

May 10, 2024

City of Ottawa  
 Planning, Development and Building Services  
 110 Laurier Avenue West, 4<sup>th</sup> Floor  
 Ottawa, ON K1P 1J1  
 By email only: [craig.hamilton@ottawa.ca](mailto:craig.hamilton@ottawa.ca)

**Attention: Craig Hamilton, Planner I**

**Reference: 1330 Avenue K (Blocks 1 and 2)  
 Zoning Confirmation Report  
 Site Plan Application  
 Our File: 119240**

Novatech has prepared this Zoning Confirmation Report on behalf of Colonnade Bridgeport to support a Site Plan Control application on the above property.

Below is an assessment against the provisions of Annex 1 – Zoning Confirmation Report Checklist of the Zoning Confirmation Report Terms of Reference:

| A. Project Information        |   |                                   |  |
|-------------------------------|---|-----------------------------------|--|
| <b>Review Date:</b>           | May 10, 2024  | <b>Reviewed Plans:</b>            | Hobin, May 10, 2024 Issued for Site Plan |
| <b>Municipal Address(es):</b> | 1330 Avenue K   | <b>Official Plan designation:</b> | Hub                                      |
| <b>Legal Description:</b>     | LTS 464, 465, 466, 467, 470, 471, 472, 473, 500, 501, 502, 503, 506, 507, 508, 509, PL 320, PT AVENUE J, PL 320 ; PT AVENUE K, PL 320 , AS CLOSED BY BYLAWS OT2235 & OT74046; AS CLOSED BY BYLAW OT3267 AS IN OT76142, CT111133 & NS148470 EXCEPT AS IN OT62947; S/T & T/W CT143598; S/T CT112205 ; OTTAWA/GLOUCESTER |                                   |  |
| <b>Scope of Work:</b>         | Site Plan Application   |                                   |  |
| <b>Existing Zoning Code:</b>  | TD3 [2836] S468   | <b>By-law Number:</b>             | 2008-250                                 |
| <b>Schedule 1 / 1A Area:</b>  | Area Z  | <b>Overlays Applicable:</b>       | Evolving Neighbourhood Overlay           |

| <b>B. Zoning Review</b>   |  |   |   |                       |
|---|--|---|---|-----------------------|
| For ZBLAs, please use the proposed zone and subzone requirements, if different than existing. |  |   |   |                       |
| <b>Proposed Zone/Subzone:</b>   | Not applicable   |   |   |                       |
| <b>Zoning Provision</b>   | <b>Applicable Section, Exception or Schedule Reference</b> | <b>By-law Requirement</b>   | <b>Proposal</b>   | <b>Complies (Y/N)</b> |
| <b>Principal Land Use(s)</b>  | S.195  | Dwelling Unit is permitted, various commercial uses are permitted   | Dwelling Unit, commercial uses TBC                                | Y                     |
| <b>Lot Width</b>  | S.195  | No minimum  | 30.2 m  | Y                     |
| <b>Lot Area</b>   | S.195  | No minimum  | 1,966 m <sup>2</sup> (smallest lot)                               | Y                     |
| <b>Amenity Area</b>   | S. 195   | (8) for lots greater in area than 1250 m <sup>2</sup> , 2% of the total lot area must be provided as outdoor communal space located at grade anywhere on the lot and such area can also be used towards complying with any amenity area requirements = 29m <sup>2</sup> on Block 1, 45m <sup>2</sup> on Block 2 | 300 m <sup>2</sup> + n Block 1 and 275m <sup>2</sup> + on Block 2 | Y                     |
| <b>Required Parking Spaces Section 101 and 103</b>  | Section 101  | No minimum  | 204 spaces  | Y                     |
| <b>Visitor Parking spaces Section 102</b>   | Section 102  | 0.1 spaces per unit after first 12  | 46 spaces   | Y                     |
| <b>Size of Space Section 105 and 106</b>  | Section 105  | 5.2 m by 2.6 m  | 5.2 m by 2.6 m  | Y                     |
| <b>Driveway and Aisle Width Section 107</b>   | Section 107  | 6 m   | 6 m   |                       |
| <b>Bicycle Parking Rates Section 111</b>  | Section 111  | 0.5 spaces per unit (242 spaces)  | 373 spaces  | Y                     |

**Building Specific Provisions**

| Zoning Provision           | Applicable Section, Exception or Schedule Reference | By-law Requirement Building 1  | Proposal Building 1   | By-law Requirement Building 2  | Proposal Building 2   | Complies (Y/N) |
|----------------------------|---|--|---|--|---|----------------|
| Front Yard Set Back        | Section 195 and Schedule 468                        | 0.5 m  | 3.8 m   | 0.5 m  | 2.7 m   | Y              |
| Corner Side Yard Setback   |   | 0.5 m  | 2.6 m   | NA   | NA  | Y              |
| Interior Side Yard Setback |   | 2 m and 5m for tower   | 3.7 m and 5.3 m   | 0 m and 11.5 m for tower   | 9.6 m and 14.1 m  | Y              |
| Rear Yard Setback          |   | 0 m and 11.5 m for tower   | 9.6 m and 12.2 m  | 0 m and 5 m for tower  | 3.8 m and 5.5 m   | Y              |
| Building Height            |   | 90 m / 30 storeys  | 28 storeys  | 60 m / 20 storeys  | 14 storeys  | Y              |
| Amenity Space              | Section 137   | 6m <sup>2</sup> per dwelling unit, 50% of which communal = 1854m <sup>2</sup> total, of which 927m <sup>2</sup> communal | 2212m <sup>2</sup> total, of which 941m <sup>2</sup> communal | 6m <sup>2</sup> per dwelling unit, 50% of which communal = 1044m <sup>2</sup> total, of which 522m <sup>2</sup> communal | 1514m <sup>2</sup> total, of which 1068 m <sup>2</sup> communal | Y              |

Prepared by:

**NOVATECH**



James Ireland, MCIP, RPP  
Project Manager – Planning & Development