

# Zoning Confirmation Report

## 258 Durocher

November 3, 2025

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### Annex 1 - Zoning Confirmation Report Checklist

| A. Project Information |  |                         |                           |                                                                                                        |
|------------------------|--|-------------------------|---------------------------|--------------------------------------------------------------------------------------------------------|
| Review Date            |  | November 3, 2025        | Official Plan Designation | Inner Urban Transect, Neighbourhood                                                                    |
| Municipal Address(es)  |  | 258 Durocher Street     | Legal Description         | LOTS 1, 2, 3, 15, 16, 17<br>And PART OF LOTS 4 And 14<br>BLOCK C REGISTERED PLAN 113<br>CITY OF OTTAWA |
| Scope of Work          |  | Zoning By-law Amendment |                           |                                                                                                        |
| Existing Zoning Code   |  | I1A                     | By-law Number             | 2008-250                                                                                               |
| Schedule 1 / 1A Area   |  | X                       | Overlays Applicable       | Evolving Neighbourhood                                                                                 |

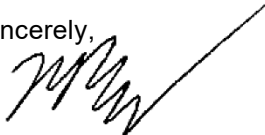
| B. Zoning Review                           |                      |                                                                                              |  |                                                                                              |                 |
|--------------------------------------------|----------------------|----------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------|-----------------|
| Zoning Provisions                          |                      | By-law Requirement or Applicable Section, Exception or Schedule Reference                    |  | Proposal                                                                                     | Compliant (Y/N) |
| Proposed Zone/Subzone                      |                      | GM                                                                                           |  |                                                                                              |                 |
| Principal Land Use(s)                      |                      | Animal Hospital, Animal Care Establishment, Retail Store, Retail Food Store, Training Centre |  | Animal Hospital, Animal Care Establishment, Retail Store, Retail Food Store, Training Centre | Y               |
| Lot Width                                  |                      | No minimum                                                                                   |  | 60.7 m                                                                                       | Y               |
| Lot Area                                   |                      | No minimum                                                                                   |  | 3930.5 m²                                                                                    | Y               |
| Front Yard Set Back<br><i>St. Paul St.</i> |                      | 3 m                                                                                          |  | 7.7 m                                                                                        | Y               |
| Corner Side Yard Setback                   |                      | 3 m                                                                                          |  | 12.4 m (Desrosiers)<br>13.8 m (Durocher)                                                     | Y               |
| Rear Yard Setback                          |                      | 7.5 m                                                                                        |  | 29 m                                                                                         | Y               |
| Building Height                            |                      | 18 m                                                                                         |  | 5 – 5.5 m                                                                                    | Y               |
| Maximum Floor Space Index                  |                      | 2                                                                                            |  | <2                                                                                           | Y               |
| Minimum Width of Landscaped Area           | i) Abutting a Street | 3 m                                                                                          |  | 5.7 m (Durocher)<br>6.8 m (Desrosiers)                                                       | Y               |

| <b>B. Zoning Review</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 Width of Landscaped Area</b>                | ii) Abutting a Residential Zone | 3 m                                                                                                                                                                                                  | 3 m                          | <b>Y</b>               |
| <b>Required Parking Spaces</b><br>Section 101 (Area X) |                                 | 2 per 100 m <sup>2</sup> of gross floor area<br>(824 m <sup>2</sup> /100) x 2 = 17 spaces                                                                                                            | 25 Spaces                    | <b>Y</b>               |
| <b>Size of Space</b><br>Section 105 and 106            |                                 | 2.6 x 5.2 m                                                                                                                                                                                          | 2.6 x 5.2 m                  | <b>Y</b>               |
| <b>Driveway Width</b><br>Section 107                   |                                 | 3 m for one way traffic                                                                                                                                                                              | 4 m                          | <b>Y</b>               |
| <b>Aisle Width</b><br>Section 107                      |                                 | 6 m                                                                                                                                                                                                  | 7 m                          | <b>Y</b>               |
| <b>Location of Parking</b><br>Section 109              |                                 | In the GM Zones no person may park a motor vehicle:<br>a) in a required front yard;<br>b) in a required corner side yard; or<br>c) in the extension of a required corner side yard into a rear yard. | Parking is in the rear yard. | <b>Y</b>               |
| <b>Bicycle Parking</b><br>Section 111                  |                                 | Using the highest bicycle parking rate of 1 per 250m <sup>2</sup> of gross floor area for a Retail Food Store yields a minimum requirement of 3 bicycle parking spaces for the site.                 | 6 spaces                     | <b>Y</b>               |

## Conclusion

We trust that this information is satisfactory.

Sincerely,



Mark Ouseley, MES  
Planner



Lisa Dalla Rosa, MBA MCIP RPP  
Associate