

Zoning Confirmation Report

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129 Main Street

September 16, 2025

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	July 2 nd , 2025	Official Plan Designation	Mainstreet Corridor
Municipal Address(es)	129 Main Street	Legal Description	Lot 18 and Part of Lot 19, Registered Plan 28, City of Ottawa
Scope of Work	Site Plan Control		
Existing Zoning Code	TM7[1839]	By-law Number	2008-250
Schedule 1 / 1A Area	Area B / Area Y	Overlays Applicable	Mature Neighbourhoods Overlay

B. Zoning Review			
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	Dwelling Unit; Retail Store; Restaurant	Apartment Dwelling, Mid-Rise; Retail Store; Restaurant	Y
Lot Width	No Minimum	N/A	N/A
Lot Area	No Minimum	N/A	N/A
Minimum Front Yard Setback	2 metres	2 metres	Y
Maximum Front Yard Setback	3 metres	3 metres	Y
Corner Side Yard Setback	3 metres, except for any part of a building above 15 metres for which an additional 2 metre setback must be provided	3 metres	Y
Interior Side Yard Setback	Minimum: No Minimum Maximum: 3 metres between a non-residential use building or a mixed-use building and another non-residential use building or mixed-use building	0 metres	Y
Rear Yard Setback	(i) rear lot line abutting a residential zone: 7.5 metres	10.15 metres	Y

B. Zoning Review

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Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Lot Coverage Floor Space Index (F.S.I.)	No Maximum	68.5%	Y
Minimum Building Height	6.7 metres for a distance of 20 metres from the front lot line	20 metres	Y
Maximum Building Height	20 metres but not more than 6 storeys; See Minor Variance approval below; No part of a building on a lot with a rear lot line abutting an R1, R2, R3 or R4 Zone may project above a 45 degree angular plane measured at a height of 15 metres from a point 7.5 metres from the rear lot line, projecting upwards towards the front lot line	6 storeys (20 metres); Stepback after 5 th storey; Compliant with angular plane measure (see architectural package)	Y Y Y
Minimum Width of Landscape Area	Abutting residential zone: 3 metres Other cases: None	7.5 metres	Y
Required Residential Parking Spaces Section 101 and 103	0.5 spaces per unit (minus 12 units): 31 spaces	43 spaces	Y
Required Commercial Parking Spaces Section 101	All spaces under 350m ² : None	0 spaces	Y
Visitor Parking spaces Section 102	0.1 spaces per unit (minus 12 units): 6 spaces	6 spaces	Y
Size of Space Section 105 and 106	Standard Size: 2.6 x 5.2 m Small Car Space: 2.6 x 4.6m	2.6 x 5.2 m 2.6 x 4.6m	Y
Driveway Width Section 107	6 metres	6 metres	Y
Aisle Width Section 109	6 metres	6 metres	Y
Bicycle Parking Rates Section 111	0.5 spaces per unit: 37 1 space per 250m ² of GFA: 3	66 spaces (0.89 space per unit) 10 spaces at-grade	Y
Amenity Space Section 137	6m ² per unit: 444m ² Minimum 50% communal: 222m ²	770m ² Private 380m ² Communal	Y
Other applicable relevant Provision(s)			

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

Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Exception 1839	A parking garage is only permitted below grade	Compliant	Y
	Office uses are not permitted on the ground floor	Compliant	Y
	Despite Table 197(c), the minimum front yard setback is 2 metres, and the maximum front yard setback is 3 metres subject to subsection 197(4)	2 metres	Y
	When not a residential use listed in 198(12) and when located in the TM12 zone, residential uses are permitted to a maximum of 50% of the ground floor area of a building that faces Hawthorne Avenue and the non-residential uses on the ground floor must face Hawthorne Avenue.	N/A	Y
Minor Variance Approval (2019) - D08-02-19/A-00079	To permit an additional setback from the setback provided from the front lot line and corner side lot line above the fifth storey or at 17 metres in height, whereas the By-law requires an additional setback of 2 metres from the setback provided from the front lot line and corner side lot line at and above the fourth storey or 15 metres, whichever is lesser.	Compliant – see letter prepared by Fotenn Planning + Design	Y
	To permit a proposed three-level automated parking garage to extend 3.9 metres above grade, whereas exception 1839 of the Zoning By-law states that a parking garage must be located below grade.	N/A	N/A
Subzone 7	In Subzone 7 residential dwelling units or rooming units are the only residential uses permitted. Specific to the Subzone, residential uses are only permitted in a building	Compliant	Y

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Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
	containing one or more of the permitted non-residential uses.		
Non-Res Transparent Windows & Active Entrances 197.(1).(c)	a minimum of 50% of the ground floor façade facing the main street, measured from the average grade to a height of 4.5 metres, must comprise transparent windows and active entrances; and where an active entrance is angled on the corner of the building, such that it faces the intersection of the main street and an intersecting side street, it is deemed to face the main street;(By-law 2015- 190)	Compliant	Y
Active Entrances 197(13)	The façade facing the main street must include at least one active entrance serving each residential or non-residential use occupying any part of the ground floor (By-law 2015-190)	Compliant	Y