

Zoning Confirmation Report

2300 Bank Street, Ottawa

December 18, 2025

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Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	December 18, 2025	Official Plan Designation	Mainstreet Corridor
Municipal Address(es)	2300 Bank Street	Legal Description	Block 9, Registered Plan 4M-944 City of Ottawa
Scope of Work	Site Plan Control		
Existing Zoning Code	MC[2288] S349-h	By-law Number	2008-250
Schedule 1 / 1A Area	Area Z	Overlays Applicable	Evolving Neighbourhood 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)
Proposed Zone/Subzone (Zoning By-law Amendments only):	MC[2288] S349-h		
Principal Land Use(s)	Mixed-use, includes: Restaurant, Drive-through facility	Restaurant, Drive-through facility	Y
Lot Width	No minimum	~52 m	Y
Lot Area	No minimum	3,507 m ²	Y
Front Yard Set Back	Abutting rapid transit corridor: 2 m	18.154 m	Y
Corner Side Yard Setback	Abutting rapid transit corridor: 2 m	11.102 m	Y
Interior Side Yard Setback	No minimum	20.434 m	Y
Rear Yard Setback	No minimum	46.265 m	Y
Lot Coverage Floor Space Index (F.S.I.)	No maximum	--	--
Building Height Max: Schedule 349, Area B Min: s. 191, Table 191(f)	Max: 45 m (15 storeys)	6.7 m	Y
	Min: within 400 metres of a rapid transit station: 6.7 m		Y
Accessory Buildings Section 55	n/a, no accessory buildings	--	--

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)
Projections into Height Limit - Section 64	None proposed	None proposed	Y
Projections into Required Yards - Section 65	None proposed	None proposed	--
Required Parking Spaces Section 101 and 103 Area Z	No off-street motor vehicle parking required	13 vehicle parking spaces	Y
Visitor Parking spaces Section 102	n/a	--	--
Size of Space Section 105 and 106	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	Y
	Up to 50% of the parking spaces (27) in a parking garage may be reduced to a minimum of 4.6m long and 2.4m wide, provided that the space: / Is visibly identified as being for a compact car / Is not a required visitor parking space / Is not abutting or near a wall, column or similar surface that obstructs the opening of the doors of a parked vehicle or limits access to a parking space, in which case the minimum width is 2.6 metres.	No compact spaces proposed	--
Driveway Width Section 107	Single lane: 3m Double lane: 6m	Single lane: 6m Double lane: 7.384 m	Y
Aisle Width Section 109	6.7 m	7.751 m and 7.935 m	Y
Location of Parking Section 109	In the MC Zone, no person may park a motor vehicle: in a required front yard	Parking spaces are > 2 m from the front yard property line Legal non-conforming	Y
Refuse Collection Section 110	All outdoor refuse collection and refuse loading areas contained within or accessed via a parking lot must be:	No outdoor refuse collection proposed	--

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Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Bicycle Parking Rates Section 111	1 per 250 m ² GFA Building area: 243 m ² , 1 bicycle parking space required	1 space	Y
Amenity Space Section 137	n/a	--	--
Other applicable relevant Provision(s)			
Provisions for Drive-Through Operations s. 112	Where a drive-through facility is a listed permitted use, and is provided on a site, off-street motor vehicle queuing space must be provided for that drive-through facility leading both to and from each service bay, window, kiosk or booth for the uses specified and at the rate set out in Table 112.		
Min. Number of Queuing Spaces Required s. 112, Table 122(c)	With order board: 7 before/at order board and a minimum total of 11	7 before and at order board 11 total	Y
Min. Queueing Space Dimensions s. 112(2)	3 m wide x 5.7 m long	> 3m x 5.7m	Y
Maximum Number of Parking spaces [2288]: s. 103, Table 103, Column III, Area B	Despite the location of the lot on Schedule 1, the maximum number of required parking spaces shall be calculated as per Section 103, Table 103, Column III, Area B. Restaurant = No maximum	N/A	Y
Shared Parking [2288]	Despite clauses 100(1)(a) and (c), parking spaces may be available for use by any other land use located either on site or off site on an abutting property or on a property immediately across a street, but these spaces may not be used as the required parking for these other land uses.	N/A	Y

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Removal of the Holding Symbol [2288]	<p>The holding symbol may be removed only when the following conditions have been met to the satisfaction of the General Manager of Planning, Infrastructure and Economic Development:</p> <ul style="list-style-type: none"> / Completion of the necessary studies, reports and designs including the preparation of environmental, transportation and infrastructure reports as well as preparation of site plans or master plans that demonstrate how the proposed development phase with and will contribute to achieving the overall urban design and active frontage directions set out in the South Keys to Blossom Park, Bank Street Secondary Plan and in the South Keys to Blossom Park, Bank Street Community Design Plan; / Partial removal of the “h” may be considered to provide for phased development. The submission and approval of an application to lift the holding provisions on a phased basis may be considered provided the requirements for that development phase satisfy the requirements for lifting of the holding symbol specified above. 	<p>The proposed development is a change of use within an existing building and therefore the holding symbol need not be removed.</p>	Y
Max. cumulative GFA of additions and accessory buildings [2288]	<p>Despite subsection 61(2), the cumulative total gross floor area of additions and accessory buildings must not exceed the greater of 25 per cent of the gross floor area of the existing building or 600 square metres in gross floor area.</p>	N/A	

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Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Change in use for existing building does not require lifting of holding symbol [2288]	A change in use within an existing building and a new use within an addition to an existing building are permitted without the need to lift the holding.	Change in use is proposed for the existing building.	Y
Min. landscaped area in parking lot s. 110(1)	Min. 15% of the area of any parking lot, must be provided as perimeter or interior landscaped area. A landscaped buffer must be provided between the perimeter of the parking lot and a lot line	>15%	Y
Min. Required Width of a Landscaped Buffer of a Parking Lot s. 110, Table 110, column III	Abutting a street: 3 m Not abutting a street: 1.5 m	Abutting a street: ~2m, legal non-conforming Not abutting a street: South Interior side property line: 0.5m, legal non-conforming West rear property line: > 1.5 m	Y

Annex 2 – Draft List of Requested Relief from Zoning

None requested

Conclusion

We trust that this information is satisfactory.

Sincerely,



Paul Black, MCIP RPP
Principal, Planning



Tamara Nahal, MCIP RPP
Planner