

Zoning Confirmation Report

6310 Hazeldean Road

January 27, 2026

1.1 Introduction

Fotenn was retained by Scalia Properties to prepare a Zoning Confirmation Report in support of a Minor Zoning By-law Amendment for the property municipally known as 6310 Hazeldean Road (the “subject property”). Figure 1 below illustrates the current zoning for the subject property, while Figure 2 illustrates the current site-specific schedule (Schedule 501).

The reader is advised to consult the Planning Rationale for 6310 Hazeldean Road, dated November 6, 2025, for a fulsome overview of the approach to the zoning amendments that will facilitate the proposed development.

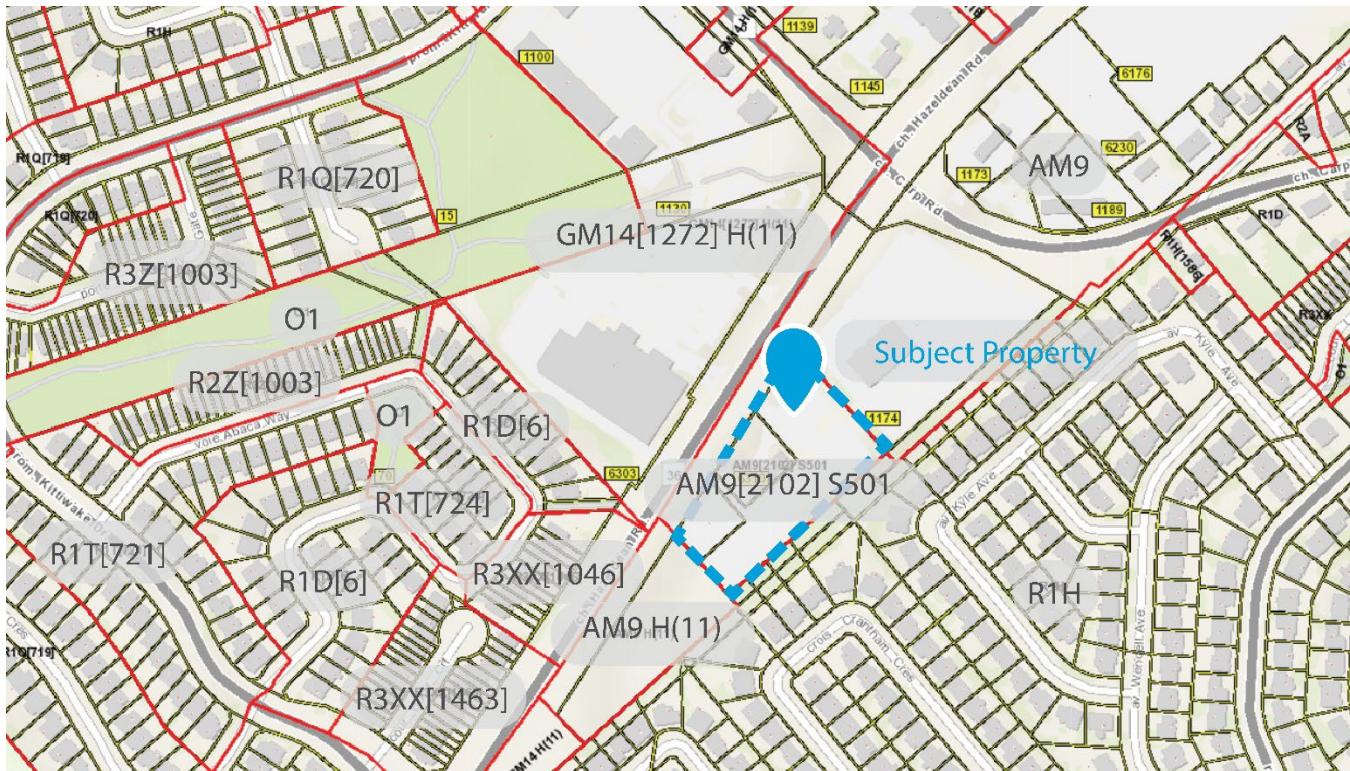


Figure 1. Current Zoning Map

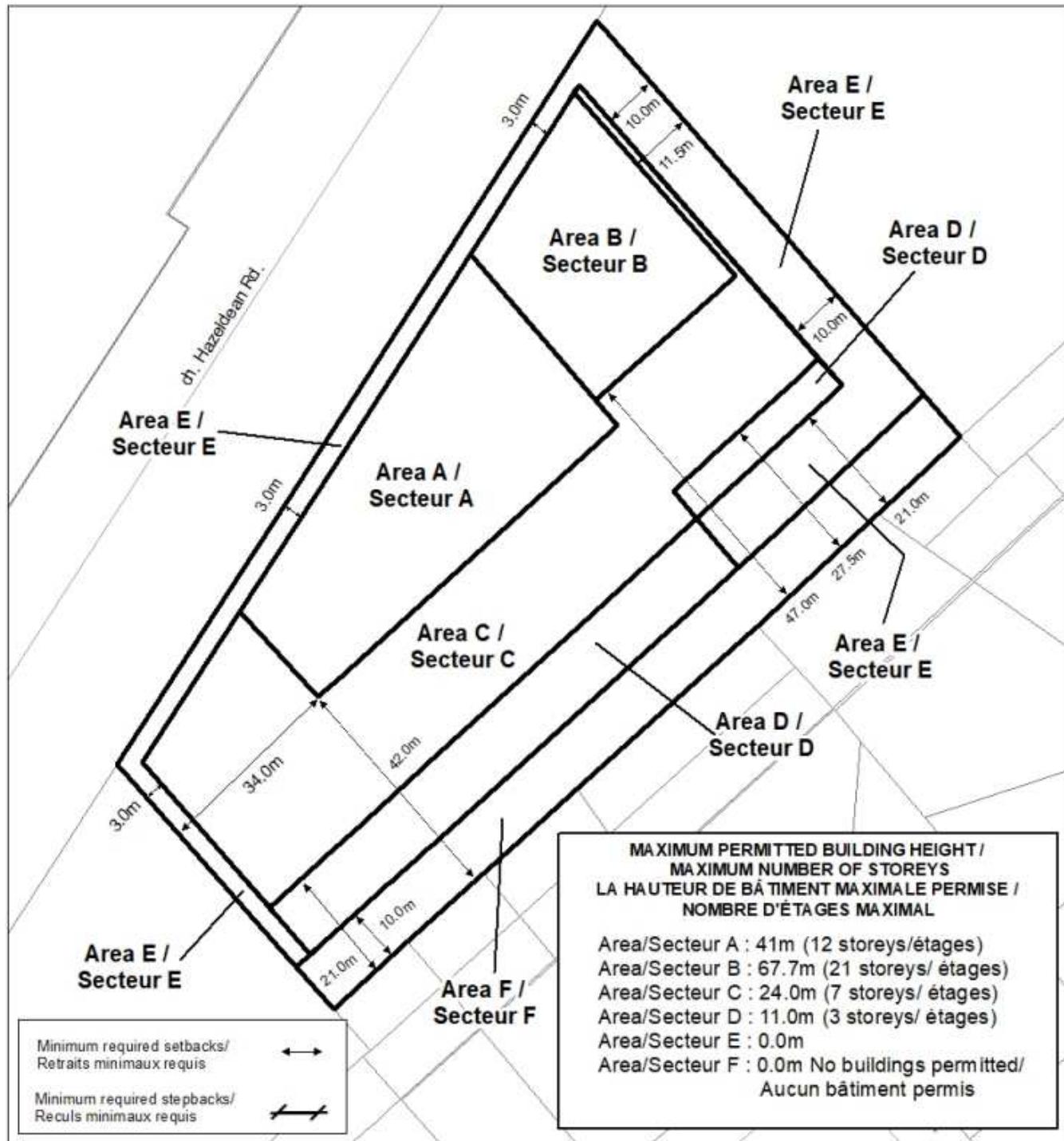


Figure 2. Schedule 501

1.2 Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	January 27, 2026	Official Plan Designation	Mainstreet Corridor
Municipal Address(es)	6310 & 6320 Hazeldean Road	Legal Description	Part of Lot 22, Concession 12, Geographic Township of Goulbourn, City of Ottawa
Scope of Work	Minor Zoning By-law Amendment & Site Plan Control		
Existing Zoning Code	AM9[2102]S501	By-law Number	2008-250
Schedule 1 / 1A Area	Area C	Overlays Applicable	Evolving Neighbourhood

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):	AM9[2102] S501		
Principal Land Use(s) Exception 2102	Apartment dwelling, high-rise	Apartment dwelling, high-rise	Y
Minimum Lot Width Table 185	No minimum	154 m	Y
Minimum Lot Area Table 185	No minimum	12,014 m ²	Y
Minimum Front Yard Setback Schedule 501	3 m	0.3 m	N
Minimum Interior Side Yard Setback Schedule 501	East: 10 m West: 3 m	Building 2 (East): 10.0 m Building 1 (West): 0.2 m	Y N
Minimum Rear Yard Setback Schedule 501	10 m	8.2 m for a distance of 52.3 m from the east boundary of the underground parking garage, 10 m for the remainder of the development	N Y
Maximum Building Height Schedule 501	Area A: 41 m Area B: 67.7 m Area C: 24 m Area D: 11 m	Area A: 38.5 m Area B: 65.37 m Area C: 23.28 m Area D: 11.34 m	Y Y Y N

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)
	Area E: 0 m Area F: 0 m (no buildings permitted)	Area E: 0 m Area F: 1.8 m All heights measured from average finished grade of 8.205 m	Y N
Maximum Floor Space Index Table 185	None	n/a	Y
Rooftop Landscaped Areas, Gardens and Terraces Table 55(8)(a)(ii)	Where a roof-top terrace is not located on the roof of the uppermost storey and meets or exceeds an area equivalent to 25 per cent of the gross floor area of the storey it is adjacent to and most equal to in height: minimum 1.5 m from any exterior wall of the building.	Rooftop terrace is located on the 3 rd floor and exceeds 25% of the GFA of the 3 rd floor. A minimum setback of 1.5 metres is achieved. Landscaping is provided along the perimeter of the terrace.	Y
Setback above the 4th Storey for any portion of a building greater than 10 storeys Exception 2102	1.5 m	Building 1: 1.6 m above the 6 th storey for a portion of the building and 0 m for the remainder Building 2: 0 m	N N
Minimum Width of Landscaped Area Abutting the Rear Lot Line Exception 2102	10 m	8.2 m for a distance of 52.3 m from the east boundary of the underground parking garage, 10 m for the remainder of the development	N Y
Permitted Projections Into Yards Section 65			
Ornamental elements such as sills, belt courses, cornices, parapets and pilasters Table 65(3) Architectural frame of the proposed buildings	0.6 m, but not closer than 0.6 m to a lot line	Building 1: 0.96 m Building 2: 2.16 m	N
Fire escapes, open stairways, stoop, landing, steps and ramps Table 65(5)	Where at or below the floor level of the first floor: / In the case of the interior side yard or rear yard: no limit;	Fire escape and landing/stairs are located at the floor level of the first floor.	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)
Permitted Projections Above the Height Limit Section 64			
Permitted Projections	<p>The following structures may require a height in excess of maximum height limits in order to serve their intended purpose, unless otherwise stated, and provided these structures are erected only to such height or area as is necessary to accomplish the purpose they are to serve and that is necessary to operate effectively and safely:</p> <ul style="list-style-type: none"> / Mechanical and service equipment penthouse, elevator or stairway penthouses; / Landscaped area, roof-top gardens and terraces and associated safety guards and access structures; / Ornamental dome, skylight, cupola, or parapet. 	All elements listed in the requirement column to the left are provided in the proposed development. All projections are provided to the height that is needed to serve their intended purpose.	Y
Provisions for High-Rise Buildings Section 77 Area B of Schedule 402			
Minimum Lot Area Section 77(4)(b)	1,800 m ²	12,014 m ²	Y
Minimum Interior and Rear Yard Setback Section 77(4)(c)	11.5 m	11.5 m	Y
Minimum Separation Distance Between Towers on the Same Lot Exception 2102	19 m	17.4 m	N
Parking Provisions			
Minimum Parking Space Rates Exception 2102 Apartment Dwelling, high-rise	0.75 spaces/dwelling unit (343 spaces)	Total: 464 spaces (underground and surface)	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)
Minimum Visitor Parking Spaces Section 102 Apartment Dwelling, high-rise	0.2/dwelling unit (91 spaces)	92 spaces	Y
Parking Space Provisions Section 106	<p>Standard Space: 2.6 x 5.2 m</p> <p>Up to 50% of the parking spaces (27) in a parking garage may be reduced to a minimum of 4.6m long and 2.4m wide, provided that the space:</p> <ul style="list-style-type: none"> / Is visibly identified as being for a compact car / Is not a required visitor parking space / Is not abutting or near a wall, column or similar surface that obstructs the opening of the doors of a parked vehicle or limits access to a parking space, in which case the minimum width is 2.6 metres. 	<p>2.6 x 5.2 m</p> <p>2.4 x 4.6 m and less than 50% of the spaces</p>	Y
Driveway Width Section 107(a) & (aa)	<p>Min: 6 m</p> <p>Max: 6.7 m</p>	<p>Surface Parking Lot/Front Entrance: 15.7 m</p> <p>Underground Parking Access: 6.3 m</p>	N Y
Aisle Width Section 107(c)	6 m	6 m	Y
Outdoor Refuse Collection Section 110	3 m from a lot line	>3 m from property lines	Y
Minimum Bicycle Parking Space Rates Exception 2102	1 space/dwelling unit (457 spaces)	477 spaces	Y
Minimum Bicycle Parking Access Aisle Section 111(9)	1.5 m	1.5 m	Y
Amenity Space Table 137(4)	<p>Total: 6 m²/unit (2,742 m²)</p> <p>Communal: 50% of total required (1,371 m²)</p>	<p>Total (Private + Communal): 6,689.0 m²</p> <p>Communal: 3,083.0 m²</p>	Y

1.3 Annex 2 – Draft List of Requested Relief from Zoning

A Minor Zoning By-law Amendment application is being submitted to address the following deficiencies:

Draft List of Requested Relief from Zoning		
By-law Requirement or Applicable Section	Requirement	Proposed
Minimum Front Yard Set Back Schedule 501	3 m	Building 1: 0.3 m Building 2: 0.3 m
Minimum Interior Side Yard Setback Schedule 501	East: 10 m West: 3 m	Building 2 (East): 10 m Building 1 (West): 0.2 m
Minimum Rear Yard Setback Schedule 501	10 m	8.2 m for a distance of 53 m from the east boundary of the underground parking garage, 10 m for the remainder of the development
Maximum Building Height Schedule 501	Area A: 41 m Area B: 67.7 m Area C: 24 m Area D: 11 m Area E: 0 m Area F: 0 m (no buildings permitted)	Area D: 11.5 m Area F: 1.8 m
Setback above the 4th Storey for any portion of a building greater than 10 storeys Exception 2102	1.5 m	Building 1: 1.5 m above the 6 th storey for a portion of the building and 0 m for the remainder Building 2: 0 m
Minimum Width of Landscaped Area Abutting the Rear Lot Line Exception 2102	10 m	8.2 m for a distance of 53 m from the east boundary of the underground parking garage, 10 m for the remainder of the development
Minimum Separation Distance Between Towers on the Same Lot Exception 2102	19 m	17 m
Ornamental elements such as sills, belt courses, cornices, parapets and pilasters Table 65(3)	0.6 m, but not closer than 0.6 m to a lot line	Building 1: 1 m Building 2: 2.2 m
Driveway Width Section 107(a) & (aa)	Min: 6 m Max: 6.7 m	Surface Parking Lot/Front Entrance: 16 m

1.4 Conclusion

The above-noted Zoning Confirmation Report has been provided alongside the resubmission materials in response to the first round of technical circulation comments. A Planning Rationale prepared by Fotenn Planning + Design, dated November 6, 2025, was provided with an earlier submission package and remains applicable. It is recommended that this report be reviewed alongside the Planning Rationale to ensure understanding of the broader approach to this application. We trust that this information is satisfactory.

Sincerely,



Patricia Warren, MCIP RPP
Planner