

Zoning Confirmation Report

1767 & 1773 Baseline Road

December 23, 2025

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	December 23, 2025	Official Plan Designation	Mainstreet Corridor
Municipal Address(es)	1767 & 1773 Baseline Road	Legal Description	Lots 351 and 352, R-Plan 372115, City of Ottawa
Scope of Work	Zoning By-law Amendment / Site Plan Control		
Existing Zoning Code	R2A and R2F[555]	By-law Number	2008-250
Schedule 1 / 1A Area	Area B	Overlays Applicable	Evolving 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):	Residential Fifth Density, Subzone B, Exception XXXX, with a maximum height of 18 metres (R5B[XXXX] H(18))		
Principal Land Use(s)	Residential	Residential	Y
Lot Width	22.5 metres	38.29 metres	Y
Lot Area	675 m ²	1,086.92 m ²	Y
Front Yard Set Back	3 metres	2.5 metres	N
Interior Side Yard Setback	Where the side lot line abuts a lot in an R1, R2, R3 or R4 zone the minimum required interior side yard setback is 7.5 metres	2.5 metres	N
Rear Yard Setback	The minimum required rear yard setback is equal to 25% of the lot depth but need not exceed 7.5 metres. Lot depth: 30.46 metres x 25% = 7.5 metres required	6.06 metres	N
Lot Coverage Floor Space Index (F.S.I.)	N/A	N/A	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)
Building Height	Maximum building height is either shown with an H(#) on the Zoning Map, on a Schedule or in the exception zone.	17.5 metres	To be implemented through 18-metre Height Suffix
Accessory Buildings Section 55	N/A	N/A	N/A
Projections into Height Limit - Section 64	N/A	N/A	N/A
Projections into Required Yards - Section 65	N/A	N/A	N/A
Required Parking Spaces Section 101 and 103	0.5 spaces per dwelling unit @ 40 units = 20 residential spaces	12 spaces	N
Visitor Parking Spaces Section 102	0.2 spaces per dwelling unit @ 40 units = 8 visitor spaces	2 spaces	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: <ul style="list-style-type: none"> / 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. 	12 regular spaces 2 spaces 4.6m long Complies	Y
Drive Aisle Width Section 107	(a) A driveway providing access to a parking lot or parking garage must have a minimum width of; (i) three metres for a single traffic lane	4 metres	Y
Location of Parking Section 109	No parking space may be established and no person may park a motor vehicle:	Below-grade parking only	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)
	(i) in a required and provided front yard; (ii) in a required and provided corner side yard; or (iii) in the extension of a required and provided corner side yard into a rear yard.		
Refuse Collection Section 110	N/A	N/A, refuse stored within below-grade parking lot	N/A
Bicycle Parking Rates Section 111	0.5 spaces per dwelling unit 40 units = 20 spaces required	40 spaces (27 indoor + 13 exterior bike shelter)	Y
Amenity Space Section 137	Total: 6m ² per dwelling unit, and 10% of the gross floor area of each rooming unit 40 x 6 m ² = 240 m ² Communal: A minimum of 50% of the required total amenity area shall be communal 240 m ² x 50% = 120 m ²	Private (balconies and terraces): 116 m ² Communal: 168 m ² Total: 284 m ²	Y
Other applicable relevant Provision(s)			
Minimum Required Landscaped Area (S. 163(9))	30% of the lot area must be provided as landscaped area for a lot containing an apartment dwelling, mid rise. Lot area: 1,086.92 m ² x 30% = 326.07 m ²	472.21 m ² (43.33%)	Y

Annex 2 – Draft List of Requested Relief from Zoning

Section	By-law Requirement	Requirement	Proposed
Section 164, Table 164A	Maximum Building Height	Maximum building height is either shown with an H(#) on the Zoning Map, on a Schedule or in the exception zone.	17.5 metres (18-metre height schedule proposed)

Section	By-law Requirement	Requirement	Proposed
Section 164, Table 164A	Minimum Front Yard Setback	3 metres	2.5 metres
Section 164, Table 164B(4)	Minimum Rear Yard Setback	The minimum required rear yard setback is equal to 25% of the lot depth but need not exceed 7.5 metres. Lot depth: 30.46 metres x 25% =7.5 metres required	6.06 metres
Section 164, Table 164B(4)	Minimum Interior Side Yard Setback	Where the side lot line abuts a lot in an R1, R2, R3 or R4 zone the minimum required interior side yard setback is 7.5 metres	2.5 metres
Table 101	Minimum Residential Parking	0.5 spaces per dwelling unit @ 40 units = 20 residential spaces required	12 spaces
Table 102	Minimum Visitor Parking	0.2 spaces per dwelling unit @ 40 units = 8 visitor spaces required	2 spaces

Conclusion

We trust that this information is satisfactory.

Sincerely,



Jillian Simpson, MCIP RPP
Planner