

Zoning Confirmation Report

To: Margot Linker, Planner II, Development Review Central

Date: November 20, 2025

From: Pamela Whyte, MCIP, RPP – Manager of Planning

Subject: 550 Wanaki Road
Application for Site Plan Control Zoning Confirmation Report

Below is an assessment against the provisions of Annex 1 – Zoning Confirmation Report Checklist of the Zoning Confirmation Report Terms of Reference for the property located at 550 Wanaki Road. The associated development application is for an Official Plan and Zoning By-law Amendment.

Annex 1 – Zoning Confirmation Report Checklist

A. Project Information

Review Date:	November 20, 2025	Official Plan Transect:	Inner Urban Transect
Municipal Address(es):	550 Wanaki Road	Legal Description:	PART OF BLOCK 26, PLAN 4M-1581, CITY OF OTTAWA
Scope of Work:	Official Plan Amendment and Zoning By-law Amendment		
Existing Zoning Code:	Business Park Industrial Zone - IP14 H(50)	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area X – Inner Urban	Official Plan Designation	Neighbourhood

B. Zoning Review

Zoning Provisions Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s) Section 206(14)(a)	medical facility office research and development centre technology industry training centre hotel	School	N
Minimum Lot Area Table 205 (a)	750 m ²	22,600 m ²	Y
Minimum Lot Width Table 205 (b)	No minimum	N/A	N/A
Maximum Lot Coverage Table 205 (c)	55%	To be confirmed at SPC stage	Y

Zoning Provisions Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Minimum Width of Landscaping Table 205 (i)	3 m – abutting a street or institutional zone No minimum - all other cases	> 3m To be confirmed at SPC stage)	Y
Minimum Front Yard and Corner Side yard Setback Table 206I (i)	No minimum	4.5 metres To be confirmed at SPC stage	Y
Minimum Interior Side Yard Setback Table 206I (ii) (2)	1.5 m	20.25 m and 103.25 m	Y
Minimum Rear Yard Setback Table 206I (ii)	6 m	55.0 m	Y
Maximum Floor Space Index (F.S.I.) Table 206I	No maximum	N/A	N/A
Minimum Building Height Section 206 (k)	2 stories	2 stories	Y
Glazing Requirements Section 206 (l)	the area of the wall of the first storey facing the street must have a minimum of 50 per cent of the façade consisting of transparent glazing	To be confirmed as SPC stage	Y
Entrance Location Requirements Section 206 (m)	primary entrance door is required to face the front or corner side lot line	Faces Wanaki Road	Y
Parking Location Requirements Section 206 (n) (ii)	No person may park a motor vehicle in a front yard	Parking is located in a side yard	Y
Maximum Building Height Zone Suffix	50 m	2 stories Actual height of building to be confirmed at SPC stage	Y

C. Draft List of Requested Relief

By-law Requirement or Applicable Section	Requirement	Proposal
Section 206 (14) (a) – Permitted Uses	School is not a listed permitted use in the zone.	Introduce a site-specific exception within the existing Business Park Industrial Zone, Subzone 14 (IP14) H (50)) to permit a School use.

E. Comments – From Pre Consultation

The following Planning Act applications will be required to pursue this proposal:

- a. Official Plan Amendment application.
- b. **Major Zoning By-law Amendment application.**
- c. Site Plan Control application (note that this pre-consultation only pertains to the OPA and ZBLA).

Closing

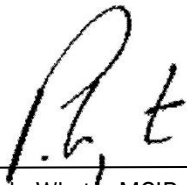
This Zoning Confirmation Report demonstrates that the proposed Concept Site Plan generally conforms to the zone specific standards of the IP14 zone however a site-specific exception will be required to permit a school on the subject site. Complete applications for an Official Plan Amendment and Comprehensive Zoning By-law form part of this proposal.

Following approval of the rezoning, it is our opinion that the proposed development will result in good land use planning as noted in the accompanying Planning Rationale to support these applications.

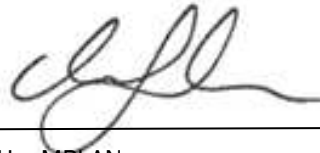
We look forward to your review and are available to answer any questions you may have.

Sincerely,

Parsons Inc.



Pamela Whyte, MCIP, RPP
Manager of Planning – Ottawa Operations



Ivan Ho, MPLAN
Planner - Ottawa Operations

