

Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	December 18, 2025	Reviewed Plans:	Site Plan REV #1, Drawings 0-A020 and A101, prepared by SvN Architects dated December 12, 2025
Municipal Address(es):	Part of 265 Centrum Blvd	Official Plan designation:	Hub and Evolving Neighbourhood Overlay
Legal Description:	<p>PART OF COMMERCIAL DRIVE PLAN 50M-165 (AS CLOSED BY BY-LAW NO. 90-92, INSTRUMENT NO. LT789196), BEING PART 29 ON PLAN 4R-21938, OTTAWA.</p> <p>PART OF BLOCK 2 AND PART OF COMMERCIAL DRIVE (AS CLOSED BY BY-LAW 90-92, INSTRUMENT NO. LT789196), PLAN 50M-165, BEING PARTS 22, 23, 27 AND 28 ON PLAN 4R-21938, OTTAWA. SUBJECT TO AN EASEMENT OVER PART 22 ON PLAN 4R-21938, AS IN OC591803. SUBJECT TO AN EASEMENT OVER PARTS 22 AND 23 ON PLAN 4R-21938, AS IN RLT61044.</p> <p>PART OF BLOCK 6 PLAN 50M-165, BEING PART 13 ON PLAN 4R-24551. T/W AN EASEMENT OVER PART OF BLOCK 6 PLAN 50M-165, BEING PART 47 ON PLAN 4R-21938 AS IN OC713786. CITY OF OTTAWA.</p> <p>PART OF BLOCK 2 AND PART OF COMMERCIAL DRIVE (AS CLOSED BY BY-LAW 90-92, INSTRUMENT LT789196 AND BY-LAW 2007-134 INSTRUMENT OC706182) PLAN 50M165, PARTS 7, 8, 9, 10 AND 11 PLAN 4R24551. SUBJECT TO AN EASEMENT OVER PARTS 8, 9 AND 10 PLAN 4R24551 AS IN RLT61044. SUBJECT TO AN EASEMENT OVER PART 9 PLAN 4R24551 AS IN OC591803 CITY OF OTTAWA.</p> <p>PART OF BLOCK 6 PLAN 50M165, PART 4 PLAN 4R24551 CITY OF OTTAWA PART OF COMMERCIAL DRIVE PLAN 50M165 (AS CLOSED BY BY-LAW 90-92, INSTRUMENT NO. LT789196), PART 6 PLAN 4R24551 CITY OF OTTAWA.</p>		
Scope of Work:	Zoning By-law Amendment application		
Existing Zoning Code:	Mixed-Use Centre, Subzone 14, Urban Exception 1520, Schedule 152 – MC14 [1520] S152	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area Z: Near Major LRT Stations on 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.

Proposed Zone/Subzone (Zoning By-law Amendments only):	Amend the existing MC14[1520] S152 zone and site-specific provisions to TD H(130.3) zone.			
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s)	Part 10, Section 191 (1)	Apartment Dwelling High-	Apartment Dwelling High-	YES

		Rise	Rise	
Lot Width	Part 10, Section 191, Table 191(b)	No minimum	32.2 m (irregular)	YES
Lot Area	Part 3, Section 77(4)(a)	1,350 m ²	2,271 m ²	YES
Front Yard Set Back	Part 10, Section 191, Table 191(c)(iii)	No minimum	0 m	YES
Corner Side Yard Setback	Part 10, Section 191, Table 191(c)(iii)	3.0 m	2.5 m	YES
Interior Side Yard Setback	Part 10, Section 191, Table 191(d)(iii)	3.0 m	0 m	NO
Interior Side Yard Setback (Tower D)	Part 3, Section 77(4)(a)	11.5 m	7.0 m	NO
Rear Yard Setback	Part 10, Section 191, Table 191(e)(i)	6.0 m	0 m	NO
Rear Yard Setback (Tower D)	Part 3, Section 77(4)(c)	11.5 m	3.0 m	NO
Lot Coverage Floor Space Index (F.S.I.)	Part 10, Section 191, Table 191(f)	No maximum	9.8	YES
Minimum Building Height (Mid-Rise E)	Part 10, Section 191, Table 191(g)(i)	6.7 m	5.0 m	NO
Minimum Building Height (Tower D)	Part 10, Section 191, Table 191(g)(i)	6.7 m	21.6 m	YES
Maximum Building Height	Schedule 152	Block B: 85.0 m ASL	100.7 m (30 storeys)	NO
Dwelling Units	Urban Exception 1520	Maximum 200 dwelling units	375 units	NO
Projections into Height Limit Section 64	Part 2, Section 64	Mechanical Penthouse	Mechanical Penthouse	YES
Required Parking Spaces Section 101	Part 4, Section 101 (2) (within "Area Z")	(2) Within the area shown as Area Z on Schedule 1A, no off-street motor vehicle parking is required to be provided under this section	0 spaces	YES
Visitor Parking spaces Section 102	Part 4, Section 102 (2)(3)	(2) Despite (1), within Areas B, X, Y and Z, no visitor parking spaces are required for the first twelve dwelling units on a lot. (3) Despite (1), within Areas X,	31 spaces	YES

		Y and Z, no more than thirty visitor parking spaces are required per building, and within Area B no more than sixty visitor parking spaces are required per building.		
	Part 4, Section 102, Table 102, Row 1, Column II	0.1 per dwelling unit (0.1 x (375-12) = 36 spaces – min. 30 required)		
Accessible Parking	Section 3.1.2 – Site Plan Checklist – City of Ottawa Accessible Design Standards	2 spaces	2 spaces	YES
Parking Space Dimensions Section 106	Part 4, Section 106(1)	1) Any motor vehicle parking space must be: (a) At least 2.6m wide (b) Not more than 3.1m wide (c) At least 5.2m long	2.6 m x 5.2 m	YES
Aisle and Driveway Provisions Section 107	Part 4, Section 107 (1)(a)(iii)	6.0 m	6.0 m	YES
Aisle Width (Dwelling, Mid-High Rise Apartment) Section 107	Part 4, Section 107 (c)(ii)	(ii) despite (i), in the case of a parking garage, or parking lot accessory to a residential use an aisle serving parking spaces angled at between 56 and 90 degrees must be at least 6.0	6.0 m	YES

		metres wide;		
Location of Parking Section 109	Part 4, Section 109 (2)	(2) In the LC, GM, AM and MC Zones, no person may park a motor vehicle: (a) in a required front yard; (b) in a required corner side yard; or (c) in the extension of a required corner side yard into a rear yard.	Underground parking proposed	YES
Refuse Collection Section 110	Part 4, Section 110 (3)	All outdoor refuse collection and refuse loading areas contained within or accessed via a parking lot must be: (a) located at least 9.0 metres from a lot line abutting a public street; (b) located at least 3.0 metres from any other lot line; and (c) screened from view by an opaque screen with a minimum height of 2.0 metres. (d) where an in-ground refuse container is	Refuse collection provided within building	YES

		provided, the screening requirement of Section (3)(c) above may be achieved with soft landscaping.		
Bicycle Parking Rates (Dwelling Mid-High Rise Apartment) Section 111	Part 4, Section 111, Table 111A, (b) (i), Column II	0.5 per dwelling unit (0.5 x 375 units = 188 spaces)	191 spaces	YES
Bicycle Parking Rates (Retail) Section 111	Part 4, Section 111, Table 111A, (e)	1 per 250m ² of gross floor area (3 spaces)		
Loading Space Rates and Provisions Section 113	Part 4, Section 113, Table 113A, Row d, Column IV	1 space	1 space	YES
Amenity Space Section 137 (Mid-Rise E)	Part 5, Section 137 (4), Column II – Total Amenity Area	6 m ² per dwelling unit, and 10% of the gross floor area of each rooming unit (6 m² x 63 units = 378 m²)	383 m ²	YES
Amenity Space Section 137 (Tower D)	Part 5, Section 137 (4), Column II – Total Amenity Area	6 m ² per dwelling unit, and 10% of the gross floor area of each rooming unit (6 m² x 312 units = 1,872 m²)	2,285 m ²	YES
Other applicable relevant Provision(s)				

C. Draft List of Recommended Zoning

By-law Requirement or Applicable Section	Requirement	Proposed
Mixed Use/Commercial Zones Part 10	Mixed-Use Centre, Subzone 14, Urban Exception 1413 – MC14 [1413]	Transit-Oriented Development, Height (130.3) – TD H(130.3)

Interior Side Yard Setback Part 10, Section 191, Table 191(d)(iii)	3.0 m	0 m
Interior Side Yard Setback (Tower D) Part 3, Section 77(4)(a)	11.5 m	7.0 m
Rear Yard Setback Part 10, Section 191, Table 191(e)(i)	6.0 m	0 m
Rear Yard Setback (Tower D) Part 3, Section 77(4)(c)	11.5 m	3.0 m
Minimum Building Height (Mid-Rise E) Part 10, Section 191, Table 191(g)(i)	6.7 m	5.0 m
Maximum Building Height Schedule 152	Block B: 85.0 m ASL	100.7 m (30 storeys)
Number of Dwelling Units Urban Exception 1520	Maximum of 200 dwelling units	375 units

If you have any questions or comments, please do not hesitate to contact me.

Yours truly,

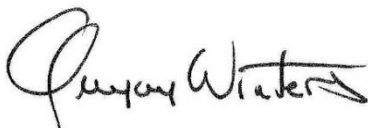
NOVATECH



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