

Zoning Confirmation Report

1822 Bank Street

February 27, 2026

Annex 1 - Zoning Confirmation Report Checklist

| A. Project Information | | | |
|------------------------------|-------------------------------------------------------------------------|----------------------------------|----------------------------------------------------------------------------------|
| Review Date | February 26, 2026 | Official Plan Designation | Mainstreet Corridor, Outer Urban Transect |
| Municipal Address(es) | 1822 Bank Street | Legal Description | Part of Lot 23, Junction Gore, Geographic Township of Gloucester, City of Ottawa |
| Scope of Work | Official Plan Amendment / Zoning By-law Amendment / Plan of Subdivision | | |
| Existing Zoning Code | AM8 | By-law Number | 2008-250 |
| Schedule 1 / 1A Area | Area Y | 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): | AM8 [XXXX] SYYY | | |
| Principal Land Use(s) | Residential / Commercial | Residential / Commercial | Y |
| Lot Width | No minimum | 90.72 m | Y |
| Lot Area | No minimum | 17,438 m ² | Y |
| Front Yard Set Back | No minimum | 4.68 m | Y |
| Corner Side Yard Setback | (i) Non-residential: no minimum (ii) Residential: 3 m | (i) Building 2: 1.79 m (ii) Building 1: 2.66 m | Y N |
| Interior Side Yard Setback | No minimum | 4.52m | Y |
| Rear Yard Setback | (i) Abutting a street: 3 m (iii) Residential use building: 7.5 m | (i) Building 1: 18.09 m (iii) Building 4: 22.87 m | Y |
| Lot Coverage Floor Space Index (F.S.I.) | No greater than 50% of the max permitted floor space index may be used for permitted non-residential uses | 4.48 | Y |
| Building Height | See Other Relevant Provisions below | - | - |

B. Zoning Review
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|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|-----------------|
| Accessory Buildings Section 55 | n/a | n/a | - |
| Projections into Height Limit - Section 64 | Section 64 does not permit enclosed amenity above the height limit | Permit enclosed rooftop amenity above the height limit | N |
| Projections into Required Yards - Section 65 | n/a | n/a | - |
| Required Parking Spaces Section 101 and 103 | 0.5/unit @ 1,430 units = 715 spaces required | 826 spaces (includes 20 accessible spaces) | Y |
| Visitor Parking Spaces Section 102 | 0.1/unit @ 1,430 units, less the first 12 units, Maximum 30 spaces/building = 25+30+30+30 = 115 required | 115 spaces | Y |
| Size of Space Section 105 and 106 | Standard Size: 2.6 m x 5.2 m | 2.6 m x 5.2 m | Y |
| | Up to 50% of the parking spaces (27) in a parking garage may be reduced to a minimum of 4.6 m long and 2.4 m 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. | Complies | Y |
| Driveway Width Section 107 | (iii) Parking Garage: min 6 m | 6 m | Y |
| Aisle Width Section 109 | Min: 6 m Max: 6.7 m | 6 m | Y |
| Location of Parking Section 109 | No front, corner side yard | Complies | Y |
| Refuse Collection Section 110 | Located internal | Complies | Y |
| Bicycle Parking Rates | 0.5/unit (Res) = 715 spaces | 1,430 Residential | Y |

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| Section 111 | 1/250m2 GFA (Com) = 4 spaces | 4 Commercial | |
| Amenity Space Section 137 | Building 1 : 1,572 m ² Building 2 : 2,532 m ² Building 3 : 2,250 m ² Building 4 : 2,226 m ² | Building 1: 1,885 m ² Building 2: 2,538 m ² Building 3: 2,305 m ² Building 4: 2,925 m ² | Y |
| Other applicable relevant Provision(s) | | | |
| Maximum Front Yard Setback [S.186(8)(f)] | 5 m | 4.68 m | Y |
| Loading Space [Table 113A] | Commercial GFA @ 750 m ² = None required Residential: None required | 8 spaces | Y |
| High-Rise Zoning Provisions [S.77] | 3(a) Minimum Required Lot Area (Corner Lot): 1,150 m ² | 17,438 m ² | Y |
| High-Rise Zoning Provisions [S.77] | 3(c) Minimum Interior Side & Rear Yard Setback (above 9 storeys): 10 m | 11.2 m (Building 4) | Y |
| High-Rise Zoning Provisions [S.77] | 3(d) Minimum distance between towers on same lot (above 9 storeys): 20 m | 22.2 m (Between Buildings 1 and 2) | Y |
| Maximum Building Height [S.186(8)(c)] | (ii) in any areas up to and including 20m from a property line abutting an R4 zone: 15 m | 80.8 m / 25 storeys (Building 1) | N |
| | (iii) in any area over 20m and up to and including 30m from a property line abutting an R1-R4 zone: 20 m | 100.7 m / 32 storeys (Building 4) | N |
| | (iv) more than 30 metres from a property line abutting an R1-R4 zone: 50 m | 124.9 m / 40 storeys (Building 2) 112 m / 36 storeys (Building 3) | N |
| Building Height Greater than 4 Storeys [S.186(8)(g)] | The second, third or fourth storey must be stepped back a further 2.5 metres from the front wall of the storey below and each storey above the fourth storey is to have the same minimum stepback as required for the fourth storey | 2,0 m at level 6 (Building 1 (north facade)) 1.49 m at level 7 (Building 2) 2.07 m at level 6 (Building 3) 15.5 m at level 5 (Building 4) | N |
| Lot Width along Bank Street [S.186(8)(h)] | At least 70% of the lot width measured at the building setback | 62% | N |

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|---------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-----------------|------------------------|
| Zoning Provisions | By-law Requirement or Applicable Section, Exception or Schedule Reference | Proposal | Compliant (Y/N) |
| | along Bank Street must be occupied by one or more building walls | | |

Annex 2 – Draft List of Requested Relief from Zoning

| By-law Requirement | Requirement | Proposed |
|--------------------------------------------|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Building Height | 16 m | Building 1: 80.8 m Building 2: 124.9 m Building 3: 112 m Building 4: 100.7 m |
| Required Stepback | 2.5 m above the 4 th storey | Building 1 at level 6: 2.0 m Building 2 at level 7: 1.49 m Building 3 at level 6: 2.07 m Building 4 at level 5: 15.5 m |
| Minimum Corner Side Yard Setback | 3 m for residential building | Building 1: 2.6 m |
| Building Frontage Along Bank Street | At least 70% building walls | 62% proposed |
| One Lot for Zoning Purposes | n/a | Consider site one lot for zoning purposes |
| Projection above Height Limit | No enclosed amenity permitted. | Permit enclosed rooftop amenity area above permitted height limit |

Conclusion

We trust that this information is satisfactory.

Sincerely,



Paul Black, MCIP RPP
Principal, Planning