

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):	530 Brisebois Crescent (Lot A)	Official Plan designation:	Hub, Greenspace, and Evolving Neighbourhood Overlay
Legal Description:	<p>PART BLOCKS 2, 6 & 7 AND PART COMMERCIAL DRIVE (CLOSED BY LT789196) PLAN 51M165 PARTS 5, 15 & 36 4R21938 SUBJECT TO AN EASEMENT OVER PART 15 4R21938 AS IN RLT61044 SUBJECT TO AN EASEMENT OVER PART 15 4R21938 AS IN RLT68975 SUBJECT TO AN EASEMENT OVER PART 15 4R21938 AS IN RLT68248 SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 15 & 36 4R21938 AS IN OC713792 SUBJECT TO AN EASEMENT IN GROSS OVER PART 2 4R23198 AS IN OC915910 SUBJECT TO AN EASEMENT OVER PART 3 4R27826 IN FAVOUR OF PARTS 3 & 4 4R21938 AS IN OC1692028 TOGETHER WITH AN EASEMENT OVER PARTS 1 & 2 4R27826 AS IN OC1692034 TOGETHER WITH AN EASEMENT OVER PART BLOCK 2 PLAN 50M165 PARTS 6 & 7 4R27826 AND PART LOT 36 CONCESSION 1 (OLD SURVEY) CUMBERLAND PARTS 2 & 5 4R30310 AS IN OC1932709 SUBJECT TO AN EASEMENT IN GROSS OVER PART BLOCKS 2 AND 7 AND PART COMMERCIAL DRIVE(CLOSED BY LT789196) 50M165, PARTS 2, 5, 7, 9 AND 10 4R28938 AS IN OC2207475 CITY OF OTTAWA</p> <p>PART LOT 36 CONCESSION 1 (OLD SURVEY) CUMBERLAND PART 8 4R21938 EXCEPT PART 1 4R24597 SUBJECT TO AN EASEMENT OVER PART 1 4R30310 IN FAVOUR OF PARTS 3 & 4 4R21938 AS IN OC1692028 TOGETHER WITH AN EASEMENT OVER PARTS 1 & 2 4R27826 AS IN OC1692034 TOGETHER WITH AN EASEMENT OVER PART BLOCK 2 PLAN 50M165 PARTS 6 & 7 4R27826 & PART LOT 36 CONCESSION 1 (OLD SURVEY) CUMBERLAND PARTS 2 & 5 4R30310 AS IN OC1932709 SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 4, 6 AND 8 4R28938 AS IN OC2207475 CITY OF OTTAWA</p>		
Scope of Work:	Zoning By-law Amendment application		
Existing Zoning Code:	Mixed-Use Centre, Subzone 14, Urban Exception 1413 – MC14 [1413]	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[1413] zone and site-specific provisions to TD H(130.3) zone.
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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-Rise	Apartment Dwelling High-Rise	YES
Lot Width	Part 10, Section 191, Table 191(b)	No minimum	176.90 m	YES
Lot Area	Part 3, Section 77(4)(b)	1,800 m ²	7,125 m ²	YES
Front Yard Set Back	Part 10, Section 191, Table 191(c)(iii)	3.0 m	2.5 m	NO
Interior Side Yard Setback	Part 10, Section 191, Table 191(d)(iii)	3.0 m	4.0 m	YES
Interior Side Yard Setback (Tower A)	Part 3, Section 77(4)(c)	11.5 m	9.9 m	NO
Interior Side Yard Setback (Tower C)	Part 3, Section 77(4)(c)	11.5 m	12.5 m	YES
Rear Yard Setback	Part 10, Section 191, Table 191(e)(iii)	2.0 m	5.5 m	YES
Rear Yard Setback (Tower A)	Part 3, Section 77(4)(c)	11.5 m	15.5 m	YES
Rear Yard Setback (Tower B)	Part 3, Section 77(4)(c)	11.5 m	7.0 m	NO
Rear Yard Setback (Tower C)	Part 3, Section 77(4)(c)	11.5 m	8.5 m	NO
Lot Coverage Floor Space Index (F.S.I.)	Part 10, Section 191, Table 191(f)	No maximum	9.2	YES
Minimum Building Height (Tower A)	Urban Exception 1413	4-storeys	3-storeys	NO
Minimum Building Height (Tower B)	Urban Exception 1413	4-storeys	6-storeys	YES
Minimum Building Height (Tower C)	Urban Exception 1413	4-storeys	4-storeys	YES
Maximum Building Height	Section 191, Table 191(h)(iii)	No maximum	40 storeys (130.3 m)	YES
Dwelling Units	Urban Exception 1413	Maximum of 100 units	1130 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, Y and Z, no more than thirty visitor parking spaces are required per building Building A: 30 spaces (0.1 x 312 = 31) Building B + C: 68 spaces (0.1 x 818 = 82)	98 spaces	YES
	Part 4, Section 102, Table 102, Row 1, Column II	0.1 per dwelling unit		
Accessible Parking	Section 3.1.2 – Site Plan Checklist – City of Ottawa Accessible Design Standards	5 spaces	5 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 and Driveway Provisions Section 107	Part 4, Section 107 (1)(c)(ii)	(c) An aisle providing access to parking spaces in a parking lot or parking garage:	6.0 m	YES

		(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 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 provided	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	Refuse collection provided within building	YES

		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 provided, the screening requirement of Section (3)(c) above may be achieved with soft landscaping.		
Bicycle Parking Space Rates and Provisions Section 111	Part 4, Section 111, Table 111A(b)(i), Column II	0.5 per dwelling unit (0.5 x 1130 units = 565 spaces)	565 spaces	YES
Loading Space Rates and Provisions Section 113	Part 4, Section 113, Table 113A, Row (e)	None required	Building A: 1 space Building B+C: 1 space	YES
Amenity Space Section 137 (Tower A)	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 x 312 units = 1,872 m ²)	1,982 m ²	YES
Amenity Space Section 137 (Towers B and C)	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 x 818 units = 4,908 m ²)	4,927 m ²	YES
Other applicable relevant Provision(s)				

Minimum tower separation distance (Towers B + C and A)	Part 3, Section 77(4)(d)	23.0 m	25.0 m	YES
Minimum separation area between buildings within a Planned Unit Development (PUD) (Towers B + C and A) Section 131	Part 5, Section 131, Table 131(4)(b), Column II	3.0 m	25.0 m	YES

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)
Front Yard Setback Part 10, Section 191, Table 191(c)(iii)	3.0 m	2.5 m
Number of Dwelling Units Urban Exception 1413	Maximum of 100 units	1130 units
Interior Side Yard Setback (Tower A) Part 3, Section 77(4)(c)	11.5 m	9.9 m
Rear Yard Setback (Tower B) Part 3, Section 77(4)(c)	11.5 m	7.0 m
Rear Yard Setback (Tower C) Part 3, Section 77(4)(c)	11.5 m	8.5 m
Minimum Building Height (Tower A) Urban Exception 1413	4-storeys	3-storeys

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

Yours truly,

NOVATECH

N. Thomson

Nicole Thomson, BES (Planning)
Planner, Planning & Development



Engineers, Planners & Landscape Architects

A handwritten signature in black ink, appearing to read "Robert Tran".

Robert Tran, M.Pl.,
Project Planner, Planning & Development

A handwritten signature in black ink, appearing to read "Greg Winters".

Greg Winters, MCIP, RPP
Director, Planning & Development