

April 1, 2025

City of Ottawa  
Planning, Development and Building Services  
110 Laurier Avenue West, 4<sup>th</sup> Floor  
Ottawa, ON K1P 1J1  
By email only: john.bernier@ottawa.ca

**Attention: John Bernier, Planner II**

**Reference: 627 Kirkwood Avenue  
Zoning Confirmation Report - ZBLA Application  
Our File: 124151**

Below is an assessment against the provisions of Annex 1 – Zoning Confirmation Report Checklist of the Zoning Confirmation Report Terms of Reference detailed in Section B below.

The assessment is based on rezoning the Subject Property to General Mixed Use (GM) with site-specific exceptions detailed in Section C below.

## Zoning Confirmation Report Checklist

A. Project Information			
<b>Review Date:</b>	March 26, 2025	<b>Reviewed Plans:</b>	Site Plan prepared by DCA, dated February 20, 2025
<b>Municipal Address(es):</b>	627 Kirkwood Avenue	<b>Official Plan designation:</b>	Minor Corridor, Inner Urban Transect
<b>Legal Description:</b>	Part of Lot 10, Registered Plan 152, City of Ottawa		
<b>Scope of Work:</b>	Major Zoning By-Law Amendment		
<b>Existing Zoning Code:</b>	Minor Institutional, Subzone A (I1A)	<b>By-law Number:</b>	2008-250
<b>Schedule 1 / 1A Area:</b>	Area X	<b>Overlays Applicable:</b>	Evolving Neighbourhood Overlay

## B. Zoning Review

For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.

<b>Proposed Zone/Subzone (Zoning By-law Amendments only):</b>	General Mixed Use, Exception XXXX (GM [XXXX])			
<b>Zoning Provisions</b>	<b>Applicable Section, Exception or Schedule Reference</b>	<b>By-law Requirement</b>	<b>Provided</b>	<b>Compliant (Y/N)</b>
<b>Principal Land Use(s)</b>	Section 187 (1 and 2)	-	Mixed-Use (Commercial, Dwelling units)	<b>Y</b>
<b>Lot Width</b>	Sec.187 (Table 187 (3)(b))	No Minimum	2,013 m <sup>2</sup>	<b>Y</b>
<b>Lot Area</b>	Sec.187 (Table 187 (3)(a))	No Minimum	64.1 m (after road widening)	<b>Y</b>
<b>Front Yard Set Back</b>	Sec.187 (Table 187 (3)(c))	3 m	<b>2 m</b>	<b>N</b>
<b>Corner Side Yard Setback</b>		n/a		
<b>Interior Side Yard Setback</b>	Sec.187 (Table 187 (3)(d)(i))	5 m	<b>3 m / 3 m</b>	<b>N</b>
<b>Rear Yard Setback</b>	Sec.187 (Table 187 (3)(e)(ii))	7.5 m	7.5 m	<b>Y</b>
<b>Floor Space Index (F.S.I.)</b>	Sec.187 (Table 187 (3)(g))	2	<b>2.8</b>	<b>N</b>
<b>Building Height</b>	Sec.187 (Table 187 (3)(f))	18 m	<b>20m</b>	<b>N</b>
<b>Projections into Height Limit Section 64</b>	Section 64	mechanical and storage rooms, a communal rooftop terrace, elevators, common stairwell are permitted	<b>indoor rooftop amenity area is proposed</b>	<b>N</b>
<b>Projections into Required Yards Section 65</b>	Section 65, Table 65(5)(i)2	(Stairs) front yard: no closer than 0.6m to a lot line	0.7m from front lot line	<b>Y</b>
	Section 65, Table 65(6)(c)	Balconies (front yard)	0.4m	<b>Y</b>
	Section 65, Table 65(6)(c)	Balconies (rear yard)	0.4m	<b>Y</b>
<b>Required Parking Spaces Section 101</b>	Section 101(3)(a), Table 101, Row R15, Column II	32	52	<b>Y</b>
<b>Visitor Parking spaces Section 102</b>	Section 102(1),(2), Table 102, Column I and Column II	6	6	<b>Y</b>

<b>Size of Space Section 106</b>	Section 106(1)(a-c)	Min. 2.6m wide, Min. 5.2m long	Min. 2.6m wide, Min. 5.2m long	<b>Y</b>
	Section 106(2)(a-b)	(Parallel) Min. 2.6m wide, Min. 6.7m long  (Accessible) Type A: Min. 3.4m wide, 5.2m long  Type B: Min 2.4m wide, 5.2m long  1.5m wide Aisle provided	(Parallel) Min. 2.6m wide, Min. 6.7m long  (Accessible) Type A: Min. 3.4m wide, 5.2m long  Type B: Min 2.6m wide, 5.2m long  1.5m wide Aisle provided	<b>Y</b>
<b>Driveway Width Section 107</b>	Section 107(1)(a)(iii)	Min. 6.0 m	6.7 m	<b>Y</b>
<b>Aisle Width Section 107</b>	Section 107(1)(c)(i)	Min. 6.0 m	6.0 m	<b>Y</b>
<b>Bicycle Parking Rates Section 111</b>	Table 111A, Column I, (b) (Residential)	38 (0.5 spaces per dwelling unit)	74 bicycle spaces	<b>Y</b>
	Table 111A, Column I, (e) (Retail)	0 (1 space per 250 m <sup>2</sup> gross floor area)		<b>Y</b>
<b>Amenity Space Section 137</b>	Table 137, Column I, Row (5)	Required Total Amenity Area –  <b>456 m<sup>2</sup></b> (6 m <sup>2</sup> per dwelling unit)	Balconies – 523 m <sup>2</sup>  Rooftop Amenity – 132 m <sup>2</sup>	<b>Y</b>
	Table 137, Column I, Row (5)	Required Communal Amenity Area –  <b>228 m<sup>2</sup></b> (50% of required total amenity area)	286m <sup>2</sup>	<b>Y</b>
<b>Other applicable relevant Provision(s)</b>	Section 101(3)(b) - Parking	Ground Floor Commercial use, GFA <200m <sup>2</sup> – no parking required	GFA <200m <sup>2</sup>	<b>Y</b>
	Sec.187 (Table 187 (3)(h)(i))	Minimum Width of Landscaped Area abutting a street (m) - 3m	<b>2 m</b>	<b>N</b>

The Subject Property is proposed to be rezoned from I1A to GM [XXXX] to permit a six-storey, mixed-use building on the Subject Property. Site-specific provisions are required.

### **Proposed Site-Specific Provisions**

The following site-specific provisions are proposed for the Subject Property.

- To permit a minimum front yard setback of 2 m
- To permit a minimum interior side yard setback of 3 m
- To permit a maximum floor space index of 2.8
- To permit a maximum building height of 20 m
- To permit a minimum landscape area abutting a street of 2 m
- To permit a communal amenity area on the rooftop terrace

## **C. Draft List of Recommended Zoning**

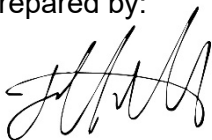
<b>By-law Requirement or Applicable Section</b>	<b>Requirement</b>	<b>Proposed</b>
Front Yard Setback: Sec.187 (Table 187 (3)(c))	3 m	<b>2 m</b>
Interior Side Yard Setback: Sec.187 (Table 187 (3)(d)(i))	5 m	<b>3 m / 3 m</b>
Maximum FSI: Sec.187 (Table 187 (3)(g))	2	<b>2.8</b>
Maximum Building Height: Sec.187 (Table 187 (3)(f))	18 m	<b>20m</b>
Minimum Width of Landscaped Area abutting a street: Sec.187 (Table 187 (3)(h)(i))	3m	<b>2 m</b>
Permitted Projections above the height limit: Section 64	mechanical and storage rooms, a communal rooftop terrace, elevators, common stairwell are permitted	indoor rooftop amenity area is proposed

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

Yours truly,

**NOVATECH**

Prepared by:



Jeffrey Kelly, MCIP, RPP  
Project Manager | Planning & Development