

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	-	-

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Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
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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Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Section 111	1/250m ² 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

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)
	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