

Zoning Confirmation Report

300 Frontier Path Private, Ottawa

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August 29, 2025

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. 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)
Projections into Required Yards - Section 65	N/A	N/A (no building proposed)	Y
Required Parking Spaces Section 101 and 103	N/A	N/A (no building proposed)	Y
Visitor Parking spaces Section 102	N/A	N/A (no building proposed)	Y
Size of Space Section 105 and 106	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	Y
Driveway Width Section 107	6.0m	6.7m	Y
Aisle Width Section 109	6.0m	6.7m	Y
Location of Parking Section 109	N/A	N/A	Y
Landscape Provisions for Parking Lots Section 110	Not abutting a street; more than 100 spaces: 3m	>3m (new parking area)	Y
Bicycle Parking Rates Section 111	N/A	N/A	Y
Amenity Space Section 137	N/A	N/A	Y
Other applicable relevant Provision(s)			
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