Zoning Confirmation Report
8600 Jeanne d'Arc Boulevard North
July 29, 2026

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	July 28, 2026	**Official Plan Designation**	Minor Corridor / Neighbourhood Secondary Plan – Station Core & Station Periphery
Municipal Address(es)	8600 Jeanne d'Arc Boulevard North	**Legal Description**	Part of Lots 31 and 32 Concession 1, Geographic Township of Cumberland, City of Ottawa
Scope of Work	Zoning By-law Amendment / Draft Plan of Subdivision		
Existing Zoning Code	DR / FAC / N3B[1293]	**By-law Number**	2026-50

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):	**Hub Zone 2 (H2)**		
Principal Land Use(s)	dwelling unit animal care establishment artist studio automobile rental establishment bank broadcasting and production studio catering establishment community centre courthouse day care emergency service funeral home government service centre hospital hotel indoor entertainment facility instructional facility library medical facility micro-distribution facility museum nightclub	Dwelling unit, non-residential uses to be confirmed through Site Plan Control	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)**
	office parking garage payday loan establishment personal service business place of assembly place of worship post-secondary educational institution recreation and athletic facility research and development centre restaurant retail store school sports arena storefront industry theatre training centre			
Minimum Lot Area Table 902(a)	No minimum		Development Blocks range in area from 6,127 m^2 to 19,460 m^2	**Y**
Minimum Lot Width Table 902(b)	No minimum		Development blocks will range in lot width	**Y**
Minimum Front and Exterior Side Yard Set Back Table 902(c)	For any part of the building 15 m or less above grade	No minimum	Buildings will comply with the required setbacks	**Y**
	For any part of the building greater than 15 m above grade	1.5 m		
	For any part of the building greater than 30 m above grade	3 m		
Minimum Interior Side Yard Setback Table 902(d)	Abutting a N1-N6 zone	3 m	Buildings will comply with the required setbacks	**Y**
	Abutting a rapid transit corridor	2 m		
	All other cases	No minimum		
Minimum Rear Yard Setback Table 902(e)	Abutting a N1-N6 zone	6 m	Buildings will comply with the required setbacks	**Y**
	Abutting a rapid transit corridor	2 m		

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)**
	All other cases	No minimum		
Minimum Building Height Table 902(f)(i) Within 300 m radius or 400 m walking distance of an MTSA identified on Schedule C1 of the Official Plan (the lands are within an MTSA)	13 m		All buildings will be greater than 13 m in height	**Y**
Maximum Building Height Section 902(10)	132 m, unless otherwise specified by an H suffix, schedule or exception; and / For areas up to and including 25 m from a lot line abutting an N1-N4 zone, no part of a building may project above a 45-degree angular plane, measured from a height of 15 m above said lot line.		No changes to the maximum permitted building height are proposed.	**Y**
Minimum Ground Floor Height	4 m		Ground floor heights will be established through the future Site Plan Control applications.	**Y**
Active Entrances Section 902(3)(a), (b)	Exterior building walls located on the ground floor and located within 4.5 m of a front or exterior side lot line must: / Provide a minimum of one (1) active entrance from each individual occupancy on the ground floor located adjacent to the front lot line or exterior side lot line in the case of non-residential uses; / Provide a minimum of one (1) active entrance in the case of a residential use building.		Active entrances will be provided. The location of each entrance will be determined through Site Plan Control.	**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)**
Ground Floor Façade – Transparent Glazing Section 902(3)(c)	Exterior building walls located on the ground floor and located within 4.5 m of a front or exterior side lot line must: / A minimum of 40 percent of the surface area of the ground floor façade, measured from the average grade up to a height of 4 m, facing a public street must be comprised of transparent glazing and active customer or resident entrance access doors.	Transparent glazing will be designed through future Site Plan Control applications.	Y
Front and Exterior Side Yards Section 902(4)	Where a front or exterior side yard is provided that is 1 metre or greater in depth, that yard must contain any of the following: / An outdoor commercial patio; / Bicycle parking; / Soft landscaping; or / Benches, street furniture or other similar features.	The design of the front and exterior side yards will occur through the future Site Plan Control applications.	Y
Outdoor Storage Section 902(5)	Outdoor storage accessory to the use on the lot: / Is prohibited in a front or exterior side yard; / Is permitted in all other yards, subject to being completely screened from a public street, and from N1-N6 or INZ zones. / Despite the clauses above, outdoor storage is permitted in any yard for an automobile dealership existing on March 11, 2026.	Outdoor storage is not currently proposed. If outdoor storage is proposed through future Site Plan Control applications, it will adhere to these provisions.	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)**
Soft Landscaped Buffer Section 902(6)	A soft landscaped buffer of a minimum of 3 m must be provided abutting any lot line shared with lands zoned N1-N6, or: / Where an opaque screen with a minimum height of 1.5 m is provided, the soft landscaping buffer may be reduced to 1 m; and / Where parking spaces are provided, an opaque screen with a minimum height of 1.5 m must be provided.	The subject property does not abut lands zoned N1-N6.	Y
Front Lot Line Section 902(7) Schedule A6	Jeanne d'Arc Boulevard North is considered to be the front lot line.	Jeanne d'Arc Boulevard North will continue to be the front lot line for all blocks with frontage on Jeanne d'Arc. Where there is no frontage on Jeanne d'Arc, the new public street will be the front lot line.	Y
Maximum Number of Private Approaches Section 902(8)	1 private approach for a property with a lot frontage of 45 m or less.	The proposed development blocks are all greater than 45 m in lot width.	Y
Provisions for High-Rise Buildings Section 207 Area C on Schedule A12			
Minimum Required Lot Area Section 207(5)(a) and (b)	Corner Lot: 1,350 m^2 Interior Lot: 1,800 m^2	Development Blocks range in area from 6,127 m^2 to 19,460 m^2	Y
Minimum Interior and Rear Yard Setback Section 207(5)(c)	11.5 m	All buildings will be setback 11.5 m from an interior or rear property line.	Y
Minimum Separate Between Towers on the Same Lot Section 207(5)(d)	23 m	All towers will be a minimum of 23 m apart.	Y
Amenity Area Section 208	Total: 6 m^2 / dwelling unit Communal: 50% of the required amenity area must be provided as communal amenity area.	The proposed development will design and locate amenity area for each building through future Site Plan Control applications. The proposed development will	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)**
		comply with all amenity requirements.	
Underground Structures Section 210	Where the below grade portion of a building projects into a rear yard, a minimum contiguous soft landscaped area must be provided as follows: / 30 m^2; and / On a lot 30 m in width or greater, an additional 30 m^2 for every full 15 m increment of lot width. The soft landscaped area must have a minimum horizontal setback of 3 m.	Underground structures will be located and designed through the future Site Plan Control applications. The proposed development will comply with the setback requirements for underground structures.	Y
Waste Management Provisions Section 217			
Number of Dedicated Areas for Garbage, Organics and Recyclables Section 217(1), (2)	At least one area for non-residential uses and at least one area for all residential uses.	Dedicated areas for garbage, organics and recyclables will be provided. These areas will be designed through Site Plan Control.	Y
Minimum Storage Area for Garbage, Organics and Recyclables Section 217(3), Table 217 More than 10 dwelling units	10 m^2	Dedicated areas for garbage, organics and recyclables will be provided. These areas will be designed through Site Plan Control.	Y
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; / where waste or organics are to be stored in a metal front-end loader container, may be located outdoors in a rear yard; / despite clause (c), in the case of a planned unit development, may be	Dedicated areas for garbage and organics will be provided. These areas will be designed through Site Plan Control.	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)**
	located in any yard other than a front or exterior side yard; and / where located in a N1, N2, N3, N4, N5 and N6 – Neighbourhood Zone, must be accessible by a functional path of travel required by Section 802.		
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; / despite clause (c), in the case of a planned unit development, may be located in any yard other than a front or exterior side yard; and / where located in a N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones, must be accessible by a functional path of travel required by Section 802.	Dedicated areas for recyclables will be provided. These areas will be designed through Site Plan Control.	**Y**
Outdoor Refuse Collection within or accessed via a Parking Lot Section 217(6)	Must be screened from view by an opaque screen with a minimum height of 2 m, subject to: / in the case of 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 / despite subsection (6), where an in-ground refuse container is provided, the screening	Outdoor refuse collections accessed by a parking lot will be determined through future Site Plan Control applications.	**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)**
	requirement may be achieved with soft landscaping and must be a minimum height of 1.5 metres.		
Setbacks from Surface Water Features Section 404(1)(a)	No building or structure may be located closer than the greater of: / 30 m from the top of bank of any surface water feature; / 15 m from the existing stable tope of slope in the case of a valley slope or ravine.	All development is proposed outside of the greatest setback as outlined in the Official Plan.	Y
Parking, Queuing and Loading Provisions Part 6			
Maximum Parking Space Rates Table 602 (i), (iii) Area E on Schedule A1 Does not apply to car-share spaces or required visitor parking spaces.	Dwelling unit: 1.5 spaces/dwelling unit Retail store: 4 spaces/100 m^2 of GFA	The total parking amount will be determined through Site Plan Control. The proposed development will comply with the maximum parking rates.	Y
Minimum Visitor Parking Space Rates Section 603 Area A on Schedule A3	No visitor parking is required.	Visitor parking will be determined through Site Plan Control.	Y
Minimum Bicycle Space Rates Table 613B(vi) Table 613C(d)	Dwelling unit: 2 spaces with an additional 1 space/20 dwelling units where a building contains more than 21 dwelling units (short term); and 0.75 spaces/unit (long term) Retail store: 2 spaces with an additional 1 space/250 m^2 of GFA above 250 m^2	Bicycle parking will be determined through Site Plan Control.	Y
Planned Unit Development Section 703			
Minimum Separation Between Buildings Section 703(3)	1.8 m	Will comply where planned unit development is proposed.	Y
Minimum Width of a Private Way Section 703(4)	6 m	Will comply where planned unit development is proposed.	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 Soft Landscaped Areas within a Planned Unit Development	/ A minimum of 25% of the lot area of the planned unit development must be provided as soft landscaped area; / Walkways may traverse areas used for the minimum soft landscaped area, and where located within an area used for soft landscaping may count toward the minimum requirement	Will comply where planned unit development is proposed.	**Y**
Minimum Number of Large Dwelling Units **Section 708(1)**	5% of dwelling units in mid- or high-rise buildings must have at least three bedrooms or a minimum GFA of 80 m^2	The unit typologies will be determined through future Site Plan Control applications.	**Y**

Draft Zoning By-law Amendment

As outlined in the December 2023 Planning Rationale and May 2025 Planning Rationale Addendum, the Zoning By-law Amendment application is required to facilitate the proposed development, as the majority of the property is zoned Development Reserve. While the Zoning By-law Amendment application was submitted and deemed complete under Zoning By-law 2008-250, it is proposed that the Zoning By-law Amendment application amend Zoning By-law 2026-50 to ensure that the zoning framework is established for the full build-out of the site.

The subject property, which is currently zoned Development Reserve (DR), Open Space and Facility (FAC), and Neighbourhood Zone 3, Subzone B, Urban Exception 1293 (N3B[1293]) in Zoning By-law 2026-50 is proposed to be rezoned to the following zones:

- Open Space and Facilities (FAC) – proposed to apply to the Taylor Creek Ravine lands and associated setback (Block 7 and part of Blocks 1, 4, and 6);
- Greenspace (GRN) – proposed to apply to the new municipal park (Block 6); and
- Hub Zone 2 (H2) – proposed to apply to Blocks 1, 2, 3, 4, and 5 (development area).

The proposed Open Space and Facilities (FAC) zone will extend the existing FAC zone to include the hazard land setback area in addition to the Taylor Creek Ravine lands. The FAC zone will also apply to the lands on the west side of Taylor Creek that are currently zoned Neighbourhood Zone 3, Subzone B (N3B).

The proposed Greenspace (GRN) zone will apply to the proposed municipal parkland, which is to be dedicated to the City. This is consistent with the zoning of other municipal parks in the immediate area.

The Hub 2 (H2) zone is proposed to apply to the portion of the site that will be subject to development. The H2 zone aligns with the Station Core and Station Periphery policies of the Orleans Corridor Secondary Plan and will permit similar uses as the Mixed-Use Centre zone, which was the proposed zoning under Zoning By-law 2008-250. A site-specific

schedule is proposed to apply to the H2 zone, which will establish the maximum number of towers for each area of the site, while the site-specific exception will protect for the privately owned public spaces (POPS) that are currently included on the concept plan. The provisions of the site-specific exception are proposed as follows:

- Within Area A on Schedule YY, at least one (1) POPS is required with a cumulative total area of 1,000 square metres.
- Within Area B on Schedule YY, at least one (1) POPS is required with a cumulative total area of 1,000 square metres.

A draft Zoning Map, illustrating the proposed new zones, is included in Figure 1 below.

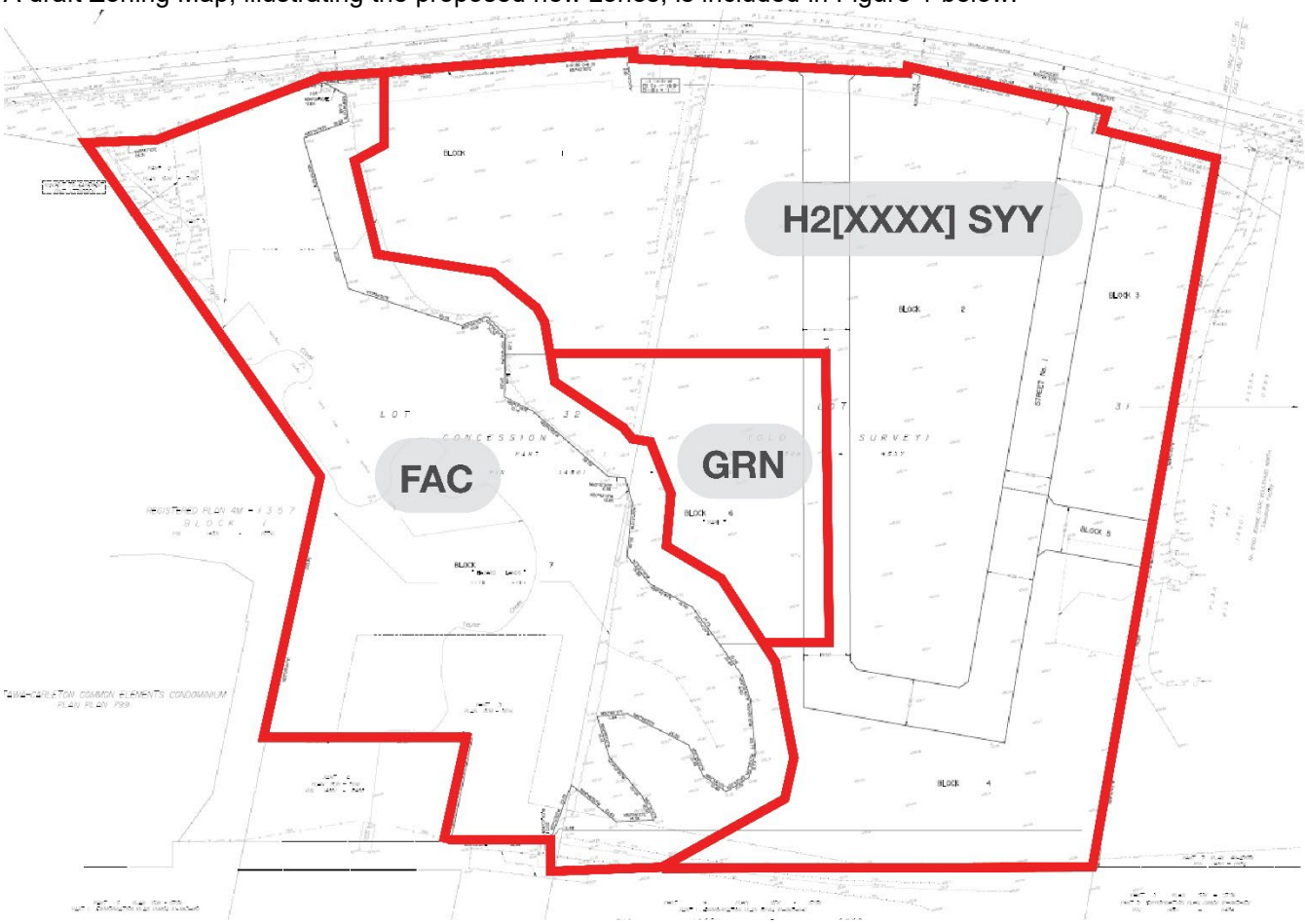

Figure 1. Draft Zoning Map

A draft Zoning Schedule, which establishes the maximum number of towers permitted on the site, is included in Figure 2 below.

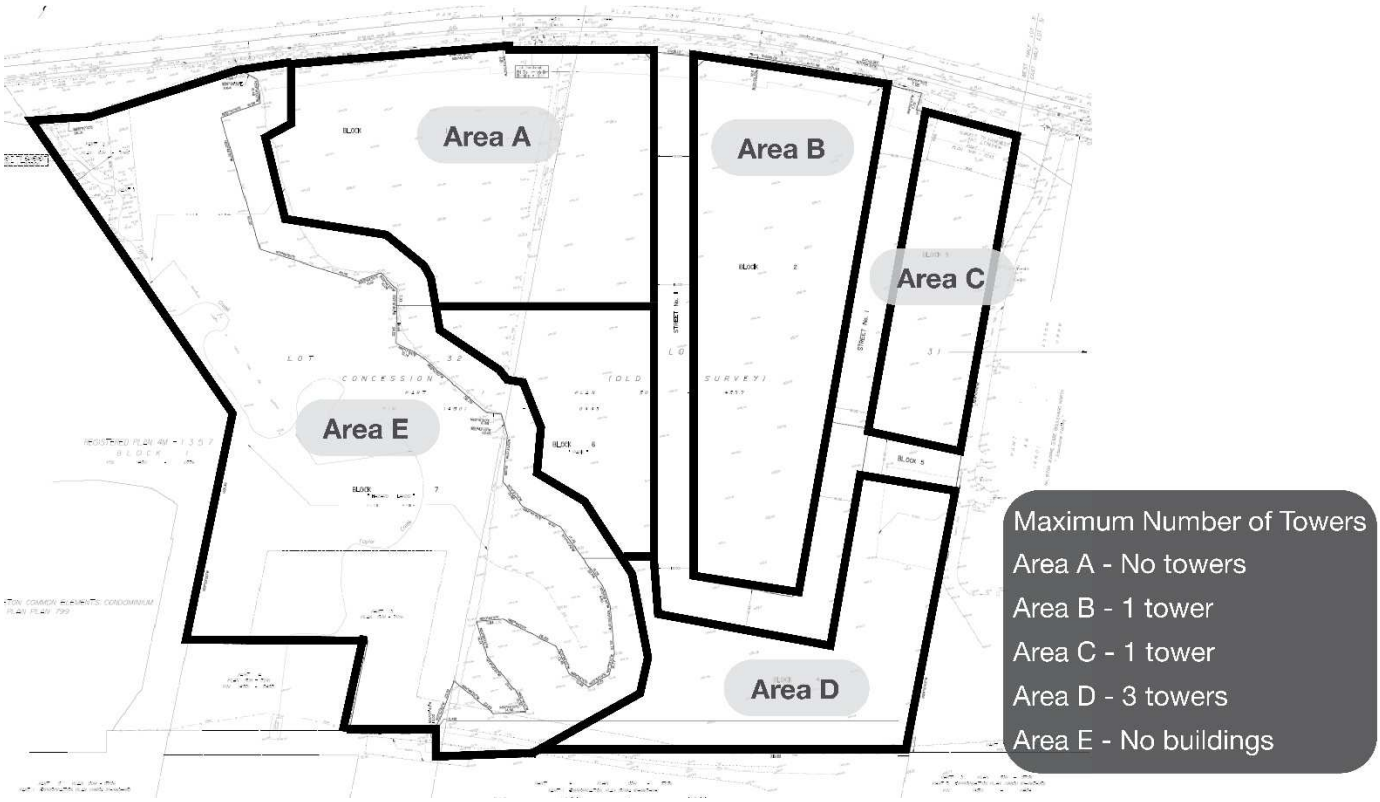

Figure 2. Draft Zoning Schedule

Conclusion

We trust that this information is satisfactory.

Sincerely,

Patricia Warren, MCIP RPP
Senior Planner