



Prepared for Concorde

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2506 Innes Road

Zoning Confirmation Report
Site Plan Control Application
December 23, 2024

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INTRODUCTION

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date:		Official Plan Designation	Corridor - Mainstreet
Municipal Address(es):	2506 Innes Road	Legal Description	Part of Lot 15, Con 3 Roll #: 06146002121230000000
Scope of Work:	Site Plan Control – future Minor Variance		
Existing Zoning Code:	AM11[2208]	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area C	Overlays Applicable1:	N/A

The proposed redevelopment of the subject site consists of two three-storey stacked townhouse buildings. Building A is oriented fronting Innes Road on the east of the property and containing 20 units within 2,144 square metres of floor area. Building B is oriented along the western interior lot line, containing 24 townhouse units with 2,573 square metres of floor area. The total development will feature 44 units and 4,716.8 square metres of floor area.

Both buildings will feature shared porches each serving four private entryways into the stacked townhouse units. To the rear of the property, 49 resident parking spaces and 9 visitor parking spaces will be accessed by a 6-metre shared private way entry between Building A and Building B from Innes.

The proposal also provides for 25 bicycle parking spaces dispersed around the parking area within four bike racks. Six (6) electric vehicle charging space are also provided.

A total of 450 square metres of amenity space is included throughout the development including 160 square metres of communal outdoor space to the south of Building B and 290 square metres of private balconies amenity areas.

The development statistics of the site are as follows:

Provision	Proposed
Lot Area	3948 m ²
Lot Coverage	30.3%
Dwelling Units	Building A: 20 units Building B: 24 units
Building Area	Building A: 2,144 m ² Building B: 2,572.8 m ² Total: 4,716.8 m ²
Building Height	Building A & B: 12.5 (3 storeys)
Entrances	Building A: 5 canopy covered porches, two front Innes. Building B: 7 canopy covered porches. One front Innes.
Amenity Space	Communal: 160 m ² Private (balconies): 290 m ²

Vehicle Parking	49 spaces (one per unit)
Visitor Parking	9 spaces
Parking Dimensions	2.6 m x 5.2 m (8 spaces provided at 2.4 m wide and/or 4.6 m long per Section 106 (3)(a))
Bike Parking	25 spaces
Internal Sidewalks	1.38 m – 1.5 m wide

2.0

CITY OF OTTAWA ZONING BY-LAW

The subject property is currently zoned Arterial Mainstreet, Subzone 11, Urban Exception 2208 – (AM10 [2208]), in Ottawa Zoning By-law 2008-250.

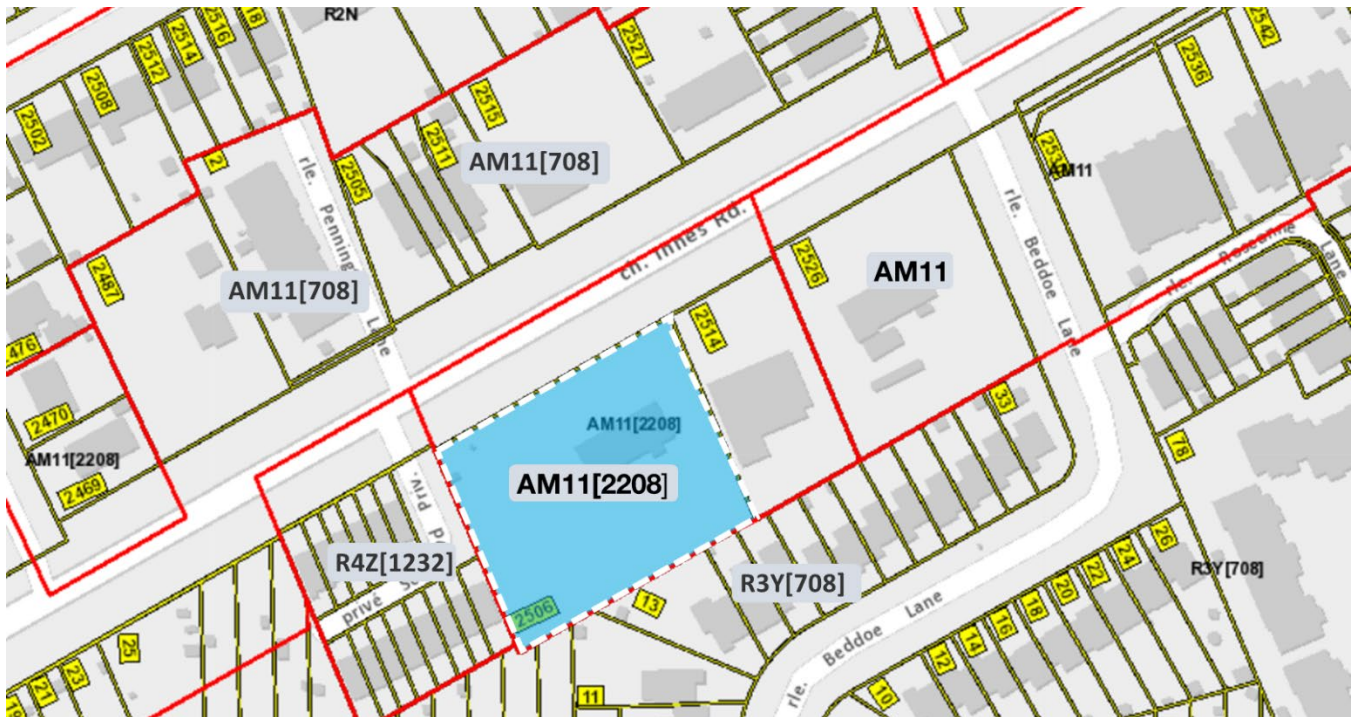


Figure 1 Zoning Map.

The intent of the Arterial Mainstreet Zone is to accommodate a broad range of uses including retail, service commercial, offices, residential and institutional uses in mixed-use buildings in areas designated Arterial Mainstreet in the Official Plan and to impose development standards that will promote intensification while ensuring that they are compatible with the surrounding uses.

The AM11 zone is applied in locations where the City's objective is to promote development which achieves high-quality design and an improved interface between the private and the public realm. Consequently, the AM11 zone includes provisions that require the building to be located closer to the front property line, minimum building glazing, and minimum building heights.

Component 1 – Zoning Confirmation Report Checklist

B. Zoning Review For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Proposed Zone/Subzone (Zoning By-law Amendments only):	N/A, relief from below listed zoning provisions will be requested through minor variance application to the Committee of Adjustment.		
Zoning Provisions ¹	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	Stacked residential dwellings	Stacked residential dwellings	Yes
Lot Width	N/A	N/A	N/A
Lot Area	N/A	N/A	N/A
Front Yard Set Back Section 186.(11).(d).(i)	Despite Table 185(c) the front yard provisions are as follows: (i) for residential use building the minimum setback is 3.0 metres.	3m	Yes
Interior Side Yard Setback Section 186.(11).(i)	Despite Table 185(d)(i), the minimum interior side yard setback from a lot line abutting a residential zone is; 3.0 metres for the first 20 metres back from the street, 7.5 metres beyond 20 metres back from the street, All Other Cases: 0m	West: (i) First 20 metres: 3.4m (ii) Beyond 20 metres: 3.5m	No
Rear Yard Setback Section 186.(11).(i)	Despite Table 185(e), sub clauses (ii) and (iii), the minimum rear yard setback is; (i) 3.0 metres for any building wall within 20 metres of a lot line abutting a public street. (ii) 10 metres in all other cases,	Building A: 36 metres Building B: 8.158m	Yes No
Building Height³ Section 186.(11).(n)	despite Table 185(f) the following maximum building heights apply: (i) In any area up to and including 20 metres from a rear lot line abutting a R1, R2 or R3 zone and a side lot line or rear lot line abutting an R1 or R2	Total building height is 12.5 metres. (i) 12.5 (NO) (ii) N/A	No

	<p>zone: 11 m (By-law 2023-222) (ii) In any area up to and including 20 metres from a rear lot line abutting an R4 zone: 15 m (iii) In any area over 20 metres and up to and including 30 metres from a rear lot line abutting a R1, R2, R3, or R4 zone and a side lot line abutting an R1 or R2 zone: 20 m (By-law 2023-222) (iv) In any area: (a) outside of the areas identified in (i) through (iii) above; and, (b) up to 7.5 metres from that part of a side lot line within 20 metres of a street and abutting a R1, R2, R3 or R4 zone: 15 m (v) In all other cases: 30 m (By-law 2015-49)</p>	<p>(iii) 12.5 (YES)</p> <p>(iv) a.b. 12.5 (YES)</p> <p>(v) 12.5 (YES)</p>	
Projections into Required Yards - Section 65			
a) uncovered, unenclosed features such as decks or platforms	<p>where the walking surface is not higher than 0.6 m above adjacent grade :</p> <p>(i) in the interior side yard and rear yard: no limit</p> <p>(ii) in the front yard and corner side yard – the greater of 2m or 50% of the required front yard or corner side yard, but no closer than 1m to a property line; and (By-law 2008-462) (By-law 2014-278)</p> <p>(c) In all other cases: 2 metres, but no closer than 1 metre from any lot line. (By-law 2020-289)</p>	Compliant	Yes
Canopies and awnings	Residential use buildings other than low-rise apartment dwellings and mid-high rise apartment dwellings: -1.8 m, but not closer than 0.6 m to a lot line	Compliant	Yes

Fire escapes, open stairways, stoop, landing, steps and ramps	<p>i) where at or below the floor level of the first floor:</p> <p>1. in the case of the interior side yard or rear yard: no limit, and</p> <p>2. in the case of the front yard or corner side yard: no closer than 0.6m to a lot line, and</p> <p>ii) other cases:</p> <p>1. In the case of any yard: 1.5 m, but not closer than 1 m to a lot line; except that, switchback stairs and landings may project 2.2 m into the rear yard where these are intended to provide a means of egress for dwelling units located on the second and higher storeys. (By-law 2020-289)</p>		
Required Parking Spaces Section 101 and 103 Area C	1.2 per dwelling unit spaces/dwelling unit: 53	44	No
Visitor Parking spaces Section 102	0.2 per space: 9	9	Yes
Size of Space Section 105 and 106	2.6m x 5.4 m with 20% (8) permitted to be 2.4 m and/or 4.6 m	2.6m x 5.4 m with 20% (8) permitted to be 2.4 m and/or 4.6 m	Yes
Driveway Width	6 m	6m	Yes
Aisle Width	6 m	6m	Yes
Other applicable relevant Provision(s)			
Frontage Along Front Lot Line to be Occupied by Building Walls Section 186.(11).(d).(ii)	Despite Table 185(c) the front yard provisions are as follows: despite clause (d), at least 50% of the frontage along the front lot line must be occupied by building walls located within 3.0 metres of the lot line.	32% of the building faces are at 3m of front lot line. - \	No
Min. Height for the First Storey of any Building Greater than 11m in height Section 186.(11).(f)	The minimum height for the first storey of any building greater than 11 metres in height is 4.5 metres: 4.5m	2.5 m	No
Landscape Buffer	1.5m	1.5m	Yes

Front Glazing Section 186.(11). (l)	A minimum of 50% of the surface area of the ground floor façade, measured from the average grade up to a height of 4.5 metres, facing a public street must be comprised of transparent glazing and customer or resident entrance access doors,	Building A Total area of measured from the average grade up to a height of 4.5 metres = 160sq.m. Total glazing: 50sq.m. or 31% Building B Total area of measured from the average grade up to a height of 4.5 metres = 64sq.m. Total glazing: 20sq.m. or 32%	No
Active Frontage Section 186.(11). (k)	The ground floor façade facing a public street of a building located within 3.0 metres of the front lot line or corner side lot line must include: - A minimum of one active entrance in the case of a residential use building.	Both buildings provide active entrances facing Innes.	Yes
Planned Unit Development (Section 131)			
Minimum width of private way (Section 131)	6 metres	6 metres	Yes
Minimum setback for any wall of a residential use building to a private way (Section 131)	the minimum setback for any wall of a residential use building to a private way is 1.8 metres	>1.8 metres	Yes
Minimum setback for any garage or carport entrance from a private way (By-law 2012-33) (Section 131)	5.2 metres	N/A	N/A
Minimum separation area between buildings within a planned unit development (Section 131)	3 metres where the height of abutting buildings within the PUD is greater than to 14.5 metres	9 metres	Yes
Parking Lot Landscaping and Refuse Areas			
Minimum Required Width of Landscaped Buffer Table 110	1.5 metres for a parking lot containing more than 10 but fewer than 100 spaces not abutting a Street.	1.5 metres	Yes 1.5 metres provided
Zoning Provisions regarding outdoor refuse collection and loading areas. Section 110.(3)	(3) All outdoor refuse collection and refuse loading areas contained within or accessed via a parking lot must be:		

	<p>(a) located at least 9.0 metres from a lot line abutting a public street;</p> <p>(b) located at least 3.0 metres from any other lot line; and</p> <p>(c) screened from view by an opaque screen with a minimum height of 2.0 metres.</p> <p>(d) Where an in-ground refuse container is provided, the screening requirement of Section (3)(c) above may be achieved with soft landscaping. (By-law 2020-299)</p>	<p>(a) >9.0 metres from a lot line abutting a public street;</p> <p>(b) located 2.1 metres from any other lot line; and</p> <p>(e) N/A</p> <p>(c) Where an in-ground refuse container is provided, the screening requirement of Section (3)(c) above may be achieved with soft landscaping. (By-law 2020-299)</p>	<p>Yes</p> <p>No</p> <p>N/A</p> <p>Yes, the containers are all semi-buried, and screened by soft landscaping.</p>
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E. Comments / Calculations		
Draft List of Requested Relief from Zoning		
By-law Requirement or Applicable Section	Requirement	Proposed
<p>1. Rear Yard Setback Section 185.11.(i).(ii)</p>	<p>despite Table 185(e), sub clauses (ii) and (iii), the minimum rear yard setback is;</p> <p>(i) 3.0 metres for any building wall within 20 metres of a lot line abutting a public street.</p> <p>(ii) 10 metres in all other cases,</p>	<p>8.1m</p> <p>Deficient by 1.8 metres for only a small portion of the proposed development.</p>
<p>2. Interior side yard setback Section 185.11.(h)</p>	<p>the minimum interior side yard setback from a lot line abutting a residential zone is;</p> <p>(i) 3.0 metres for the first 20 metres back from the street,</p> <p>(ii) 7.5 metres beyond 20 metres back from the street</p>	<p>West:</p> <p>(iii) First 20 metres: 3.4m</p> <p>(iv) Beyond 20 metres: 3.5m</p> <p>For the majority of this deficiency, the buildings are permitted to be significantly taller, and so, at 12.5 metres adverse</p>

		<p>impacts from this interface are reduced.</p> <p>Further, the neighbouring properties drive aisle is located along this shared lot line. Only about 10 metres of building overlap occurs here.</p>
<p>3. Maximum Building Height Section 185.11.(n)</p>	<p>Maximum building heights apply:</p> <p>(i) In any area up to and including 20 metres from a rear lot line abutting a R1, R2 or R3 zone: 11 m</p> <p>(ii) In any area up to and including 20 metres from a rear lot line abutting an R4 zone: 15 m</p> <p>(iii) In any area over 20 metres and up to and including 30 metres from a rear lot line abutting a R1, R2, R3, or R4 zone: 20 m</p> <p>(iv) In any area:</p> <p>a. outside of the areas identified in (i) through (iii) above; and,</p> <p>b. up to 7.5 metres from that part of a side lot line within 20 metres of a street and abutting a R1, R2, R3 or R4 zone: 15 m</p> <p>(v) In all other cases: 30 m (By-law 2015-45)</p>	<p>Total building height is 12.5 metres.</p> <p>(i) 12.5 (NO)</p> <p>(ii) N/A</p> <p>(iii) 12.5 (YES)</p> <p>(iv) a.b. 12.5 (YES)</p> <p>(v) 12.5 (YES)</p> <p>As noted above, only the last 10 metres of the building exceed the height maximum permitted. The majority of the building is half (or greater) the height permitted in this zone.</p> <p>The neighbouring rear-yard properties as situated in ideal locations to avoid adverse impacts.</p>
<p>4. Minimum Building height 185.11.(f)</p>	<p>the minimum height for the first storey of any building greater than 11 metres in height is 4.5 metres,</p>	<p>2.5 m</p> <p>The total building height from grade to top of first floor exceeds 4.5m. This variance is worded in such a way as to acknowledge this situation. But the intent is adhered to.</p>
<p>5. Resident Parking Section 101 and 103 in Area C</p>	<p>1.2 per dwelling unit spaces/dwelling unit: 53</p>	<p>49 spaces</p> <p>Along a Transit Priority Corridor.</p> <p>1.5 km from future BRT station.</p>

		<p>Compliant with Visitor parking.</p> <p>Parking rates reducing for new by-law.</p>
<p>6. Front Glazing 185.11.(l)</p>	<p>A minimum of 50% of the surface area of the ground floor façade, measured from the average grade up to a height of 4.5 metres, facing a public street must be comprised of transparent glazing and customer or resident entrance access doors,</p>	<p>Building A Total area of measured from the average grade up to a height of 4.5 metres = 160sq.m. Total glazing: 50sq.m. or 31%</p> <p>Building B Total area of measured from the average grade up to a height of 4.5 metres = 64sq.m. Total glazing: 20sq.m. or 32%</p> <p>Achieving 50% glazing in this design will be exceptionally challenging but we have increased the glazing area compared to the previous SPA version.</p> <p>The frontages for both buildings include ample articulation, windows, front steps, doors etc. Achieving the intent of the by-law.</p>
<p>7. Frontage Along Front Lot Line to be Occupied by Building Walls 185.11.(d).(ii)</p>	<p>At least 50% of the frontage along the front lot line must be occupied by building walls located within 3.0 metres of the lot line</p>	<p>32% of the building faces are at 3m of front lot line. To accommodate front walkways, stairs, and balconies, the buildings are setback slightly further than 3 metres, but only by less than 50cm in most cases, still functionally achieving the intent of the by-law.</p>
<p>Zoning Provisions regarding outdoor refuse collection and loading areas. 1. Section 110.(3)</p>	<p>(3) All outdoor refuse collection and refuse loading areas contained within or accessed via a parking lot must be:</p> <ul style="list-style-type: none"> - located at least 3.0 metres from any other lot line. 	<p>Located 2.1 metres from any other lot line. Two of the five containers are located less than 3 metres from the rear and side lot line. These areas are heavily screened by landscaping and fencing, and the containers are high-grade odour and leak proof. Not adverse impacts are anticipated.</p>

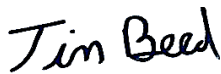
A more detailed description of the required relief from the zoning by-law and a rationale explaining the appropriateness of each will be provided in the covering letter submitted to the Committee of Adjustment at the time of application.

3.0 CONCLUSIONS

It is our professional planning opinion that the proposed Site Plan application represent good planning and are in the public interest as follows:

- / The development proposal is consistent with the policies of the Provincial Policy Statement;
- / The proposed development conforms to the Official Plan policies, including the policies of the Designation and policies for urban design and compatibility;
- / The proposed development meets the intent, provisions, and performance standards in the Zoning By-law.

Overall, the proposal advances several key provincial and municipal policy objectives. Based on this analysis, the proposed development represents good planning and is in the public interest.



Timothy Beed,
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