5. Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	March 5, 2025	**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[1]:**	n/a

[1] Mature Neighbourhoods Overlay, Floodplain Overlay, and/or Heritage Overlay.

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):	AM8 [XXXX] SYYY		
Zoning Provisions[1]	**By-law Requirement or Applicable Section, Exception or Schedule Reference**	**Proposal**	**Compliant (Y/N)**
Principal Land Use(s)	Residential / Commercial	Residential / Commercial	Y
Lot Width	No minimum	90.72m	Y
Lot Area	No minimum	17,438m2	Y
Front Yard Set Back[2]	No minimum	4.68m	Y
Corner Side Yard Setback	(i) Non-residential: no minimum | (ii) Residential: 3m	(i) Building 2: 1.77m (ii) Building 1: 2.66m	N
Interior Side Yard Setback	No minimum	8.7m	Y
Rear Yard Setback	(i) Abutting a street: 3m | (iii) Residential use building: 7.5m	(i) Building 1: 18.09m | (iii) Building 4: 22.87m	Y
Lot Coverage Floor Space Index (F.S.I.)	No greater than 50% of the maximum permitted floor space index may be used for permitted non-residential uses	4.79	Y
Building Height[3]	See Section E below	-	-
Accessory Buildings Section 55	n/a	n/a	-

Zoning Provisions[1]	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Projections into Height Limit Section 64	n/a	n/a	-
Projections into Required Yards Section 65	n/a	n/a	-
Required Parking Spaces Section 101 and 103	0.5/ unit @ 1,426 units = 716 spaces required	864 spaces	Y
Visitor Parking spaces Section 102	0.1/unit@ 1,426 units, less the first 12 units Maximum 30 spaces = 30 required	115 spaces	Y
Size of Space Section 105 and 106	2.6m wide x 5.2m long	Complies	Y
Driveway Width Section 107	(iii) Parking Garage: min 6m	6m	Y
Aisle Width Section 107	Min: 6m | Max: 6.7m	6.7m	Y
Location of Parking Section 109	No front, corner side yard	Complies	Y
Refuse Collection Section 110	Located internal	Complies	Y
Bicycle Parking Rates Section 111	0.5/unit (Res) = 716 1/250m2 GFA (Com) = 4	716 spaces	Y
Amenity Space Section 137	6m2/unit (min. 50% communal):1426 units x 6 m2 = 8,592 m2	8,935 m2	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 m2 = None required | Residential: None required	8 spaces	Y
High-Rise Zoning Provisions [S.77]	3(a) Min. Req. Lot Area (Corner Lot): 1,150m2	17,438m2	Y
High-Rise Zoning Provisions [S.77]	3(c) Min. Interior Side & Rear Yard Setback (above 9 storeys): 10m	11.2m (Building 4)	Y
High-Rise Zoning Provisions [S.77]	3(d) Min. distance between towers on same lot (above 9 storeys): 20m	22.2m (Between Buildings 1 and 2)	Y

[1] This template represents a small selection of applicable provisions. Please consider the lot's geography (i.e. corner/through lot, proximity to water, inside/outside Greenbelt) and proposed land use (i.e. drive through operation, outdoor commercial patio, Planned Unit Development, long semi) and consult the by-law to determine which other sections of the By-law must be met. This can be attached in a separate document.

[2] Note that different performance standards apply to low-rise residential development inside the Greenbelt. Please reference Section 144 for these standards, where applicable.

[3] This includes maximum building height, minimum building height and stepback provisions, where they exist

E. Comments / Calculations

Maximum Building Height [S.186(8)(c)]:

Required: (ii) in any area up to and including 20m from a property line abutting a R4 zone: 15m
Proposed: 84m / 25 storeys (Building 1)
Complies: No

Required: (iii) in any area over 20m and up to and including 30m from a property line abutting a R1-R4 zone: 20m
Proposed: 105m / 34 storeys (Building 4)
Complies: No

Required: (iv) more than 30m from a property line abutting a R1-R4 zone: 50m
Proposed: 132m / 40 storeys (Building 2) |109m / 34 storeys (Building 3)
Complies: No

Building height greater than 4-storeys [S.186(8)(g)]:

Required: 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.
Proposed: 2.0m (Building 1) | 1.49m (Building 2) | 2.07m (Building 3) | 15.5m (Building 4)
Complies: No

Lot Width along Bank Street [S.186(8)(h)]:
Required: At least 70% of the lot width measured at the building setback along Bank Street must be occupied by one or more building walls.
Provided: <70%
Complies: No

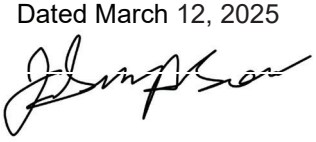
6. Annex 2 - Zoning Confirmation Report Draft List of Requested Relief from Zoning

As part of a Zoning By-law Amendment application, the applicant is required to identify all required relief from the Zoning By-law for the development that is the subject of the application. Below is an example of how the applicant should structure this component of the submission requirements for the Zoning Confirmation Report Draft List of Requested Relief.

- **The Draft List of Requested Relief from Zoning is a list of those items indicated as "not compliant" as identified through Component 1: Zoning Confirmation Report Checklist.** A template list is provided below, with examples.
- The list is required so that City staff can review the requested relief and determine if the application is complete and consistent. The onus is placed on the applicant to identify all needed relief for the proposed development.
- **A draft zoning schedule is required to be provided with Annex 2, if it is anticipated to be required**. A zoning schedule may be required when specific relief such as for height, setbacks, stepbacks or land uses need to be isolated to certain locations on the lot.

Draft List of Requested Relief from Zoning

By-law Requirement or Applicable Section	Requirement	Proposed
Building Height	16 m	Building 1: 84 metres / Building 2: 132 metres / Building 3: 109 metres / Building 4: 105 metres
Required Stepback	2.5 m above the 4th storey	Building 1: 2m / Building 2: 1.4 metres / Building 3: 0.3m / Building 4: 2m; all at the fifth floor or below
Min. Corner Side Yard Setback	3m for residential building	Building 1: 2.6 metres
Building Frontage Along Bank Street	at least 70% building walls	<70% proposed
One Lot for Zoning Purposes	N/A	Make site one lot for zoning purposes

[1] Only the non-compliant land use(s) needs to be listed in this column.

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