Zoning Confirmation Report
349 Olmstead Street, Ottawa
October 9, 2026

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	September 15, 2026	**Official Plan Designation**	Mainstreet Corridor, Minor Corridor Neighbourhood Evolving Neighbourhood Overlay
Municipal Address(es)	349 Olmstead Street	**Legal Description**	PART OF LOTS D, E, F, G,H, AND I REGISTERED PLAN 381
Scope of Work	Minor Zoning By-law Amendment + Site Plan Control		
Existing Zoning Code	INZ	**By-law Number**	2026-50
Schedule A3 Area	Area C	**Other Applicable City-Wide Schedules**	

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

Zoning Mechanism	Requirement (INZ)	Proposed	Compliance
Permitted Uses – Non Residential	/ cemetery / community centre / day care / emergency service / funeral home / government service centre / instructional facility / library / medical facility / museum / place of assembly / place of worship / recreation and athletic facility / residential care facility / school / sports arena	Recreation and athletic facility	**Yes**
Minimum Lot Area *Table 1101*	400 m^2	56,188 m^2	**Yes**
Minimum Lot Width *Table 1101*	15 m^2	195.64 m	**Yes**

Zoning Mechanism	Requirement (INZ)		Proposed	Compliance
Minimum Front Yard Setback ***McArther Avenue*** *Table 1101*	3 m		Existing school set back > 3 metres	**Yes**
Minimum Exterior Yard Setback ***Olmstead Street*** *Table 1101*	4.5 m		Existing school building set back > 4.4 metres	**Yes**
Minimum Interior Side Yard Setback *Table 1101*	**East - abutting N1-N6 zone**	7.5 m	10.7 metres	**Yes**
	South – all other cases	3.0 m	28.6 metres	**Yes**
	Southeast – all other cases	3.0 m	Existing school set back > 3 metres	**Yes**
Minimum Rear Yard Setback ***Jeanne Mance Street*** *Table 1101*	**All other cases**	4.5 m	19.9 metres	**Yes**
Maximum Building Height *Table 1101*	15 m		22 metres	**No**
Accessory Uses, Buildings, and Structures: *Section 202*				
Maximum Number of Accessory Buildings *Section 202 (8)*	**In all other zones**	No maximum	1	**Yes**
Minimum Required Separation Distance *Section 202 (10)*	**In all other zoned**	0 metres	> 0 metres	**Yes**
Maximum Permitted Height *Section 202 (11)(b)*	**In all other zones**	6 metres	22 metres	**No**
Maximum Permitted Size *Section 202 (13)(c)*	**In all other zones**	No maximum	8,949.5 metres	**Yes**
Minimum Required Setbacks *Section 202 (14) (b)*	**Exterior Side and Rear Lot Line abutting a street – In all other zones**	0 metres	Exterior: N/A Rear: 19.9 metres	**Yes**
	Interior Lot Line – Abutting N1-N6 zones	0.6 metres	10.7 metres	**Yes**

Zoning Mechanism	Requirement (INZ)		Proposed	Compliance
	Interior Lot Line – Not abutting a street	0 metres	28.6 metres	**Yes**
Parking Provisions – Provided as Information as no changes proposed to existing parking. *Part 6*				
Maximum Parking Space Rates	600 metres Does not apply		Removal of 5 existing parking spaces	**Yes**
Minimum Parking Space Dimensions *Section 605*	Length: 5.2 m Width: 2.6 m Up to 50% of required parking spaces may be 4.6 m by 2.4 m		Existing	
Aisle and Driveway Provisions *Section 607*	**Driveway** Single Traffic: 3 m Double Traffic: 6 m Vertical clearance: 2 m **Aisle** 6.7 m		Existing	
Parking Lot Landscape Buffer *Section 607*	A soft landscaping buffer must be provided between the perimeter of a parking lot and a lot line; a driveway may cross the soft landscaped buffer:		Existing	
	10 or fewer spaces	1 m	Existing	
	11 to 99 spaces	3.5 m	Existing	
	100 or more spaces	5 m	Existing	
Parking Lot Landscape Provisions *Section 607*	A minimum percentage of the parking lot area must consist of soft landscaping as follows:		Existing	
	100 or fewer spaces	15% of the parking lot area	Existing	
	More than 100 spaces	20% of the parking lot area	Existing	
Loading Space Rates and Provisions *Section 610* *Table 610A*	Where more than one use is located in a building or on a lot, the highest vehicle loading space rate set out in Table 610A prevails			

Zoning Mechanism	Requirement (INZ)		Proposed	Compliance
	Loading spaces must be provided for land uses specified and at the rate set out in Table 610A: 1 space for a school with 1,000 - 9,999 m^2 GFA 2 spaces for all other non-residential uses with 5,000 - 9,999 m^2 GFA		School: 1 Existing Dome: 1 proposed	**No**
Loading Space Requirements *Table 610B*	**Minimum Driveway Width** Single Traffic: 3.5 m Double Traffic: 6 m		School: Existing Dome: 7.2 metres	**Yes**
	Minimum Width of Loading Space	3.5 m	School: Existing Dome: 7 metres	**Yes**
	Minimum length of loading space	Parallel: 9 m Other cases: 7 m	School: Existing Dome: 9.5 metres	**Yes**
	Minimum vertical clearance	4.2 m	School: Existing Dome: > 4.2 metres	**Yes**
Bicycle Parking Provisions *Section 613*				
Minimum Bicycle Space Requirements *Section 613(25)* *Table 613C*	*Recreation and athletic facility* Short term spaces must be provided at a rate of 4 spaces + 1 space per 250 m^2 above 1,000 m^2 *Requirement = 36 spaces*		16 short-term spaces	**No**
	School 10 spaces, of which 4 must be inclusive spaces, with an additional 2 spaces per classroom		Existing	
Minimum Bicycle Parking Space Dimensions *Table 613A*	Horizontal: 0.6m x 1.8m Vertical: 0.6m x 1.5m Stacked: 0.37m x 1.8m Inclusive: 1m x 2.75m Short term spaces must not be provided as stacked or vertical		16 horizontal spaces: 0.6 m x 1.8 m	**Yes**
Location of Short Term Bicycle Parking Spaces *Section 613(7), (8)*	Must be accessed from an aisle with a minimum width of 1.5 m		1.5 metre aisle provided	**Yes**

Zoning Mechanism	Requirement (INZ)	Proposed	Compliance
	Where more than 20 spaces are required, 50% of spaces must be covered by an awning, canopy, or roofed structures that provides some or full protection from the elements and can be integrated into a building.		
Waste Management Provisions - Provided as Information as no changes proposed to waste management *Section 217*			
Location of Required Storage Areas for Garbage and Organics *Section 217(4)*	/ Inside a main or accessory building; / Inside a fully-enclosed structure other than an accessory building	Existing	
Location of Required Storage Areas for Recyclables *Section 217(5)*	/ Inside a main or accessory building; / Inside a fully-enclosed structure other than an accessory building; or / In a rear yard;	Existing	
Outdoor Refuse Collection and Loading Areas *Section 217(6)*	/ Where located within or accessed via a parking lot must be screened from view by an opaque screen with a minimum height of 2 metres, subject to the following: – In a parking lot with 50 or more parking spaces, all outdoor refuse or refuse loading areas must be located at least 9 metres from a lot line abutting a public street and least 3 metres from any other lot line; and – Where an in-ground refuse container is provided, the screening requirement may be achieved with soft landscaping and must be a minimum height of 1.5 metres.	Existing	

Annex 2 – Draft List of Requested Relief from Zoning

Section	By-law Requirement	Proposed
Maximum Building Height *Table 1101*	The maximum building height in the INZ zone is 15 metres	22 metres
Maximum Permitted Height for Accessory Buildings *Section 202 (11)(b)*	The maximum permitted height for accessory buildings in all other zones in the Urban Transects is 6 metres	22 metres
Minimum Bicycle Space Requirements *Section 613(25)* *Table 613C*	Short term spaces must be provided at a rate of 4 spaces + 1 space per 250 m^2 above 1,000 m^2 for a recreation and athletic facility *Requirement: 36 short-term spaces*	16 short-term spaces
Loading Space Rates *Table 610A*	2 spaces for all other non-residential uses with 5,000 - 9,999 m^2 GFA	1 loading space proposed for the new dome structure

Conclusion

We trust that this information is satisfactory.

Sincerely,





Ashleigh-Ann Moyo
Planner

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