

Zoning Confirmation Report

Heron Gate Master Plan (2848, 2851, 2881, 2898 Baycrest Drive, 2820, 2831 Cedarwood Drive, and 2816 Sandalwood Drive)

August 1, 2025

1.1 Introduction

Fotenn was retained by Hazelview Investments to prepare a Zoning Confirmation Report in support of a Zoning By-law Amendment for the properties municipally known as 2848, 2851, 2881, 2898 Baycrest Drive, 2820, 2831 Cedarwood Drive, and 2816 Sandalwood Drive (Heron Gate Master Plan) (the “subject property”). Figure 1 below illustrates the current zoning for the subject property, while Figure 2 and 3 illustrate the proposed zoning map and the proposed height schedule.

The reader is advised to consult the Planning Rationale for the Heron Gate Master Plan, dated July 28, 2025, for a fulsome overview of the approach to rezoning these lands.

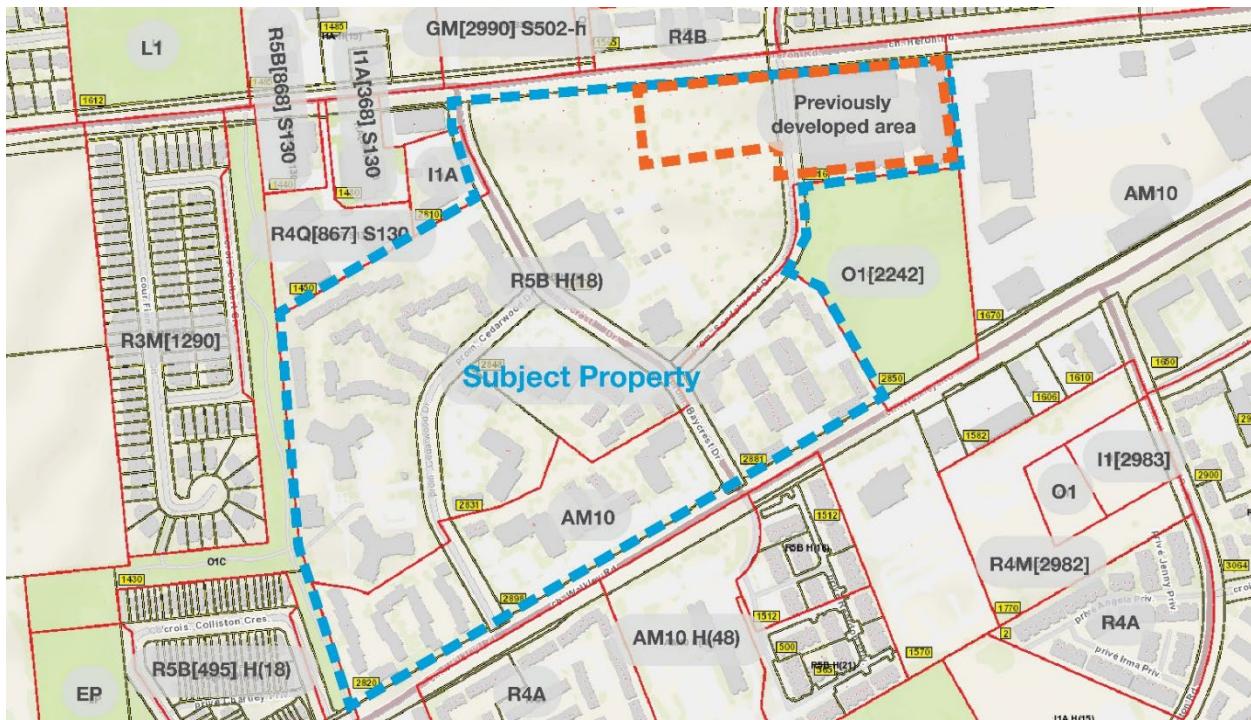


Figure 1. Current Zoning Map

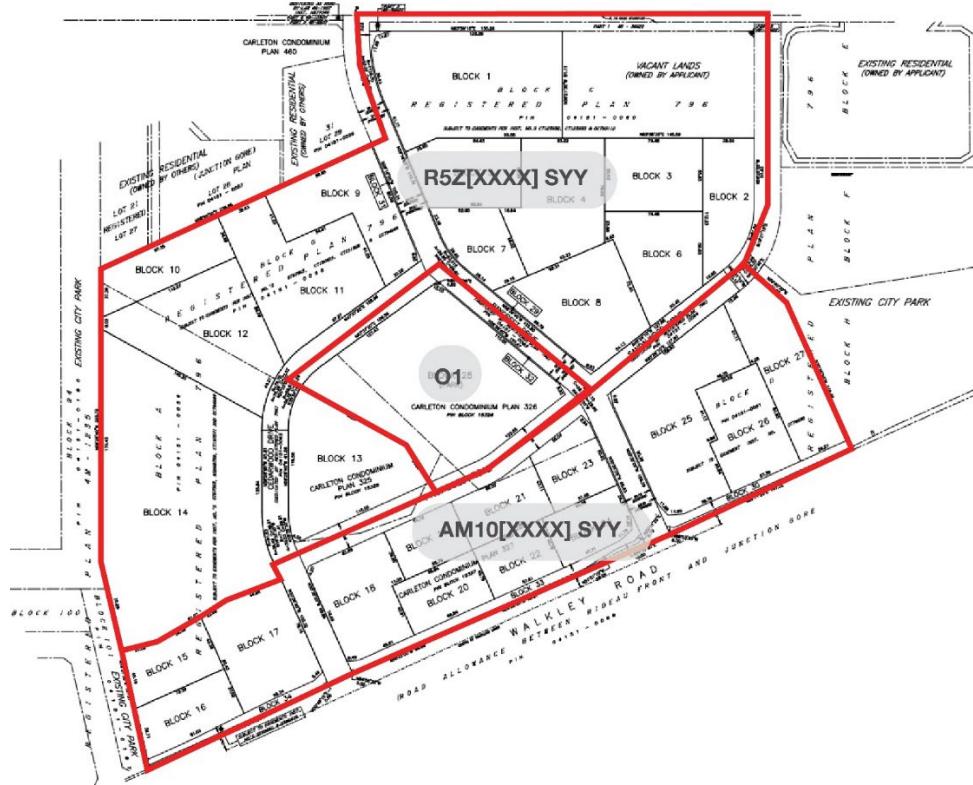


Figure 2. Proposed Zoning Map



Figure 3. Proposed Height Schedule

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1.2 Areas Zoned AM10

1.2.1 Annex 1 – Zoning Confirmation Report Checklist

A. Project Information			
Review Date	July 31, 2025	Official Plan Designation	Mainstreet Corridor, Minor Corridor, Neighbourhood
Municipal Address(es)	2848, 2851, 2881, 2898 Baycrest Drive, 2820, 2831 Cedarwood Drive, and 2816 Sandalwood Drive	Legal Description	OTTAWA CARLTON CONDOMINIUM PLANS 325, 326 & 327 BLOCKS "A", "D" & "G" REGISTERED PLAN 796 AND PART OF BLOCK "H" REGISTERED PLAN 796
Scope of Work	Draft Plan of Subdivision, Zoning By-law Amendment		
Existing Zoning Code	R5B H(18) AM10	By-law Number	2008-250
Schedule 1/1A Area	Schedule 1 – Area C Schedule 1A – Area C	Overlays Applicable	Evolving Overlay

B. Zoning Review			
Zoning Provisions	By-law Requirement AM10	Proposal	Compliant (Y/N)
Principal Land Uses(s) Section 185(2)	<p>A range of land uses are permitted, including non-residential and residential. The applicable residential uses that are permitted include:</p> <ul style="list-style-type: none"> / apartment dwelling, low rise / apartment dwelling, mid rise (By-law 2014-292) / bed and breakfast, see Part 5, Section 121 / dwelling unit / group home, see Part 5, Section 126 / home-based business, see Part 5, Section 127 / home-based day care, see Part 5, Section 129 / planned unit development, see Part 5, Section 131 / retirement home 	<ul style="list-style-type: none"> / Stacked dwelling / Apartment dwelling, low-rise / Apartment dwelling, mid-rise / Apartment dwelling, high-rise / Planned Unit Development 	Y N

B. Zoning Review				
Zoning Provisions		By-law Requirement AM10	Proposal	Compliant (Y/N)
		/ retirement home, converted, see Part 5, Section 122 / rooming house / stacked dwelling, see Part 5, Section 138 (By-law 2010-307) / townhouse dwelling		
Minimum Lot Width Table 185		No minimum	Approx. 550 m	Y
Minimum Lot Area Table 185		No minimum	20.3 ha	Y
Minimum Front Yard and Corner Side Yard Setback Section 186(10)(b)(i)		0 m and at least 50% of the frontage along the front lot line and corner side lot line must be occupied by building walls located within 4.5 metres of the frontage for a Residential use building and within 3.0 metres for Non-residential and Mixed-use buildings	Proposed to be removed	N
Minimum Interior Side Yard Setback Table 185(d) Section 186(10)(c)(i) & (ii)	Abutting a residential zone	3 m for the first 20 m back from the street; 7.5 m beyond 20 m back from the street	3 m	N
	All other cases	No minimum	No change	Y
Minimum Rear Yard Setback Table 185(e) Section 186(10)(d)(i) & (ii)	Abutting a street	3 m	3 m	Y
	Rear lot line abutting a residential zone	3 m for any building wall within 20 m of a lot line abutting a public street; 7.5 m in all other cases	3 m	N
	For a residential use building	3 m for any building wall within 20 m of a lot line abutting a public street; 7.5 m in all other cases	3 m	N
	All other cases	No minimum	No change	Y
Minimum Building Heights for Buildings within 10 m of a Front Lot	Non-Residential or Mixed-Use Building	Minimum ground floor height of 4.5 m; and Minimum building height is 7.5 and must contain 2 storeys	Minimum building height of 3 storeys applies to all buildings within this zone.	N

B. Zoning Review				
Zoning Provisions		By-law Requirement AM10	Proposal	Compliant (Y/N)
Line or Corner Lot Line Section 186(10)(e)(i) & (ii)				
Maximum Building Height Table 185(f) Section 186(10)(j)(v)	All other cases	30 m	Per the site-specific height schedule	N
Maximum Floor Space Index Table 185(g)		None	None	Y
Minimum Width of Landscaped Area Around a Parking Lot Table 185(h)		See Section 110 – Landscaping Provisions for Parking Lots	Will comply	Y
Front Lot Line Section 186(10)(a)		The lot line abutting the designated “Arterial Mainstreet” is the front lot line, and in the case of a lot line with more than one lot line abutting an arterial mainstreet the provisions applying to front lot line will apply to all of the lot lines abutting an arterial mainstreet regardless of it being a front or other lot line	Will comply	Y
Ground Floor Facade of a Building within 4.5 m of the Front Lot Line or Corner Lot Line Facing a Public Street Section 186(10)(g)(i) & (ii)		Minimum of one active entrance from each individual occupancy located immediately adjacent to the front lot line or corner side lot line in the case of non-residential uses; and A minimum of one active entrance in the case of a residential use building. Where an active entrance is angled on the corner of the building, such that it faces the intersection of the arterial mainstreet and a side street intersection the arterial mainstreet, it is deemed to face both streets.	Will comply	Y
Transparent Glazing Section 186(10)(h)		A minimum of 50% of the surface area of the ground floor facade,	Will comply	Y

B. Zoning Review			
Zoning Provisions	By-law Requirement AM10	Proposal	Compliant (Y/N)
	measured from the average grade up to a height of 4.5 m, facing a public street must be comprised of transparent glazing and active customer or resident entrance access doors.		
Minimum Amenity Area Section 137 Total: 6 m ² / dwelling unit Communal: 50% of the required total amenity area	Total: 6 m ² x 5,740 units = 34,440 m ² Communal: 17,220 m ²	Will comply	Y
High-Rise Zoning Provisions			
Minimum Required Lot Area for a Corner Lot Section 77(3)(b)	1,150 m ²	>1,150 m ²	Y
Minimum Lot Area for an Interior Lot with a Tower Section 77(3)(b)	1,350 m ²	>1,350 m ²	Y
Minimum Rear Yard Setback for a Tower Section 77(3)(c)	10 m	>10 m	Y
Minimum Separation Distance between Towers on the Same Lot Section 77(3)(d)	20 m	>20 m	Y
Parking Provisions			
Minimum Parking Space Rates Section 101 Area C on Schedule 1A Dwelling, Stacked – 1.2 spaces/dwelling unit Dwelling, low-rise apartment – 1.2 spaces/dwelling unit Dwelling, Mid-high rise apartment – 1.2 spaces/dwelling unit Retail Store – 3.4 spaces/100 m ² of GFA Restaurant – 10 spaces/100 m ² of GFA	5,740 units x 1.2 spaces = 6,888 total spaces	A parking rate of zero spaces/unit is proposed for residential and non-residential uses, consistent with Draft 2 of the new Zoning By-law.	N
Minimum Visitor Parking Space Rates Section 102 Area C on Schedule 1A 0.2 spaces/dwelling unit	5,740 units x 0.2 spaces = 1,148 total visitor spaces	A visitor parking rate of 0.1 spaces/unit is proposed, with no building requiring more than 30 visitor spaces, consistent with Draft 2	N

B. Zoning Review			
Zoning Provisions	By-law Requirement AM10	Proposal	Compliant (Y/N)
		of the new Zoning By-law.	
Parking Space Provisions Section 106	<p>Minimum: 2.6 m x 5.2 m (standard space); 2.6 m x 6.7 m (parallel space)</p> <p>50% of spaces may be reduced to 4.6 m x 2.4 m, provided the space:</p> <ul style="list-style-type: none"> / Is identified for a compact car; / Is not a visitor space; / Is not abutting or near a wall, column or similar surface that obstructs the opening of doors, in which case the minimum width is 2.6 m 	Will comply	Y
Aisle and Driveway Provisions Section 107	<p>Minimum width of a driveway providing access to a parking garage (double-lane): 6 m</p> <p>Maximum width of a driveway accessing 20 or more spaces (double-lane): 6.7 m</p> <p>Minimum aisle width: 6 m</p>	Will comply	Y
Bicycle Parking Space Rates Section 111	<p>5,740 units x 0.5 spaces = 2,870 total bicycle parking spaces</p> <p>Apartment dwelling, low rise; Apartment dwelling mid-rise; Apartment dwelling, high-rise; Stacked dwelling without a garage or carport</p> <p>0.5 spaces/dwelling unit</p> <p>bank; convenience store; day care; office; post office; post secondary educational institution; restaurant; retail food store; retail store</p> <p>1 space/250 m² of GFA</p>	<p>A bicycle parking rate of 1 space/unit is proposed, consistent with Draft 2 of the new Zoning By-law.</p> <p>No changes proposed to the non-residential bicycle parking rate</p>	Y
	<p>Vertical: 0.5m x 1.5m</p> <p>Horizontal: 0.6m x 1.8m</p> <p>Stacked: 0.37m x 1.8m</p>	Will comply	Y
	Minimum aisle: 1.5 m	1.5 m or greater	Y

B. Zoning Review			
Zoning Provisions	By-law Requirement AM10	Proposal	Compliant (Y/N)
	<p>A minimum of 25% of spaces must be located within:</p> <ul style="list-style-type: none"> / A building or structure; / A secure area such as a supervised parking lot or enclosure with secure entrance / Bicycle lockers 	Will comply	Y

1.2.2 Annex 2 – Draft List of Requested Relief from Zoning

Draft List of Requested Relief from Zoning			
By-law Requirement or Applicable Section	Requirement	Proposed	
Principal Land Uses(s) Section 185(2)	Apartment dwelling high-rise not currently listed as a permitted use	Add apartment dwelling, high-rise as a permitted use	
Minimum Front Yard and Corner Side Yard Setback Section 186(10)(b)(i)	0 m and at least 50% of the frontage along the front lot line and corner side lot line must be occupied by building walls located within 4.5 metres of the frontage for a Residential use building and within 3.0 metres for Non-residential and Mixed-use buildings	Proposed to be removed	
Minimum Interior Side Yard Setback Table 185(d) Section 186(10)(c)(i) & (ii)	<p>Abutting a residential zone</p> <p>3 m for the first 20 m back from the street; 7.5 m beyond 20 m back from the street</p>	3m	
Minimum Rear Yard Setback Table 185(e) Section 186(10)(d)(i) & (ii)	<p>Rear lot line abutting a residential zone</p> <p>3 m for any building wall within 20 m of a lot line abutting a public street; 7.5 m in all other cases</p>	3 m	
	<p>For a residential use building</p> <p>3 m for any building wall within 20 m of a lot line abutting a public street; 7.5 m in all other cases</p>	3 m	
Minimum Building Heights for Buildings within 10 m of a Front Lot Line or Corner Lot Line Section 186(10)(e)(i) & (ii)	<p>Non-Residential or Mixed-Use Building</p> <p>Minimum ground floor height of 4.5 m; and Minimum building height is 7.5 and must contain 2 storeys</p>	Minimum building height of 3 storeys applies to all buildings within this zone.	

Draft List of Requested Relief from Zoning			
By-law Requirement or Applicable Section		Requirement	Proposed
Maximum Building Height Table 185(f) Section 186(10)(j)(v)	All other cases	30 m	Per the site-specific height schedule
Minimum Parking Space Rates Section 101 Area C on Schedule 1A Dwelling, Stacked – 1.2 spaces/dwelling unit Dwelling, low-rise apartment – 1.2 spaces/dwelling unit Dwelling, Mid-high rise apartment – 1.2 spaces/dwelling unit Retail Store – 3.4 spaces/100 m ² of GFA Restaurant – 10 spaces/100 m ² of GFA		5,740 units x 1.2 spaces = 6,888 total spaces	A parking rate of zero spaces/unit is proposed for residential and non-residential uses, consistent with Draft 2 of the new Zoning By-law.
Minimum Visitor Parking Space Rates Section 102 Area C on Schedule 1A 0.2 spaces/dwelling unit		5,740 units x 0.2 spaces = 1,148 total visitor spaces	A visitor parking rate of 0.1 spaces/unit is proposed, with no building requiring more than 30 visitor spaces, consistent with Draft 2 of the new Zoning By-law.

1.3 Areas Zoned R5B H(18)

1.3.1 Annex 1 – Zoning Confirmation Report Checklist

A. Project Information			
Review Date	July 31, 2025	Official Plan Designation	Mainstreet Corridor, Minor Corridor, Neighbourhood
Municipal Address(es)	2848, 2851, 2881, 2898 Baycrest Drive, 2820, 2831 Cedarwood Drive, and 2816 Sandalwood Drive	Legal Description	OTTAWA CARLTON CONDOMINIUM PLANS 325, 326 & 327 BLOCKS "A", "D" & "G" REGISTERED PLAN 796 AND PART OF BLOCK "H" REGISTERED PLAN 796
Scope of Work	Draft Plan of Subdivision, Zoning By-law Amendment		
Existing Zoning Code	R5B H(18) AM10	By-law Number	2008-250
Schedule 1/1A Area	Schedule 1 – Area C Schedule 1A – Area C	Overlays Applicable	Evolving Overlay

B. Zoning Review			
Zoning Provisions	By-law Requirement R5B H(18)	Proposal	Compliant (Y/N)
Principal Land Uses(s) Section 164	<p>A range of residential uses are permitted. The applicable residential uses that are permitted include:</p> <ul style="list-style-type: none"> / Apartment dwelling low-rise, stacked / Apartment dwelling mid-rise, Apartment dwelling high-rise 	<ul style="list-style-type: none"> / Stacked dwelling / Apartment dwelling, low-rise / Apartment dwelling, mid-rise / Apartment dwelling, high-rise / Planned Unit Development 	Y
Minimum Lot Width Table 164A	18 m	>18 m	Y
Minimum Lot Area Table 164A	450 m ² – 540 m ² (per dwelling type)	>450 m ² – 540 m ² (per dwelling type)	Y
Minimum Front Yard Setback Table 164A Endnote 26	3 m	3 m	Y
Minimum Corner Side Yard Setback Table 164A Endnote 26	3 m	3 m	Y
Minimum Interior Side Yard Setback Table 164A Endnote 4 and 28	<p><u>Apartment dwelling low-rise, stacked:</u> Building wall less than or equal to 11 m in height, the yard setback is 1.5 m for the first 21 m back from a street lot line.</p> <p>For building walls greater than 11 m in height, the yard setback is 3 m for the first 21 m back from a street lot line.</p> <p>All other cases the yard setback is 6 m.</p> <p><u>Apartment dwelling mid- and high-rise:</u> If located within 21 metres of the front lot line: 1.5 m</p> <p>If located further than 21 metres from the front lot line: 6 m</p>	Will comply	Y

B. Zoning Review			
Zoning Provisions	By-law Requirement R5B H(18)	Proposal	Compliant (Y/N)
Minimum Rear Yard Setback Table 164A Endnote 4 and 28	<p><u>Apartment dwelling low-rise, stacked:</u> Building wall less than or equal to 11 m in height, the yard setback is 1.5 m for the first 21 m back from a street lot line.</p> <p>For building walls greater than 11 m in height, the yard setback is 3 m for the first 21 m back from a street lot line.</p> <p>All other cases the yard setback is 6 m.</p> <p><u>Apartment dwelling mid- and high-rise:</u> 25% of the lot depth but need not exceed 7.5 m</p>	Will comply	Y
Maximum Building Height Table 164A Endnote 51	<p><u>Apartment dwelling low-rise, stacked:</u> 15 m</p> <p><u>Apartment dwelling mid- and high-rise:</u> Maximum building height is either shown with an H(#), on a Schedule or in the exception zone.</p>	Maximum height per new site-specific schedule	N
Total Landscaped Area Section 163(9)	30%	Will comply	Y
Minimum Amenity Area Section 137 Total: 6 m ² / dwelling unit Communal: 50% of the required total amenity area	<p>Total: $6 \text{ m}^2 \times 5,740 \text{ units} = 34,440 \text{ m}^2$</p> <p>Communal: 17,220 m²</p>	Will comply	Y
High-Rise Zoning Provisions			
Minimum Required Lot Area for a Corner Lot Section 77(3)(b)	1,150 m ²	>1,150 m ²	Y
Minimum Lot Area for an Interior Lot with a Tower Section 77(3)(b)	1,350 m ²	>1,350 m ²	Y

B. Zoning Review			
Zoning Provisions	By-law Requirement R5B H(18)	Proposal	Compliant (Y/N)
Minimum Rear Yard Setback for a Tower Section 77(3)(c)	10 m	>10 m	Y
Minimum Separation Distance between Towers on the Same Lot Section 77(3)(d)	20 m	>20 m	Y
Parking Provisions			
Minimum Parking Space Rates Section 101 Area C on Schedule 1A Dwelling, Stacked – 1.2 spaces/dwelling unit Dwelling, low-rise apartment – 1.2 spaces/dwelling unit Dwelling, Mid-high rise apartment – 1.2 spaces/dwelling unit Retail Store – 3.4 spaces/100 m ² of GFA Restaurant – 10 spaces/100 m ² of GFA	5,740 units x 1.2 spaces = 6,888 total spaces	A parking rate of zero spaces/unit is proposed for residential and non-residential uses, consistent with Draft 2 of the new Zoning By-law.	N
Minimum Visitor Parking Space Rates Section 102 Area C on Schedule 1A 0.2 spaces/dwelling unit	5,740 units x 0.2 spaces = 1,148 total visitor spaces	A visitor parking rate of 0.1 spaces/unit is proposed, with no building requiring more than 30 visitor spaces, consistent with Draft 2 of the new Zoning By-law.	N
Parking Space Provisions Section 106	Minimum: 2.6 m x 5.2 m (standard space); 2.6 m x 6.7 m (parallel space)	Will comply	Y
	50% of spaces may be reduced to 4.6 m x 2.4 m, provided the space: / Is identified for a compact car; / Is not a visitor space; / Is not abutting or near a wall, column or similar surface that obstructs the opening of doors, in which case the minimum width is 2.6 m	Will comply	Y

B. Zoning Review			
Zoning Provisions	By-law Requirement R5B H(18)	Proposal	Compliant (Y/N)
Aisle and Driveway Provisions Section 107	Minimum width of a driveway providing access to a parking garage (double-lane): 6 m	Will comply	Y
	Maximum width of a driveway accessing 20 or more spaces (double-lane): 6.7 m	Will comply	Y
	Minimum aisle width: 6 m	Will comply	Y
Bicycle Parking Space Rates Section 111 Apartment dwelling, low rise; Apartment dwelling mid-rise; Apartment dwelling, high-rise; Stacked dwelling without a garage or carport 0.5 spaces/dwelling unit bank; convenience store; day care; office; post office; post secondary educational institution; restaurant; retail food store; retail store 1 space/250 m ² of GFA	5,740 units x 0.5 spaces = 2,870 total bicycle parking spaces	A bicycle parking rate of 1 space/unit is proposed, consistent with Draft 2 of the new Zoning By-law. No changes proposed to the non-residential bicycle parking rate	Y
	Vertical: 0.5m x 1.5m Horizontal: 0.6m x 1.8m Stacked: 0.37m x 1.8m	Will comply	Y
	Minimum aisle: 1.5 m	1.5 m or greater	Y
	A minimum of 25% of spaces must be located within: / A building or structure; / A secure area such as a supervised parking lot or enclosure with secure entrance / Bicycle lockers	Will comply	Y
Residential Neighbourhood Commercial Suffix Section 141			N
Permitted Uses Section 141(1)	/ artist studio / convenience store / instructional facility / medical facility / personal service business / restaurant / retail food store	Will comply	Y

B. Zoning Review			
Zoning Provisions	By-law Requirement R5B H(18)	Proposal	Compliant (Y/N)
	/ retail store		
Location of Non-Residential Use Section 141(4)	A permitted non-residential use may only be located on the ground floor, basement, or both of a residential use building;	Will comply	Y
Total of Non-Residential Use Section 141(6)	The cumulative total of all non-residential uses in a building must not exceed a gross floor area of 100 square metres, except in the case of a semi-detached or townhouse dwelling, where the maximum of 100 square metres applies to each principal dwelling unit;	Will comply	Y
Parking Section 141(7)	Despite section 101, no parking spaces are permitted in association with a non-residential use, however motor vehicles may be parked in a driveway leading to a parking space associated with the dwelling;	Will comply	Y

1.3.2 Annex 2 – Draft List of Requested Relief from Zoning

Draft List of Requested Relief from Zoning		
By-law Requirement or Applicable Section	Requirement	Proposed
Maximum Building Height Table 164A Endnote 51	<u>Apartment dwelling low-rise, stacked:</u> 15 m <u>Apartment dwelling mid- and high-rise:</u> Maximum building height is either shown with an H(#), on a Schedule or in the exception zone.	Maximum height per new site-specific schedule
Minimum Parking Space Rates Section 101 Area C on Schedule 1A Dwelling, Stacked – 1.2 spaces/dwelling unit Dwelling, low-rise apartment – 1.2 spaces/dwelling unit Dwelling, Mid-high rise apartment – 1.2 spaces/dwelling unit	5,740 units x 1.2 spaces = 6,888 total spaces	A parking rate of zero spaces/unit is proposed for residential and non-residential uses, consistent with Draft 2 of the new Zoning By-law.

Draft List of Requested Relief from Zoning		
By-law Requirement or Applicable Section	Requirement	Proposed
Retail Store – 3.4 spaces/100 m ² of GFA Restaurant – 10 spaces/100 m ² of GFA		
Minimum Visitor Parking Space Rates Section 102 Area C on Schedule 1A 0.2 spaces/dwelling unit	5,740 units x 0.2 spaces = 1,148 total visitor spaces	A visitor parking rate of 0.1 spaces/unit is proposed, with no building requiring more than 30 visitor spaces, consistent with Draft 2 of the new Zoning By-law.
Residential Neighbourhood Commercial Suffix Section 141	Does not currently apply	Proposed to apply to the lands zoned R5B

1.4 Conclusion

The above-noted Zoning Confirmation Report has been provided alongside a Planning Rationale prepared by Fotenn Planning + Design, dated July 29, 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