

Zoning Confirmation Report

75 Breezehill & 35 Laurel

July 12, 2025

1

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	April 15, 2025	Official Plan Designation	Neighbourhood
Municipal Address(es)	75 Breezehill & 35 Laurel	Legal Description	Part of Lots 10, 11, 12, 13 and 14 and all of lots D, E and 9, and Loretta Avenue of Registered Plan 73, in the City of Ottawa, Ontario.
Scope of Work	Official Plan Amendment & Zoning By-law Amendment		
Existing Zoning Code	IG1H(11)	By-law Number	2008-250
Schedule 1 / 1A Area	Area Z	Overlays Applicable	Evolving Overlay (Official Plan)

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):	Mixed-Use Centre Zone		
Principal Land Use(s)	191(1)	Two mixed-use buildings	Y
Lot Width	No minimum	19.79 m	Y
Lot Area	No minimum	6,172 m ²	Y
Front Yard Set Back	No minimum	30 m	Y
Corner Side Yard Setback	No minimum	3 m	Y
Interior Side Yard Setback	No minimum	10.5 m	Y
Rear Yard Setback (abutting the rapid transit corridor)	2 m	13 m	Y
Minimum Building Height (for all uses within 400 metres of a rapid transit station)	6.7 m	Building A: 27 Storeys – 85 m Building B: 29 Storeys – 91 m	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)
Maximum Building Height	iii) in all other cases: No maximum, or as shown by the suffix "H", on a zoning map, or specified in a subzone or exception where applicable	Building A: 27 Storeys – 85 m Building B: 29 Storeys – 91 m	Y Proposed to be implemented through a height schedule.
Minimum width of landscaped area	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	Landscape provided throughout the site.	Y
Outdoor Storage	Storage must be completely enclosed within a building.	No outdoor storage is proposed.	Y
Permitted Projections	See Section Zoning Bylaw Section 64 & 65	Compliant	Y
Minimum Required Vehicle Parking Spaces Area X of Schedule 1A	Residential: 0	94 spaces	Y
	Commercial: 0		Y
	Visitor: (0.1 per dwelling unit, minus first 12 units; no more than 30 required): 30	30 spaces	Y
Maximum Permitted Vehicle Parking Spaces	1.75 per dwelling unit 479 units * 1.75 = 838 spaces	Total: 124 spaces	Y
Minimum Driveway Width	6.0 m	Minimum 6.0 m	Y
Minimum Aisle Width	Parking Lot: 6.7 m Parking Garage: 6.0 m	Parking Lot: N/A Garage: 6.0 m	Y
Minimum Parking Space Dimensions	Length: 5.2 m Width: 2.6 m	Length: 5.2 m Width: 2.6 m	Y
Minimum Required Bicycle Parking Spaces	Residential (0.5 per dwelling unit): 263 Commercial (1 per 250 m ² of GFA): 1	Exterior: 8 Indoor on ground floor: 138 Indoor in parking garage: 582	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)
		Total: 728	
Minimum Bicycle Parking Space Aisle Width	1.5 m	1.5 m	Y
Loading Space Rates	No loading spaces required for commercial uses with a GFA under 1,000 m ² No loading spaces required for residential uses	No loading spaces are proposed	Y
Minimum lot area for a tower on an interior lot	1,350 m ²	6,172 m ²	Y
Minimum interior side and rear yard setback for a tower.	Rear (east): 10 m Interior (East): 10 m	Rear: Tower A: 3 metres Tower B: 3+ metres Interior: Tower A – North interior lot line: 13.1 m Tower B – West Interior lot line: 16.8 m	N Y
Minimum separation distance between towers on the same lot	20 m	23 m	Y

Annex 2 – Draft List of Requested Relief from Zoning

Section	By-law Requirement	Requirement	Proposed
S. 77 (3) (c)	Minimum interior side and rear yard setback for a tower.	Rear (east): 10 m	Rear: Tower A: 3 metres Tower B: 3+ metres

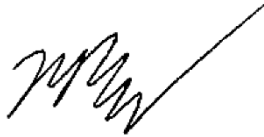
Conclusion

We trust that this information is satisfactory.

Sincerely,

A handwritten signature in black ink that reads "Tim Beed". The letters are cursive and fluid.

Timothy Beed, RPP MCIP
Associate, Planning

A handwritten signature in black ink that reads "Mark Ouseley". The signature is stylized with a large, sweeping flourish at the end.

Mark Ouseley, MES
Planner