

Zoning Confirmation Report

1746 Carling Avenue

February 11, 2026

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; 1746 Carling Avenue; 1740 Carling Avenue; 828 Boyd Avenue; and, 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, and park	N
Lot Width	No minimum	107 m	Y
Lot Area	No minimum	1.056 ha	Y
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) Corner Side Yard: 3.4 m	Y

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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		
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 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	N
Rear Yard Setback	Abutting a street: 3 m Rear lot line abutting a residential zone: 3 metres for any building wall within 20 metres of a lot line abutting a public street All other: 7.5 m	Abutting a street: 5.2 m	Y
Lot Coverage Floor Space Index (F.S.I.)	None	Based upon 77% construction area: 4.35	Y
Building Height	In any area up to and including 20 metres from a rear lot line abutting a R1, R2 or R3 zone: 11 m 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 In any area: - outside of the areas identified in (i) through (iii) above; and, - 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 In all other cases: 30 m	Tower A: 32 storeys / 102.0 m Tower B: 28 storeys / 90.0 m Building C: 9 storeys / 30.0 m	N
Required Parking Spaces Sections 101 and 103	(749 total units – 12) x 0.5 spaces = 357 spaces	357 spaces	Y
Visitor Parking spaces Section 102	(749 total units – 12) x 0.1 spaces = 68 spaces	71 spaces	Y

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)
Size of Space 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: <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. 	5 small car spaces for Building C 2.4 m x 4.6 m	Y
Driveway Width Section 107	6.7 m	6.7 m	Y
Aisle Width Section 109	To a parking garage: 6 m Internal parking garage: 6.7 m	6 m 6 m	Y N
Location of Parking 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
Refuse Collection Section 110	N/A	Indoor refuse collection	Y
Bicycle Parking Rates Section 111	0.5 spaces per unit = 375 spaces	375 spaces	Y
Bicycle Parking – Commercial Section 111	1 per 250 m ² = 4 spaces	12 spaces	Y
Amenity Space Section 137	6.0 m ² per unit = 4,494 m ² 50% communal = 2,247 m ²	4,840 m ² 3,600 m ²	Y
Other applicable relevant Provision(s)			
Min. Parking Lot Landscaped Buffer Table 110	1.5 metres	1.8 metres	Y

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)
Minimum separation of towers on the same lot Section 77(3)	20 m	26.6 m	Y
Bicycle Parking Location 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	Y
Min. Height of Building within 10m of Front Lot Line or Corner Lot Line Section 185	Non-residential or mixed-use building, the ground floor requires a minimum height of 4.5 metres Minimum building height required is 7.5 metres, and must contain at least two storeys,	4 storeys minimum Minimum ground floor height: 4.5m	Y
Permitted Projections Above the Height Limit 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 Permit indoor rooftop amenity space as a permitted projection, maximum of 250 m ² per building, maximum of 4.5 m projection	Y N

Annex 2 – Draft List of Requested Relief from Zoning

Section	By-law Requirement	Requirement	Proposed
185	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
185	Maximum building height	11 m – 30 m	102 m (along Carling Ave) 30 m (along Kerr Ave)
185	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 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
107	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 m ² 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