Zoning Confirmation Report
4816 Bank Street
October 31, 2025

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	October 6, 2025	**Official Plan Designation**	Mainstreet Corridor
Municipal Address(es)	4816 Bank Street	**Legal Description**	Part of Lot 21, Concession 4 (Rideau Front) (Gloucester), City of Ottawa
Scope of Work	Zoning By-law Amendment & Site Plan Control		
Existing Zoning Code	DR	**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	**Required** R4Z - Planned Unit Development, Low-Rise Apartment, Stacked Townhouse, Back-to-Back Townhouse	**Proposed**	**Compliance**
Minimum Lot Width Table 162A IV	Planned Unit Development – 18 m	94.98 m	Y
Minimum Lot Area Table 162A V	Planned Unit Development – 1,400 m^2	2.63 ha	Y
Maximum Building Height Table 162A VI	Apartment dwelling, low-rise and stacked – 15 m Townhouse – 11 m	Apartment dwelling, low-rise – 12.94 m Stacked dwelling (terrace flat) – 10.01 m Townhouse (B2B) – 9.37 m	Y
Minimum Front Yard Setback Table 162A VII Bank Street	3 m	4.5 m to future street widening	Y
Minimum Corner Side Yard Setback Table 162A VIII	3 m	n/a	n/a
Minimum Rear Yard Setback Table 162A IX Abuts R4Z	Apartment dwelling, low-rise and stacked – 6 m Townhouse – 6 m	6 m Proposed that endnote 1 does not apply.	Y

B. Zoning Review **For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.**			
Zoning Provisions	**Required** R4Z - Planned Unit Development, Low-Rise Apartment, Stacked Townhouse, Back-to-Back Townhouse	**Proposed**	**Compliance**
	Endnote 1: Buildings in a PUD must be located so they are set back: / an amount equal to the min. required rear yard setback for the dwelling type proposed (6 m), from a lot line where it abuts a rear yard on an abutting lot but need not exceed 7.5 m		
Minimum Interior Side Yard Setback Table 162 A X Abuts DR to the north, GM to the south	Apartment dwelling, low-rise and stacked – for any part of a building located within 21 m of a front lot line, the min. required interior side yard setback is: / Where the building wall is equal to or less than 11 m in height – 1.5 m / Where the building wall is greater than 11 m in height – 3 m / In all other circumstances, the min. required interior side yard setback is 6 m Townhouse 1.2 m Endnote 1: Buildings in a PUD must be located so that they are setback: / An amount equal to the min. required interior side yard setback for the dwelling type proposed (3 m, 1.5 m, 1.2 m), from a lot line where it abuts a side yard on an abutting lot for the first 18 m back from the street and 25 percent of the lot depth for the remainder, to a maximum of 6 m.	Apartment dwelling, low-rise – 3 m Stacked dwelling – 3.1 m Townhouse – 3 m Proposed that endnote 1 and 6 do not apply and the required setbacks are as follows: / Apartment dwelling low-rise - 3 m / Stacked dwelling – 1.5 m / Townhouse dwelling – 1.2 m	**N** **Y** **Y**
Minimum Landscaped Area **Section 161(8)**	30% of lot area	45.89%	**Y**

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Zoning Provisions	**Required** R4Z - Planned Unit Development, Low-Rise Apartment, Stacked Townhouse, Back-to-Back Townhouse	**Proposed**	**Compliance**
Maximum Number of Attached Dwelling Units in a Townhouse Dwelling Section 136	No more than 8 townhouse dwelling units may be in a single row and the maximum number of attached townhouse dwelling units is 16	6 units in a single row, 12 units attached	Y
Amenity Area Requirements Table 137(6), (12) Does not apply to the townhouse dwellings	Stacked dwellings, low-rise apartment outside of Area A on Schedule 321 – 6 m^2/dwelling unit (total) and 50% of the required total amenity area (communal) Total: 1,224 m^2 Communal: 612 m^2	Private: 816 m^2 Communal: 2,064 m^2 Total: 2,880 m^2	Y
Planned Unit Development Provisions			
Minimum Width of a Private Way Table 131(1)	6 m	6.7 m	Y
Minimum Setback for Any Wall of a Residential Use Building to a Private Way Table 131(2)	1.8 m	>1.8 m (ranges)	Y
Minimum Setback for any Garage or Carport Entrance from a Private Way Table 131(3)	5.2 m	6 m	Y
Minimum Separation Area Between Buildings within a PUD Table 131(4)	Where the height of abutting buildings is less than 14.5 m – 1.2 m All other cases – 3 m	5 m	Y
Landscaping and Parking in a PUD Table 131(6)(b)	In no case may any dwelling unit located within a PUD that has its own driveway leading to its associated parking space, garage, or carport have a driveway that is wider than the associated parking space, garage, or carport. The remaining area between the dwelling unit and the private way must be landscaped with soft landscaping, and a walkway extending from the private way back to the principal entranceway is prohibited. A path that that is mostly parallel to the	Area between private garages and private way or parking area is proposed to be landscaped.	Y

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Zoning Provisions	**Required** R4Z - Planned Unit Development, Low-Rise Apartment, Stacked Townhouse, Back-to-Back Townhouse	**Proposed**	**Compliance**
	street, that provides pedestrian access from the driveway to the principal entranceway of no more than 1.2 m is permitted.		
Accessory Building Provisions			
Minimum Setback from a Front Lot Line Table 55(1)	Same as required for principal building (3 m)	Accessory Building 1 (Bikes) – >3 m Accessory Building 2 (Garbage) – >3 m	**Y**
Minimum Setback from an Interior Side Lot Line or Rear Lot Line Not Abutting a Street Table 55(3)(e)	In an interior side yard – same as principal building (1.5 m) In a rear yard – 0.6 m	Accessory Building 1 (Bikes) – >1.5 m (interior side yard) & 3 m (rear yard) Accessory Building 2 (Garbage) – 3 m (interior side yard) & >0.6 m (rear yard)	**Y**
Minimum Distance from Any Other Building Located on the Same Lot Table 55(4)	1.2 m	>1.2 m	**Y**
Maximum Permitted Height Table 55(5) Section 131(7)	4.5 m when used for garbage or bicycles	Accessory Building 1 (Bikes) – 3.22 m Accessory Building 2 (Garbage) – 3.46 m	**Y**
Maximum Permitted Size Table 55(6) Section 131(7)	200 m^2	Accessory Building 1 (Bikes) – 68.5 m^2 Accessory Building 2 (Garbage) – 70.8 m^2 Total: 139.3 m^2	**Y**
Maximum Number of Accessory Buildings Permitted on a Lot Table 55(7)	2	2	**Y**
Parking, Queuing and Loading Provisions			

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Zoning Provisions	**Required** R4Z - Planned Unit Development, Low-Rise Apartment, Stacked Townhouse, Back-to-Back Townhouse	**Proposed**	**Compliance**
Minimum Parking Space Rates Section 101 Area C on Schedule 1 and 1A Stacked dwellings – 132 units Townhouse dwellings (back-to-back) – 24 units Low-rise apartment dwellings – 72 units	Dwelling, Stacked – 1.2 spaces/dwelling unit (158 spaces) Dwelling, Townhouse – 1 space/dwelling unit (24 spaces) Dwelling, Low-Rise Apartment – 1.2 spaces/dwelling unit (86 spaces) Total: 268 spaces	Dwelling, Stacked – 158 spaces (surface) Dwelling, Townhouse – 24 spaces (individual garages) Dwelling, Low-Rise Apartment – 76 spaces (42 underground, 34 surface) Total: 258 spaces A parking rate of 1 space/unit is proposed for Stacked Dwellings and Low-Rise Apartment Dwellings.	**N**
Minimum Visitor Parking Space Rates Section 102 Section 102(4) - In the case of a townhouse dwelling or stacked dwelling, where each dwelling unit has a driveway accessing a garage or carport located on the same lot as that dwelling unit, and in the case of a planned unit development, where a dwelling unit has a driveway accessing its own garage or carport, no visitor parking is required for that dwelling unit.	Dwelling, Stacked – 0.2 spaces/dwelling unit (26 spaces) Dwelling, Low-Rise Apartment – 0.2 spaces/dwelling unit (14 spaces) Dwelling, Townhouse – not required Total: 40 spaces	Dwelling, Stacked – 26 spaces (surface) Dwelling, Townhouse – not required Dwelling, Low-Rise Apartment – 14 spaces (surface) Total: 40 spaces	**Y**
Parking Space Dimensions Section 106	Standard space – 2.6 m x 5.2 m Parallel space – 2.6 m x 6.7 m Small spaces – 2.4 m x 4.6 m / Up to 50% may be small spaces provides that are identified for a compact car; not a required visitor parking space; and not abutting or near a wall, column or similar surface that obstructs the	All spaces are 2.6 m x 5.2 m.	**Y**

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Zoning Provisions	**Required** R4Z - Planned Unit Development, Low-Rise Apartment, Stacked Townhouse, Back-to-Back Townhouse	**Proposed**	**Compliance**
	opening of the doors of a parked vehicle.		
Aisle and Driveway Provisions Section 107	Driveway to a Parking Lot or Parking Garage / Minimum Width – 6 m / Maximum Width – 6.7 m Aisle to a Parking Lot or Parking Garage / Minimum Width – 6 m Driveway to a Parking Space for a Townhouse or Stacked Dwelling / Minimum Width – 2.6 m	Driveway to a Parking Lot or Parking Garage – 6 m to 6.7 m Aisle to a Parking Lot or Parking Garage – 6 m to 6.7 m Driveway to a Parking Space for a Townhouse or Stacked Dwelling – 3.05 m	Y Y Y
Location of Parking **Section 108**	No parking space may be established: / In a required and provided front yard; / In a required and provided corner side yard; or / In the extension of a corner side yard into a rear yard A walkway is permitted in any yard, provided: / The walkway does not exceed 1.8 m in width; and / The walkway consists of hard landscaping.	No parking is proposed in the front yard. The proposed surface parking lot adjacent to the front lot line is in line with the proposed low-rise apartment buildings. A 1.5 m sidewalk is proposed in the front yard parallel to Bank Street.	Y Y
Landscaping Provisions for Parking Lots Section 110	A minimum of 15% of the area of any parking lot must be provided as perimeter or interior landscaped area comprised of: / A landscaped buffer between the permitter of the parking lot and a lot line; / Interior landscaping may be provided including various landscaped islands, landscaped	The site is occupied by several parking lots. The perimeter of the site is proposed to be landscaped, with interior landscaping provided throughout.	Y

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	medians, pedestrian pathways or public plazas to meet the minimum 15% requirement. Required Landscaped Buffer (more than 100 spaces): 3 m		
Outdoor Refuse Collection and Loading Section 110(3)	Must be: / Setback 3 m from any other lot line not abutting a street; / Screened from view by an opaque screen with a minimum height of 2 m	3 m from interior side lot line Contained within a building	Y Y
Bicycle Parking Space Rates and Provisions – Minimum Parking Rates Section 111, Table 111A(b)(i)	Apartment Dwelling, Low-Rise & Stacked Dwelling without a Garage or Carport for each Dwelling Unit – 0.5 spaces/dwelling unit (102 spaces)	102 spaces	Y
Bicycle Parking Space Rates and Provisions – Location of Bicycle Parking Spaces Section 111(3), (4), (6), (7)	A maximum of 50% of the required bicycle parking spaces or 15 spaces, whichever is greater, may be located in a landscaped area.	64 spaces located at surface level	N
Bicycle Parking Space Rates and Provisions – Bicycle Parking Space Provisions Section 111(8A), (8B), Table 111B, (9), (10), (11), (12)	Horizontal Space – 0.6 m x 1.8 m Vertical Space – 0.5 m x 1.5 m Stacked – 0.37 m width Aisle – min. 1.5 m 25% of required spaces must be located within: / A building or structure; / A secure area such as a supervised parking lot or enclosure with secure entrance; or / Bicycle lockers	Vertical – 0.5 m x 1.5 m (interior spaces) Horizontal – 0.6 m x 1.8 m (exterior spaces) Aisle – 1.5 m 64 spaces at surface (fixed racks) and 38 spaces in accessory building	Y Y Y
Waste Management Provisions			
Minimum Pathway Width for the Movement of Garbage Containers Section 143(1)(a)	1.2 m	>1.2 m	Y

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Required Garbage Storage Area Section 143(1)(c)	Must be: / Located in the principal building or an accessory building located in the rear yard / Have a total volume of min. 3.5 m^3 with a min. floor area of 2 m^2 / Be located adjacent to a 1.2 m path	Proposed Garbage Storage Area is: / Located in an accessory building in the interior side yard / Has a total volume greater than 3.5 m^3 and floor area greater than 2 m^2 / Is adjacent to a 1.8 m path	N Y Y
Required Garbage Storage Area Exemption Section 143(1)(d)	A building containing a townhouse dwelling or stacked dwelling is exempt where the total floor area of the part of the building occupied by a principal dwelling unit, including an associated additional dwelling unit, is less than 200 m^2 as calculated from the party walls.	All townhouse dwellings (back to back townhouses) and stacked dwellings (terrace flats) are exempt from providing a garbage storage area.	Y

Annex 2 – Draft List of Requested Relief from Zoning

Section	By-law Requirement	Proposed
Minimum Rear Yard Setback Table 162A IX Abuts R4Z	Apartment dwelling, low-rise and stacked – 6 m Townhouse – 6 m Endnote 1: Buildings in a PUD must be located so they are set back: / an amount equal to the min. required rear yard setback for the dwelling type proposed (6 m), from a lot line where it abuts a rear yard on an abutting lot but need not exceed 7.5 m	6 m Proposed that endnote 1 does not apply.
Minimum Interior Side Yard Setback Table 162 A X Abuts DR to the north, GM to the south	Apartment dwelling, low-rise and stacked – for any part of a building located within 21 m of a front lot line, the min. required interior side yard setback is: / Where the building wall is equal to or less than 11 m in height – 1.5 m	Apartment dwelling, low-rise – 3 m Stacked dwelling – 3.1 m Townhouse – 3 m

Section	By-law Requirement	Proposed
	/ Where the building wall is greater than 11 m in height – 3 m / In all other circumstances, the min. required interior side yard setback is 6 m Townhouse 1.2 m Endnote 1: Buildings in a PUD must be located so that they are setback: / An amount equal to the min. required interior side yard setback for the dwelling type proposed (3 m, 1.5 m, 1.2 m), from a lot line where it abuts a side yard on an abutting lot for the first 18 m back from the street and 25 percent of the lot depth for the remainder, to a maximum of 6 m.	Proposed that endnote 1 and 6 do not apply and the required setback is 3 m only.
Minimum Parking Space Rates Section 101 Area C on Schedule 1 and 1A Stacked dwellings – 132 units Townhouse dwellings (back-to-back) – 24 units Low-rise apartment dwellings – 72 units	Dwelling, Stacked – 1.2 spaces/dwelling unit (158 spaces) Dwelling, Townhouse – 1 space/dwelling unit (24 spaces) Dwelling, Low-Rise Apartment – 1.2 spaces/dwelling unit (86 spaces) Total: 268 spaces	Dwelling, Stacked – 158 spaces (surface) Dwelling, Townhouse – 24 spaces (individual garages) Dwelling, Low-Rise Apartment – 76 spaces (42 underground, 34 surface) Total: 258 spaces A parking rate of 1 space/unit is proposed for Stacked Dwellings and Low-Rise Apartment Dwellings.
Bicycle Parking Space Rates and Provisions – Location of Bicycle Parking Spaces Section 111(3), (4), (6), (7)	A maximum of 50% of the required bicycle parking spaces or 15 spaces, whichever is greater, may be located in a landscaped area.	64 spaces located at surface level
Required Garbage Storage Area Section 143(1)(c)	Must be: / Located in the principal building or an accessory building located in the rear yard / Have a total volume of min. 3.5 m^3 with a min. floor area of 2 m^2 / Be located adjacent to a 1.2 m path	Proposed Garbage Storage Area is: / Located in an accessory building in the interior side yard / Has a total volume greater than 3.5 m^3 and floor area greater than 2 m^2 / Is adjacent to a 1.8 m path

Conclusion

We trust that this information is satisfactory.

Sincerely,

Patricia Warren, MCIP RPP
Planner