

# Zoning Confirmation Report

## 75 Breezehill & 35 Laurel

July 12, 2025

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### Annex 1 - Zoning Confirmation Report Checklist

| A. Project Information |                                                   |                           |                                                                                                                                          |
|------------------------|---------------------------------------------------|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Review Date            | April 15, 2025                                    | Official Plan Designation | Neighbourhood                                                                                                                            |
| Municipal Address(es)  | 75 Breezehill & 35 Laurel                         | Legal Description         | Part of Lots 10, 11, 12, 13 and 14 and all of lots D, E and 9, and Loretta Avenue of Registered Plan 73, in the City of Ottawa, Ontario. |
| Scope of Work          | Official Plan Amendment & Zoning By-law Amendment |                           |                                                                                                                                          |
| Existing Zoning Code   | IG1H(11)                                          | By-law Number             | 2008-250                                                                                                                                 |
| Schedule 1 / 1A Area   | Area Z                                            | Overlays Applicable       | Evolving Overlay (Official Plan)                                                                                                         |

| 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):                                                           | Mixed-Use Centre Zone                                                     |                                                                |                 |
| Principal Land Use(s)                                                                                            | 191(1)                                                                    | Two mixed-use buildings                                        | Y               |
| Lot Width                                                                                                        | No minimum                                                                | 19.79 m                                                        | Y               |
| Lot Area                                                                                                         | No minimum                                                                | 6,172 m <sup>2</sup>                                           | Y               |
| Front Yard Set Back                                                                                              | No minimum                                                                | 30 m                                                           | Y               |
| Corner Side Yard Setback                                                                                         | No minimum                                                                | 3 m                                                            | Y               |
| Interior Side Yard Setback                                                                                       | No minimum                                                                | 10.5 m                                                         | Y               |
| Rear Yard Setback (abutting the rapid transit corridor)                                                          | 2 m                                                                       | 13 m                                                           | Y               |
| Minimum Building Height (for all uses within 400 metres of a rapid transit station)                              | 6.7 m                                                                     | Building A: 27 Storeys – 85 m<br>Building B: 29 Storeys – 91 m | Y               |

**B. Zoning Review**

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>Maximum Building Height</b>                                          | iii) in all other cases: No maximum, or as shown by the suffix "H", on a zoning map, or specified in a subzone or exception where applicable                                         | Building A: 27 Storeys – 85 m<br>Building B: 29 Storeys – 91 m                      | <b>Y</b><br>Proposed to be implemented through a height schedule. |
| <b>Minimum width of landscaped area</b>                                 | No minimum, except that where a yard is provided and not used for required driveways, aisles, parking, loading spaces or outdoor commercial patio, the whole yard must be landscaped | Landscape provided throughout the site.                                             | <b>Y</b>                                                          |
| <b>Outdoor Storage</b>                                                  | Storage must be completely enclosed within a building.                                                                                                                               | No outdoor storage is proposed.                                                     | <b>Y</b>                                                          |
| <b>Permitted Projections</b>                                            | See Section Zoning Bylaw Section 64 & 65                                                                                                                                             | Compliant                                                                           | <b>Y</b>                                                          |
| <b>Minimum Required Vehicle Parking Spaces</b><br>Area X of Schedule 1A | Residential: 0                                                                                                                                                                       | 94 spaces                                                                           | <b>Y</b>                                                          |
|                                                                         | Commercial: 0                                                                                                                                                                        |                                                                                     | <b>Y</b>                                                          |
|                                                                         | Visitor: (0.1 per dwelling unit, minus first 12 units; no more than 30 required): 30                                                                                                 | 30 spaces                                                                           | <b>Y</b>                                                          |
| <b>Maximum Permitted Vehicle Parking Spaces</b>                         | 1.75 per dwelling unit<br><br>479 units * 1.75 =<br><br>838 spaces                                                                                                                   | Total: 124 spaces                                                                   | <b>Y</b>                                                          |
| <b>Minimum Driveway Width</b>                                           | 6.0 m                                                                                                                                                                                | Minimum 6.0 m                                                                       | <b>Y</b>                                                          |
| <b>Minimum Aisle Width</b>                                              | Parking Lot: 6.7 m<br>Parking Garage: 6.0 m                                                                                                                                          | Parking Lot: N/A<br>Garage: 6.0 m                                                   | <b>Y</b>                                                          |
| <b>Minimum Parking Space Dimensions</b>                                 | Length: 5.2 m<br>Width: 2.6 m                                                                                                                                                        | Length: 5.2 m<br>Width: 2.6 m                                                       | <b>Y</b>                                                          |
| <b>Minimum Required Bicycle Parking Spaces</b>                          | Residential (0.5 per dwelling unit): 263<br><br>Commercial (1 per 250 m <sup>2</sup> of GFA): 1                                                                                      | Exterior: 8<br><br>Indoor on ground floor: 138<br><br>Indoor in parking garage: 582 | <b>Y</b>                                                          |

| <b>B. Zoning Review</b><br><b>For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.</b> |                                                                                                                                             |                                                                                                                                                                |                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| <b>Zoning Provisions</b>                                                                                                                           | <b>By-law Requirement or Applicable Section, Exception or Schedule Reference</b>                                                            | <b>Proposal</b>                                                                                                                                                | <b>Compliant (Y/N)</b>                                   |
|                                                                                                                                                    |                                                                                                                                             | Total: 728                                                                                                                                                     |                                                          |
| <b>Minimum Bicycle Parking Space Aisle Width</b>                                                                                                   | 1.5 m                                                                                                                                       | 1.5 m                                                                                                                                                          | <b>Y</b>                                                 |
| <b>Loading Space Rates</b>                                                                                                                         | No loading spaces required for commercial uses with a GFA under 1,000 m <sup>2</sup><br><br>No loading spaces required for residential uses | No loading spaces are proposed                                                                                                                                 | <b>Y</b>                                                 |
| <b>Minimum lot area for a tower on an interior lot</b>                                                                                             | 1,350 m <sup>2</sup>                                                                                                                        | 6,172 m <sup>2</sup>                                                                                                                                           | <b>Y</b>                                                 |
| <b>Minimum interior side and rear yard setback for a tower.</b>                                                                                    | Rear (east): 10 m<br><br><br><br><br><br><br><br><br><br>Interior (East): 10 m                                                              | Rear:<br>Tower A: 3 metres<br>Tower B: 3+ metres<br><br>Interior:<br>Tower A – North interior lot line: 13.1 m<br><br>Tower B – West Interior lot line: 16.8 m | <b>N</b><br><br><br><br><br><br><br><br><br><br><b>Y</b> |
| <b>Minimum separation distance between towers on the same lot</b>                                                                                  | 20 m                                                                                                                                        | 23 m                                                                                                                                                           | <b>Y</b>                                                 |

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

| <b>Section</b> | <b>By-law Requirement</b>                                | <b>Requirement</b> | <b>Proposed</b>                                  |
|----------------|----------------------------------------------------------|--------------------|--------------------------------------------------|
| S. 77 (3) (c)  | Minimum interior side and rear yard setback for a tower. | Rear (east): 10 m  | Rear:<br>Tower A: 3 metres<br>Tower B: 3+ metres |

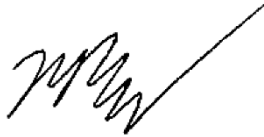
## Conclusion

We trust that this information is satisfactory.

Sincerely,

Handwritten signature of Timothy Beed in black ink.

Timothy Beed, RPP MCIP  
Associate, Planning

Handwritten signature of Mark Ouseley in black ink.

Mark Ouseley, MES  
Planner