

Zoning Confirmation Report

500 Famille-Côté Avenue

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January 28, 2026

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	December 8 th , 2025	Official Plan Designation	Hub (Suburban East Transect)
Municipal Address(es)	500 Famille-Côté Avenue, Ottawa ON, K1C 5L4	Legal Description	Block 6, Registered Plan 4M-1682, City of Ottawa
Scope of Work	Site Plan Control		
Existing Zoning Code	MC[2179]	By-law Number	(2008-250)
Schedule 1 / 1A Area	Area C (Schedule 1), Area Z (Schedule 1A)	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	N/A – No ZBLA proposed.		
Principal Land Use(s) <i>Section 191</i>	apartment dwelling, high rise	apartment dwelling, high rise	Y
Lot Width <i>Section 191</i>	No minimum	65.41 m	Y
Lot Area <i>Section 191 and 77</i>	1,350 m ²	8,947 m ²	Y
Front Yard Set Back <i>Section 191</i>	No minimum	7.52 m	Y
Corner Side Yard Setback <i>Section 191</i>	No minimum	West: 19.58 m East: 9 m	Y
Rear Yard Setback <i>Section 191</i>	No minimum	18.29 m	Y
Minimum Building Height <i>Urban Exception 2179</i>	Minimum 4 storey building height for residential and/or office development is required on any lot greater than 600m ² .	North Tower: 35.1 m South Tower: 40.9 m	Y

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Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Maximum Building Height <i>Section 191</i>	(i) in any area up to and including 20 metres from a property line abutting a R1, R2, R3 or R4 zone: 11 m (ii) in any area over 20 metres and up to and including 30 metres from a property line abutting a R1, R2, R3 or R4 residential zone: 20 m (iii) Other: No maximum building height specified by the zoning; however, the Secondary Plan specifies a maximum building height of 25 storeys.	Only a small portion of the property is located within 30 metres from a property line abutting an R1-R4 zone, and no building is proposed within this area. Maximum provided building heights: North Tower: 35.1 m South Tower: 40.9 m	Y
Tower Setbacks <i>Section 77</i>	Interior side / rear yard setback: 11.5 m	North Tower: 85.29 m (rear) South Tower: 8.07 m (west interior side), 11.5 m (south interior side), 18.29 m (rear)	North: Y South: N
Minimum Tower Separation <i>Section 77</i>	23 m	28.40 m	Y
Corner Sight Triangles <i>Section 57</i>	The required corner sight triangle will be determined through the City's Site Plan Control Approval process.	West: a 3 m x 9 m corner sight triangle is shown on the site plan. East: a 3 m x 9 m corner sight triangle is shown on the site plan.	Y
Projections into Height Limit <i>Section 64</i>	The maximum height limits do not apply to: mechanical and service equipment penthouse, elevator or stairway penthouses, utility poles, etc.	Mechanical penthouse, service equipment and elevators project above building height.	Y
Projections into Required Yards <i>Section 65</i>	2 metres, but no closer than 1 metre from any lot line.	Balconies and wind canopies do not project from the building wall into required yards.	Y
Minimum Required Parking Spaces <i>Section 101, Area Z</i>	No parking is required for residential or non-residential uses.	364 spaces	Y
Maximum Required Parking Spaces <i>Section 103</i>	1.75 per dwelling unit (combined total of resident and visitor parking) 1.75 x 354 = 619.5 spaces	400 spaces	Y

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Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Minimum Visitor Parking Spaces <i>Section 102</i>	Apartment dwelling, high-rise: 0.1 per dwelling unit after the first 12 units; no more than 30 visitor spaces are required per building.* <i>*Note, per Bill 185, no vehicle parking is required for residential, non-residential or visitors as the subject property is within a PMTSA.</i>	36 spaces	Y
Size of Space <i>Section 105 and 106</i>	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	Y
	Up to 50% of the parking spaces (200) in a parking garage may be reduced to a minimum of 4.6m long and 2.4m wide, provided that the space: / 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.	0 compact parking spaces. All are standard 2.6 x 5.2 m, with the exception of the two accessible stalls.	Y
Driveway Width <i>Section 107</i>	Minimum: 6 m Maximum 6.7 m	6.0 – 6.7 m	Y
Minimum Parking Garage Vertical Clearance <i>Section 107</i>	In accordance with the <i>Building Code</i>	2.2 m	TBD
Minimum Aisle Width <i>Section 109</i>	6 m	6.0 m	Y
Location of Parking <i>Section 109</i>	No person may park a motor vehicle in a required front yard, corner side yard, or extension of a required corner side yard into a rear yard.	No required side yard.	Y
Landscaping Provisions for Parking Lots <i>Section 110</i>	Minimum 15% of the area of any parking lot must be provided as perimeter or interior landscaped area comprised of: a) a landscaped buffer between the perimeter of the parking lot and a lot line, and b) interior landscaping may be provided including various landscaped islands, landscaped medians, pedestrian pathways or public plazas to meet the minimum 15% requirement. Landscape buffer abutting a street: 3 m Landscape buffer not abutting a street: 1.5 m	Landscape buffer of 3 m between the parking lot and the corner side lot line, and at least 1.5 m where not abutting the street. >15%	Y

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Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Minimum Width of Landscape Aea <i>Section 191</i>	No minimum, except that where a yard is provided and not used for required driveways, aisles, parking, loading spaces or outdoor commercial patio, the whole yard must be landscaped.	All areas not used for driveways, aisles, parking, and waste collection are landscaped. 80% of the site is landscaped.	Y
Refuse Collection <i>Section 110</i>	Minimum 9 m from a lot line abutting a street and screened from view by an opaque screen with a minimum height of 2 m.	9 m and screened from view with a 2 m high opaque screen.	Y
Bicycle Parking Rates <i>Section 111</i>	0.50 per dwelling unit 0.50 x 354 = 177 spaces A maximum of 50% of the required bicycle parking spaces or 15 spaces, whichever is greater, may be located in a landscaped area. Horizontal bicycle space dimensions: 0.6 m x 1.8 m. A bicycle parking space must have access from an aisle having a minimum width of 1.5 metres. Where the number of bicycle parking spaces required for a single office or residential building exceeds fifty 50 spaces, a minimum of 25% of that required total must be located within the building or secure area.	180 5 exterior stalls (2.7%) Aisle width is 1.5 m – 2.2 m 97.3% of spaces are indoor in bike locker rooms	Y
Amenity Space <i>Section 137</i>	6m ² per dwelling unit, and 10% of the gross floor area of each rooming unit. (6 x 354 = 2,124 m ²) A minimum of 50% of the required total amenity area must be communal. Communal amenity spaces must be aggregated into areas up to 54 m ² , and where more than one aggregated area is provided, at least one must be a minimum of 54 m ² .	10,889 m ² Private Amenity: 3,914m ² (35.9%) Communal Amenity: 6,975 m ² (64.05%) More than one communal area is >54 m ²	Y

Annex 2 – Draft List of Requested Relief from Zoning

Section	By-law Requirement	Requirement	Proposed
Section 77	Tower Setback	Interior side / rear yard setback: 11.5 m	The south tower provides a minimum interior side yard setback of 8.07 m

The proposed development meets the majority of the applicable zoning provisions for this site with one (1) exception related to the interior side yard tower setbacks of the south tower. To address this deficiency, the project team is

exploring the most appropriate path forward, which may include either a Minor Variance application, a Minor Zoning By-law Amendment application, or modest design refinements to achieve full compliance with the Zoning By-law. Should a Minor Variance or Minor Zoning By-law Amendment be pursued, the application will be advanced following the receipt of technical circulation comments.

Conclusion

We trust that this information is satisfactory. Please do not hesitate to contact the undersigned at henderson@fotenn.com or church@fotenn.com should any additional information be required.

Sincerely,



Gillian Henderson, M.USP
Planner



Nico Church, MCIP RPP
Senior Planner