

July 28, 2025

City of Ottawa
Planning, Development and Building Services
110 Laurier Avenue West, 4th Floor
Ottawa, ON K1P 1J1
By email only: tracey.scaramozzino@ottawa.ca

Attention: Tracey Scaramozzino MCIP, RPP – Planner III

**Reference: 25 Pickering Place (1330 Avenue K, Lot A – Building 1 and Lot B – Building 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			
Review Date:	July 28, 2025	Reviewed Plans:	Hobin, July 23, 2025 Issued for Site Plan
Municipal Address(es):	25 Pickering Place	Official Plan designation:	Hub
Legal Description:	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		
Scope of Work:	Site Plan Application		
Existing Zoning Code:	TD3 [2836] S468	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area Z	Overlays Applicable:	Evolving Neighbourhood Overlay

B. Zoning Review				
For ZBLAs, please use the proposed zone and subzone requirements, if different than existing.				
Proposed Zone/Subzone:	Not applicable			
Zoning Provision	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Complies (Y/N)
Principal Land Use(s)	S.195	Dwelling Unit is permitted, various commercial uses are permitted	Dwelling Unit, commercial uses TBC	Y
Lot Width	S.195	No minimum	30.2 m	Y
Lot Area	S.195	No minimum	1,966 m ² (smallest lot)	Y
Outdoor Communal Space	S. 195	(8) for lots greater in area than 1250 m ² , 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 = 39.3 m ² on Lot A, 44.8m ² on Lot B	470 m ² + on Lot A and 405m ² + on Lot B	Y
Required Parking Spaces Section 101 and 103	Section 101	No minimum	207 spaces	Y
Visitor Parking spaces Section 102	Section 102	0.1 spaces per unit after first 12	48 spaces	Y
Size of Space Section 105 and 106	Section 105	5.2 m by 2.6 m	5.2 m by 2.6 m	Y
Driveway and Aisle Width Section 107	Section 107	6 m	6 m	
Bicycle Parking Rates Section 111	Section 111	0.5 spaces per unit (242 spaces)	498 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	West: 9.6 m and 12.0 m East: 9.0 m and 12.2 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	86 m / 28 storeys	60 m / 20 storeys	45 m / 14 storeys	Y
Amenity Space	Section 137	6m ² per dwelling unit, 50% of which communal = 1926 m ² total, of which 963 m ² communal	1997m ² total, of which 998m ² communal	6m ² per dwelling unit, 50% of which communal = 1062 m ² total, of which 531 m ² communal	1458m ² total, of which 717 m ² communal	Y

Prepared by:

NOVATECH



Miranda Virginillo, MCIP, RPP
Project Planner – Planning & Development