

# Zoning Confirmation Report

## 593 & 601-603 Laurier Avenue West

December 17, 2024

### Annex 1 - Zoning Confirmation Report Checklist

| A. Project Information |   |                           |  |
|------------------------|---|---------------------------|--|
| Review Date            | December 12, 2024                                   | Official Plan Designation | Mainstreet Corridor<br>Downtown Core Transect                                  |
| Municipal Address(es)  | 593 & 601-603 Laurier Avenue West                   | Legal Description         | PART OF LOT 40<br>CONCESSION A (OTTAWA FRONT)<br>Geographic Township of Nepean |
| Scope of Work          | Official Plan Amendment and Zoning By-law Amendment |                           |  |
| Existing Zoning Code   | R4UD & R5Q[2683] S429                               | By-law Number             | 2008-250   |
| Schedule 1 / 1A Area   | Area X  | Overlays Applicable       | N/A  |

| 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):   | R5Q [XXXX]SYYY  |                      |                 |
| Principal Land Use(s)  | Residential   | Residential          | Y               |
| Minimum Lot Width<br>Table 164A  | 18 metres   | 40 metres            | Y               |
| Minimum Lot Area<br>Table 164A   | 450 square metres   | 2850.9 square metres | Y               |
| Minimum Front Yard Set Back<br>Table 164A  | 3 metres (Bronson Avenue)   | 4.075 metres         | Y               |
| Minimum Corner Side Yard Setback<br>Table 164A   | 3 metres (Laurier Avenue)   | 2 metres             | N               |
| Minimum Interior Side Yard Setback<br>Table 164A   | If located within 21 metres of the front lot line: 1.5 metres             | 2.3 metres           | N               |
|  | If located further than 21 metres from the front lot line: 6 metres       |                      |                 |

| <b>B. Zoning Review</b><br><b>For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.</b> |  |  |                        |
|--|--|--|------------------------|
| <b>Zoning Provisions</b>   | <b>By-law Requirement or Applicable Section, Exception or Schedule Reference</b>   | <b>Proposal</b>                                      | <b>Compliant (Y/N)</b> |
| <b>Minimum Rear Yard Setback</b>   | 25% of the lot depth but need not exceed 7.5 metres  | 0.9 metres below Level 1<br>2.8 metres above Level 1 | <b>N</b>               |
| <b>Maximum Building Height</b>   | 9 storeys (29 metres)  | 28 Storeys (86.85m)                                  | <b>N</b>               |
| <b>Minimum Landscaped Area</b><br>Section 163 (9)  | 30% of lot area: 855.3 square metres   | 970.3 square metres                                  | <b>Y</b>               |
| <b>Permitted Projections Into Required Yards</b><br>Table 65(6) (c)  | Maximum Size and Extent of Projection: 2 metres, but no closer than 1 metre from any lot line.   | 2m, no closer than 1 metre from any lot line         | <b>Y</b>               |
| <b>Minimum Parking Space Rate</b><br>Area X – Inner Urban Area   | 142 Spaces<br>0 spaces for the first 12 units - Section 101(3)<br>0.5 spaces / unit for 315 units - Table 101(R12)(II) -<br>10% Section 101(6)                 | 63 spaces  | <b>N</b>               |
| <b>Visitor Parking spaces</b><br><b>Section 102</b>  | 0 spaces for first 12 units - Section 102(2)<br>0.1 spaces / unit for 315 units - Table 102<br>No more than 30 spaces are required to be provided (s. 102 (3)) | 31 Spaces  | <b>Y</b>               |
| <b>Size of Space</b><br><b>Section 105 and 106</b>   | Standard Size: 2.6 x 5.2 m   | 2.6 x 5.2 m  | <b>Y</b>               |
| <b>Bicycle Parking Rates</b><br><b>Section 111</b>   | 164 Spaces<br>0.5 spaces / 327 units   | 302 spaces   | <b>Y</b>               |
| <b>Amenity Space</b><br><b>Section 137</b>   | Total Amenity Area :<br>0.6m2 per unit<br>Total: 1,956 m2  | Total: 2,120 square metres                           | <b>Y</b>               |
|  | Communal Amenity Area: 50% of Total Amenity Area<br>978m2  | Communal: 992 square metres                          | <b>Y</b>               |

## Annex 2 – Draft List of Requested Relief from Zoning

| <b>By-law Requirement or Applicable Section</b> | <b>Requirement</b> | <b>Proposed</b>               |
|---|--------------------|-------------------------------|
| Permitted Land uses<br><b>R5Q[2683] S429</b>    | Not permitted      | apartment dwelling, high-rise |

| <b>By-law Requirement or Applicable Section</b>                   | <b>Requirement</b>   | <b>Proposed</b>                                      |
|---|--|--|
| <b>Maximum Building Height Schedule 429</b>                       | 9 storeys (29 metres) in area A  | 28 Storeys (86.85m)                                  |
| <b>Minimum Corner Side yard Setback Table 164A</b>                | 3 metres   | 2 metres   |
| <b>Minimum interior side yard setback Table 164A</b>              | If located within 21 metres of the front lot line: 1.5 metres<br><br>If located further than 21 metres from the front lot line: 6 metres       | 2.3 metres   |
| <b>Minimum rear yard setback Table 164A</b>                       | 25% of the lot depth, but need not exceed 7.5 metres   | 0.9 metres below Level 1<br>2.8 metres above Level 1 |
| <b>Minimum Parking Space Rate Area X – Inner Urban Area S.101</b> | 142 Spaces<br>0 spaces for the first 12 units - Section 101(3)<br>0.5 spaces / unit for 315 units - Table 101(R12)(II) -<br>10% Section 101(6) | 63 spaces  |

Sincerely,



Thomas Freeman, RPP, MCIP  
Planner