746-0638)
Scope of work	Construct an 8 storey, 164 unit apartment building with surface and underground parking (211 spaces total).

Site Zoning

The subject site is zoned AM11 - Arterial Mainstreet Subzone 11. This subzone only applies to Innes Rd within the Blackburn Hamlet neighbourhood. Properties to the north are zoned R2N, the property to the east is zoned I1E H(15), the property to the west is zoned I1F, and the properties to the south are zoned AM11.



GeoOttawa image outlining the subject property.

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 AM11 zone allows for a variety of uses including the proposed mid-rise apartment dwelling.

Apartment Dwelling, Mid Rise means a residential use building that is more than four storeys but less than ten storeys in height and contains four or more principal dwelling units, other than a townhouse dwelling or Stacked Dwelling.

Performance Standard Review

Provision	Section	Required	Proposed	Compliant? (Y / N)
Permitted use	S. 185, (2)	Apartment dwelling, mid rise	Apartment dwelling, mid rise	Y
Minimum lot width	T. 185, (b)	No minimum	78.9 m	Y
Minimum lot area	T. 185, (a)	No minimum	3914.1 m ²	Y
Minimum front yard setback	S. 186, (11)(d)(i)	3 m	3 m	Y
Minimum percentage of building wall	S. 186, (11)(d)(ii)	50% of the frontage within 3 m of the front yard must be occupied by building walls (39.45 m)	54.6% (43.1 m)	Y
Minimum rear yard setback	S 186, (11)(i)(ii)	10 m	16.1 m	Y

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Provision	Section	Required	Proposed	Compliant? (Y / N)
Minimum interior side yard setback (abutting residential to the north)	S. 186, (11)(h)	3 m for the first 20 m from the street, 7.5 m beyond 20 m from the street.	8.1 m along entire north interior side lot line	Y
Minimum interior side yard setback (all other cases)	T. 185, (d)(ii)	No minimum	1.5 m	Y
Maximum building height	S. 186, (11)(o) S. 186, (11)(n)(v)	30 m	25.19 m	Y
Minimum building stepback at 18m or the 5th storey	S. 186, (11)(e)	2 m further from the front lot line 5 m total)	2 m stepback (5 m total)	Y
Minimum ground floor building height	S. 186, (11)(f)	4.5 m	3.5 m	N
Minimum parking spaces (resident)	T. 101, R12 S. 101, (6)(c)(i)	1.2 spaces / unit - 10% = 177 spaces	178 spaces	Y
Minimum parking spaces (visitor)	T. 102, III	0.2 spaces / unit = 33 spaces	33 spaces	Y

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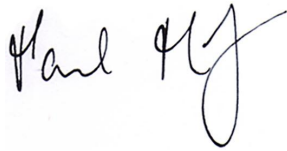
Provision	Section	Required	Proposed	Compliant? (Y / N)
Minimum landscaped buffer (parking lot)	T. 110, (b) III	1.5 m	1.8 m	Y
Minimum landscaped area (parking lot)	S. 110, (1)	15% of the parking lot area	20.6%	Y
Minimum bike parking spaces	T. 111A(b)(i)	0.5 spaces / unit = 82 spaces	89 spaces	Y
Maximum driveway width	S. 107, (1)(aa)(ii)	6.7 m	6.21 m	Y
Minimum driveway width	S. 107, (1)(a)(ii) & (iii)	6 m	6 m	Y
Minimum drive aisle width	S. 107, (1)(c)(ii)	6 m	6 m	Y
Minimum ground floor transparent glazing facing a public street	S. 186, (11)(l)	50% of the facade from average grade	50.75%	Y
Minimum number of active entrances for a building within 3 m of the front lot line	S. 186, (11)(k)(ii)	1 active entrance	1 active entrance	Y
Minimum total amenity area	T. 134, (4) II	6 m ² / unit = 984 m ²	1,357.4 m ²	Y
Minimum communal amenity area	T. 134, (4) II	50% of the total required amenity = 492 m ²	492.4 m ²	Y

Conclusion

This report confirms that the proposed uses are permitted and that the development as proposed is in conformity with the majority of relevant zoning performance standards. The zoning performance standard that this development does not meet is the minimum height of the first story for a building that is greater than 11m in height. This non-conformity will be addressed through a Minor Variance application scheduled to be heard on June 3rd (file no. D08-02-25/A-00107).

Should you have any further questions please feel free 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