

# Zoning Confirmation Report

## 300 Frontier Path Private, Ottawa

August 29, 2025

1

### Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	August 27, 2025	Official Plan Designation	Hub
Municipal Address(es)	300/400 Frontier Path Private; 2280 City Park Drive	Legal Description	Block 1,2, and 3 on Plan 4M-1652
Scope of Work	Site Plan Control		
Existing Zoning Code	TD2[2084] H(65) / TD2[2350] H(65)	By-law Number	2008-250
Schedule 1 / 1A Area	Area C / Area Z	Overlays Applicable	N/A

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):	N/A		
**PLEASE NOTE: Lands within exception 2084 and 2350 are considered one lot for zoning purposes.			
Principal Land Use(s)	Residential with accessory parking areas	Residential with accessory parking areas	Y
Lot Width	No minimum	124.43m	Y
Lot Area	No minimum	2.67ha	Y
Front Yard Set Back	0.5m	N/A (no building proposed)	Y
Corner Side Yard Setback	N/A	N/A (no building proposed)	Y
Interior Side Yard Setback	No Minimum	N/A (no building proposed)	Y
Rear Yard Setback	No Minimum	N/A (no building proposed)	Y
Minimum Building Height	6.7m/2 storeys	N/A (no building proposed)	Y
Maximum Building Height	65m	N/A (no building proposed)	Y
Projections into Height Limit - Section 64	N/A	N/A (no building proposed)	Y

<b>B. Zoning Review</b>			
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
<b>Zoning Provisions</b>	<b>By-law Requirement or Applicable Section, Exception or Schedule Reference</b>	<b>Proposal</b>	<b>Compliant (Y/N)</b>
<b>Projections into Required Yards - Section 65</b>	N/A	N/A (no building proposed)	<b>Y</b>
<b>Required Parking Spaces Section 101 and 103</b>	N/A	N/A (no building proposed)	<b>Y</b>
<b>Visitor Parking spaces Section 102</b>	N/A	N/A (no building proposed)	<b>Y</b>
<b>Size of Space Section 105 and 106</b>	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	<b>Y</b>
<b>Driveway Width Section 107</b>	6.0m	6.7m	<b>Y</b>
<b>Aisle Width Section 109</b>	6.0m	6.7m	<b>Y</b>
<b>Location of Parking Section 109</b>	N/A	N/A	<b>Y</b>
<b>Landscape Provisions for Parking Lots Section 110</b>	Not abutting a street; more than 100 spaces: 3m	>3m (new parking area)	<b>Y</b>
<b>Bicycle Parking Rates Section 111</b>	N/A	N/A	<b>Y</b>
<b>Amenity Space Section 137</b>	N/A	N/A	<b>Y</b>
<b>Other applicable relevant Provision(s)</b>			
N/A			

## Annex 2 – Draft List of Requested Relief from Zoning

No relief requested.

## Conclusion

We trust that this information is satisfactory.

Sincerely,



Paul Black, MCIP RPP  
Principal, Planning