

Zoning Confirmation Report

6310 Hazeldean Road

August 28, 2025

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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 August 28, 2025, for a fulsome overview of the approach to the zoning amendments that will facilitate the proposed development.

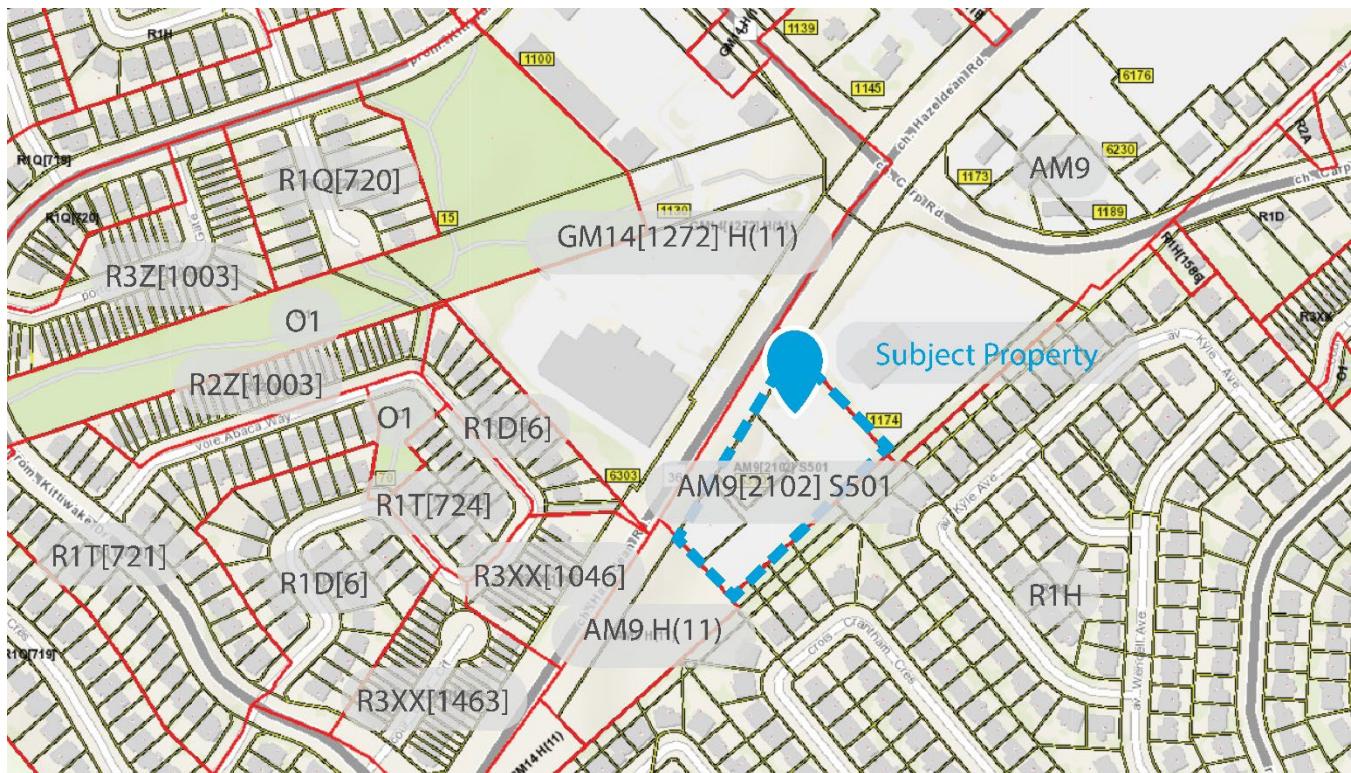


Figure 1. Current Zoning Map

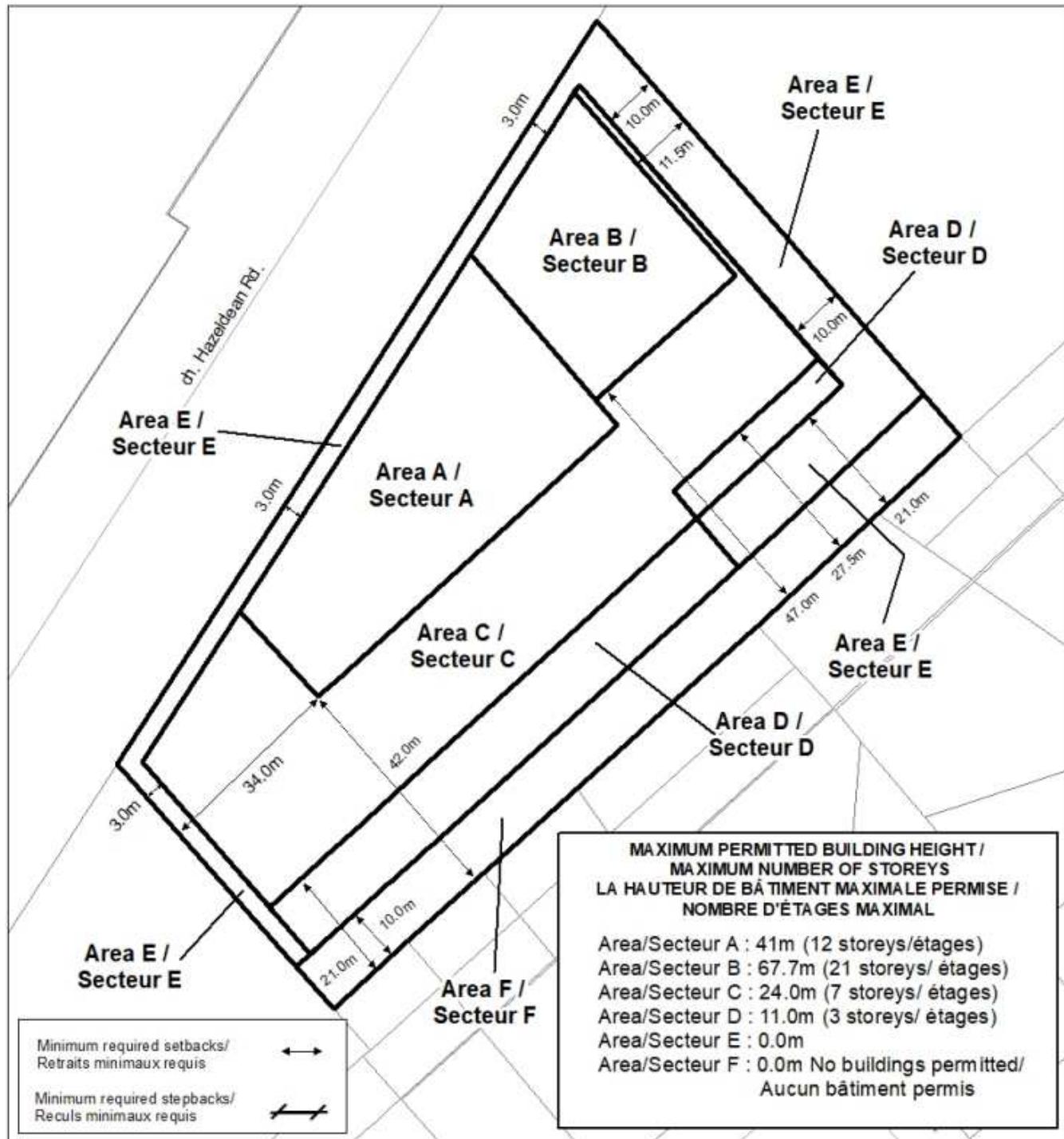


Figure 2. Schedule 501

1.2 Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	August 5, 2025	Official Plan Designation	Mainstreet Corridor
Municipal Address(es)	6310 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 Set Back 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 m Building 1 (West): 0.2 m	N
Minimum Rear Yard Setback Schedule 501	10 m	8.2 m for a distance of 52.2 m from the east boundary of the underground parking garage, and 10 m for the remainder of the development	N
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 A: 38.53 m Area B: 65.4 m Area C: 23.28 m Area D: 11.34 m Area E: 0 m	Y Y Y N 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)
	Area F: 0 m (no buildings permitted)	Area F: 1.8 m All heights measured from average finished grade of 8.205 m	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: 1.5 m above the 6 th storey for a portion of the building and 0 m for the remainder Building 2: 0 m	N
Minimum Width of Landscaped Area Abutting the Rear Lot Line Exception 2102	10 m	8.2 m for a distance of 52.2 m from the east boundary of the underground parking garage, and 10 m for the remainder of the development	N
Permitted Projections Into Yards Section 65			
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	N
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	11.9 m	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 Separation Distance Between Towers on the Same Lot Exception 2102	19 m	17.3 m	N
Parking Provisions			
Minimum Parking Space Rates Exception 2102 Apartment Dwelling, high-rise	0.75 spaces/dwelling unit (342 spaces)	Total: 372 spaces (underground and surface)	Y
Minimum Visitor Parking Spaces Section 102 Apartment Dwelling, high-rise	0.2/dwelling unit (91 spaces)	92 spaces	Y
Parking Space Provisions Section 106	Standard Space: 2.6 x 5.2 m	2.6 x 5.2 m	Y
	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: / 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.	2.4 x 4.6 m and less than 50% of the spaces	Y
Driveway Width Section 107(a) & (aa)	Min: 6 m Max: 6.7 m	6 m	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 (456 spaces)	456 spaces	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 Bicycle Parking Access Aisle Section 111(9)	1.5 m	1.5 m	Y
Amenity Space Table 137(4)	Total: 6 m ² /unit (2,736 m ²) Communal: 50% of total required (1,368 m ²)	Total (Private + Communal): 6521.1 m ² Communal: 2914.3 m ²	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 52.5 m from the east boundary of the underground parking garage
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 52.5 m from the east boundary of the underground parking garage

Draft List of Requested Relief from Zoning		
By-law Requirement or Applicable Section	Requirement	Proposed
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

1.4 Conclusion

The above-noted Zoning Confirmation Report has been provided alongside a Planning Rationale prepared by Fotenn Planning + Design, dated August 28, 2025. 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