

# Zoning Confirmation Report

## 1746 Carling Avenue

February 11, 2026

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### Annex 1 - Zoning Confirmation Report Checklist

| A. Project Information |                                                                                                                    |                           |                                                                                                                                                                                                                                                                                                                                                        |
|------------------------|--------------------------------------------------------------------------------------------------------------------|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Review Date            | Jan 19, 2026                                                                                                       | Official Plan Designation | Mainstreet – Corridor and Neighbourhood                                                                                                                                                                                                                                                                                                                |
| Municipal Address(es)  | 1754 Carling Avenue;<br>1746 Carling Avenue;<br>1740 Carling Avenue;<br>828 Boyd Avenue; and,<br>1755 Kerr Avenue. | Legal Description         | Part of Lot 30, Concession 2, (Ottawa Front), (Geographic Township of Nepean); Part of Lane, (Closed by By-law 200-208, INST. OC2379813); Part of Lane Closed by Judge's Order, (Instrument No. CR325341); Lots 5, 11, 12, 13, Part of Lots 1, 2, 3, and 4, Registered Plan 355; and Part of Lot 1 Foot Reserve Registered Plan 358287, City of Ottawa |
| Scope of Work          | Zoning By-law Amendment / Site Plan Control                                                                        |                           |                                                                                                                                                                                                                                                                                                                                                        |
| Existing Zoning Code   | AM10                                                                                                               | By-law Number             | 2008-250                                                                                                                                                                                                                                                                                                                                               |
| Schedule 1 / 1A Area   | B / Y                                                                                                              | Overlays Applicable       | Evolving Neighbourhood                                                                                                                                                                                                                                                                                                                                 |

| 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):                                                           | AM10                                                                                                                                                                                                        |                                                                                                              |                 |
| Principal Land Use(s)                                                                                            | Planned unit development; apartment mid-rise; restaurant; retail store                                                                                                                                      | Planned unit development, apartment high-rise, apartment mid-rise, restaurant, retail store, <b>and park</b> | <b>N</b>        |
| Lot Width                                                                                                        | No minimum                                                                                                                                                                                                  | 107 m                                                                                                        | <b>Y</b>        |
| Lot Area                                                                                                         | No minimum                                                                                                                                                                                                  | 1.056 ha                                                                                                     | <b>Y</b>        |
| Front Yard and Corner Side Yard Setback                                                                          | The minimum front and corner side yard setback for all buildings is 0 metres, and at least 50% of the frontage along the front lot line and corner side lot line must be occupied by building walls located | Front Yard: 0.7 m (after road widening taken)<br>Corner Side Yard: 3.4 m                                     | <b>Y</b>        |

**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) |
|--------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|-----------------|
|                                                        | within 4.5 metres of the frontage for a residential use building, and within 3 metres for non-residential and mixed use buildings                                                                                                                                                                                                                                                                                                                                                            |                                                                                                 |                 |
| <b>Interior Side Yard Setback</b>                      | Abutting a residential zone: 3 m for the first 20 m back from the street and 7.5 m beyond 20 m back from the street<br><br>All other: no minimum                                                                                                                                                                                                                                                                                                                                             | 5 m for the first 20 m back from the street and 5 m beyond 20 m back from the street            | <b>N</b>        |
| <b>Rear Yard Setback</b>                               | Abutting a street: 3 m<br><br>Rear lot line abutting a residential zone: 3 metres for any building wall within 20 metres of a lot line abutting a public street<br><br>All other: 7.5 m                                                                                                                                                                                                                                                                                                      | Abutting a street: 5.2 m                                                                        | <b>Y</b>        |
| <b>Lot Coverage Floor Space Index (F.S.I.)</b>         | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Based upon 77% construction area: 4.35                                                          | <b>Y</b>        |
| <b>Building Height</b>                                 | In any area up to and including 20 metres from a rear lot line abutting a R1, R2 or R3 zone: 11 m<br><br>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<br><br>In any area:<br>- outside of the areas identified in (i) through (iii) above; and,<br>- 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<br><br>In all other cases: 30 m | Tower A: 32 storeys / 102.0 m<br>Tower B: 28 storeys / 90.0 m<br>Building C: 9 storeys / 30.0 m | <b>N</b>        |
| <b>Required Parking Spaces</b><br>Sections 101 and 103 | (749 total units – 12) x 0.5 spaces = 357 spaces                                                                                                                                                                                                                                                                                                                                                                                                                                             | 357 spaces                                                                                      | <b>Y</b>        |
| <b>Visitor Parking spaces</b><br>Section 102           | (749 total units – 12) x 0.1 spaces = 68 spaces                                                                                                                                                                                                                                                                                                                                                                                                                                              | 71 spaces                                                                                       | <b>Y</b>        |

**B. Zoning Review**

For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.

| <b>Zoning Provisions</b>                               | <b>By-law Requirement or Applicable Section, Exception or Schedule Reference</b>                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Proposal</b>                                        | <b>Compliant (Y/N)</b> |
|--------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|------------------------|
| <b>Size of Space</b><br>Sections 105 and 106           | Standard Size: 2.6 x 5.2 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 2.6 x 5.2 m                                            | Y                      |
|                                                        | Up to 50% of the parking spaces (27) in a parking garage may be reduced to a minimum of 4.6m long and 2.4m wide, provided that the space:<br><ul style="list-style-type: none"> <li>/ Is visibly identified as being for a compact car</li> <li>/ Is not a required visitor parking space</li> <li>/ 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.</li> </ul> | 5 small car spaces for Building C<br><br>2.4 m x 4.6 m | Y                      |
| <b>Driveway Width</b><br>Section 107                   | 6.7 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 6.7 m                                                  | Y                      |
| <b>Aisle Width</b><br>Section 109                      | To a parking garage: 6 m<br>Internal parking garage: 6.7 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 6 m<br>6 m                                             | Y<br>N                 |
| <b>Location of Parking</b><br>Section 109              | No parking in the required front or corner side yards or extension of a required corner side yard into the rear yard                                                                                                                                                                                                                                                                                                                                                                                                      | Internal surface lot and underground garage            | Y                      |
| <b>Refuse Collection</b><br>Section 110                | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Indoor refuse collection                               | Y                      |
| <b>Bicycle Parking Rates</b><br>Section 111            | 0.5 spaces per unit = 375 spaces                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 375 spaces                                             | Y                      |
| <b>Bicycle Parking – Commercial</b><br>Section 111     | 1 per 250 m <sup>2</sup> = 4 spaces                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 12 spaces                                              | Y                      |
| <b>Amenity Space</b><br>Section 137                    | 6.0 m <sup>2</sup> per unit = 4,494 m <sup>2</sup><br>50% communal = 2,247 m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                 | 4,840 m <sup>2</sup><br>3,600 m <sup>2</sup>           | Y                      |
| <b>Other applicable relevant Provision(s)</b>          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                        |                        |
| <b>Min. Parking Lot Landscaped Buffer</b><br>Table 110 | 1.5 metres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 1.8 metres                                             | Y                      |

| <b>B. Zoning Review</b><br><b>For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.</b> |                                                                                                                                                                                               |                                                                                                                                                                                          |                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| <b>Zoning Provisions</b>                                                                                                                           | <b>By-law Requirement or Applicable Section, Exception or Schedule Reference</b>                                                                                                              | <b>Proposal</b>                                                                                                                                                                          | <b>Compliant (Y/N)</b>   |
| <b>Minimum separation of towers on the same lot</b><br>Section 77(3)                                                                               | 20 m                                                                                                                                                                                          | 26.6 m                                                                                                                                                                                   | <b>Y</b>                 |
| <b>Bicycle Parking Location</b><br>Section 111(11)                                                                                                 | Bicycle parking spaces must be located in order to provide convenient access to main entrances or well-used areas.                                                                            | Parking garage and adjacent to commercial uses                                                                                                                                           | <b>Y</b>                 |
| <b>Min. Height of Building within 10m of Front Lot Line or Corner Lot Line</b><br>Section 185                                                      | Non-residential or mixed-use building, the ground floor requires a minimum height of 4.5 metres<br><br>Minimum building height required is 7.5 metres, and must contain at least two storeys, | 4 storeys minimum<br>Minimum ground floor height: 4.5m                                                                                                                                   | <b>Y</b>                 |
| <b>Permitted Projections Above the Height Limit</b><br>Section 64                                                                                  | The maximum height limits do not apply to the following: mechanical and service equipment penthouse, elevator or stairway penthouses                                                          | Mechanical and service equipment penthouse<br><br>Permit indoor rooftop amenity space as a permitted projection, maximum of 250 m <sup>2</sup> per building, maximum of 4.5 m projection | <b>Y</b><br><br><b>N</b> |

## Annex 2 – Draft List of Requested Relief from Zoning

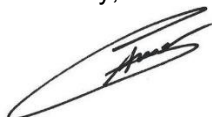
| <b>Section</b> | <b>By-law Requirement</b>  | <b>Requirement</b>                                                                                                                               | <b>Proposed</b>                                                                                       |
|----------------|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| <b>185</b>     | Permitted use              | Planned unit development; apartment mid-rise; restaurant; retail store                                                                           | Planned unit development, apartment high-rise, apartment mid-rise, restaurant, retail store, and park |
| <b>185</b>     | Maximum building height    | 11 m – 30 m                                                                                                                                      | 102 m (along Carling Ave)<br>30 m (along Kerr Ave)                                                    |
| <b>185</b>     | Interior side yard setback | Abutting a residential zone: 3 m for the first 20 m back from the street and 7.5 m beyond 20 m back from the street<br><br>All other: no minimum | 3 m for the first 20 m back from the street and 5 m beyond 20 m back from the street                  |
| <b>107</b>     | Parking garage aisle width | 6.7 m                                                                                                                                            | 6 m                                                                                                   |

| Section | By-law Requirement                             | Requirement   | Proposed                                                                                                                   |
|---------|------------------------------------------------|---------------|----------------------------------------------------------------------------------------------------------------------------|
| 131     | PUD private way width                          | 6.7 m         | 6 m                                                                                                                        |
| 64      | Indoor amenity area as a permitted projections | Not permitted | Permit indoor rooftop amenity space as a permitted projection, maximum of 250 m2 per building, maximum of 4.5 m projection |

## Conclusion

We trust that this information is satisfactory to address the Zoning By-law Amendment of 1746 Carling Avenue.

Sincerely,



Gabi Amos, MCIP RPP  
Planner