

Zoning Confirmation Report

1815 Montreal Road

October 6, 2025

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	October 6, 2025	Official Plan Designation	Mainstreet Corridor
Municipal Address(es)	1815 Montreal Road	Legal Description	Lot 141, on Registered Plan 652 with the City of Ottawa
Scope of Work	Zoning By-law Amendment		
Existing Zoning Code		By-law Number	2008-250
Schedule 1 1A Area	Area C	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):			
Principal Land Use(s)	s. 185(2): The following residential uses are permitted: Apartment dwelling, mid-rise Apartment dwelling, low-rise	Apartment dwelling, high rise	N
Lot Width	s. 185(b): No minimum	54.9 m	Y
Lot Area	s. 185(a): No minimum	4,215 m2 (after ROW widening)	Y
Front Yard Set Back	s. 185(10)(c): 3 m	11 m	Y
Corner Side Yard Setback	n/a	n/a	n/a
Interior Side Yard Setback	s. 185(d): Abutting a Residential Zone: 7.5 m	Abutting "R" zone to the east (203 Rothwell Cir): Building: 7.2 m Parking garage: 1.4 m	N
		Abutting "R" zone to the northwest (41 Cedar Rd): Building: 8.4 m Parking garage: 5.2 m	N

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)
	All other cases: no minimum	Abutting "AM" zone to the west (1795 Montreal Rd): Building: 6.4 m Parking garage: 0.3 m	Y
Rear Yard Setback	s. 185(e): 7.5 m	53.5 m	Y
Lot Coverage Floor Space Index (F.S.I.)	n/a	n/a	n/a
Building Height	s. 185(f): Up to 20 meters from a R1, R2, R3 Zone: 11m	64 m	N
	20m to 30m from R1-R4 Zone: 20 m		
	30m from property line abutting R1-R4 Zone: 30 m, max 9 storeys		
	In all other cases: 30 m, max 9 storeys		
Accessory Buildings Section 55	n/a	n/a	n/a
Projections into Height Limit - Section 64	Max. height limits do not apply to mechanical penthouse, roof-top gardens and terraces and associated safety guards and access structures	Complies	Y
Projections into Required Yards - Section 65	Balconies: 2 metres, but no closer than 1 metre from any lot line	Complies	Y
Required Parking Spaces Section 101 and 103	1.2 spaces per dwelling unit 1.2 * 191 units = 229 spaces	141 parking spaces 0.7 parking spaces per dwelling unit	N
Visitor Parking spaces Section 102	0.2 spaces per dwelling unit 0.2 * 191 units = 38 spaces	16 visitor parking spaces + 3 short-term pick-up and drop-off spaces = 19 visitor parking spaces 0.09 parking spaces per dwelling unit	N
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:	27 compact resident parking spaces 2.4m x 6.0m	Y

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)
	/ 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.	Will be visibly identified 6 compact visitor parking spaces 2.4mx 6.0m Not abutting a column or wall that obstructs opening a car door	Y N Y
Driveway Width Section 107	Min: 6.0m Max: 6.7m	6m	Y
Aisle Width Section 109	Min: 6m	6m	Y
Location of Parking Section 109	In the LC, GM, AM and MC Zones, no person may park a motor vehicle: in a required front yard	Parking is proposed in the front yard	N
Refuse Collection Section 110	Various provisions related to garbage and recycling in a parking lot	No garbage or recycling storage is proposed to be located outdoors, there are no parking lots on the site	Y
Bicycle Parking Rates Section 111	0.5 bicycle parking spaces per dwelling unit 0.5 * 191 units = 96 bicycle parking spaces	134 bicycle parking spaces	Y
Amenity Space Section 137	6m ² per dwelling unit: 6m² * 191 = 1,146 m²	2,210 m ²	Y
	Min 50% communal: 50% * 1,146 m² = 573 m²	1,100 m ²	Y
	Aggregated into areas of 54m ² and where more than one aggregated area is provided, at least one must be minimum 54m ²	Provided, ranges from 100 m ² to 600 m ²	Y
Other applicable relevant Provision(s)			
n/a			

Annex 2 – Draft List of Requested Relief from Zoning

Section	By-law Requirement	Requirement	Proposed
s. 185(2)	Permitted Land Uses	Apartment dwelling, mid-rise Apartment dwelling, low-rise	Apartment dwelling, high rise
s. 185(d)	Minimum Interior Side Yard Setback	7.5 m	1.4 m
s. 185(f)	Maximum Building Height	Up to 20 meters from a R1, R2, R3 Zone: 11 metres 20m to 30m from R1-R4 Zone: 20 metres 30m from property line abutting R1-R4 Zone: 30 metres, maximum 9 storeys In all other cases: 30 metres, maximum 9 storeys	64 m
s. 101(1) Table 101	Minimum Resident Parking Rate	1.2 resident parking spaces per dwelling unit	0.7 resident parking spaces per dwelling unit
s. 102 Table 102	Minimum Visitor Parking Rate	0.2 visitor parking spaces per dwelling unit	0.09 visitor parking spaces per dwelling unit
s. 106(3)(b)	Compact Parking Spaces, may not be used for Required Visitor Parking Spaces	Up to 50% of the parking spaces in a parking lot or parking garage may be reduced to a minimum of 4.6m long and 2.4m wide, provided that any such space: (b) Is not a visitor parking space required under Section 102	Permit 6 compact parking spaces to be used as visitor parking spaces
s. 109(2)(a)	Front Yard Parking	In the LC, GM, AM and MC Zones, no person may park a motor vehicle: in a required front yard	Permit parking in the front yard

Conclusion

We trust that this information is satisfactory.

Sincerely,



Tamara Nahal, MCIP RPP
Planner



Brian Casagrande, RPP MCIP
Partner