

Zoning Confirmation Report

116 Beech Street, Ottawa

December 23, 2025

Introduction

Fotenn Planning + Design has been retained by KTS Properties to prepare this Zoning Confirmation Report in support of applications for Official Plan Amendment and Zoning By-law Amendment pertaining to the lands municipally known as 116 Beech Street in the Civic Hospital neighbourhood of the City of Ottawa.

The applicant is presently proposing to redevelop the lands with a high-rise, mixed use building consisting of a 25-storey point tower on a multi-winged 6-storey podium. The podium steps down to a 4-storey height towards the western edge of the lands. A corner area representing 10% of the overall site is proposed as parkland dedication. The building will be supported by 143 parking spaces located across two storeys of underground parking.

The primary focus of the proposed building is to accommodate residential tenancy, with 392 units proposed. Additionally, a 217 m² commercial unit is proposed adjacent to the proposed parkland.

In order to facilitate to the desired development outcome, development applications are required. They are summarised accordingly:

/ **Official Plan Amendment**

The subject property falls within the West Downtown Core Secondary Plan. More specifically, it is located within the Dow's Lake Station District, where it is assigned a maximum building height of 6 storeys. With consideration to the strong rapid transit support for the lands, the size of the property, and the ability to accommodate a transition, the proposed amendment would serve to assign a maximum building height of 25 storeys to the lands.

/ **Zoning By-law Amendment**

A zoning by-law amendment is necessary to implement the direction of the proposed Official Plan Amendment. It would replace the presently applicable 18-metre height limit with a 78-metre permitted building height in relation to the proposed building. Compatible commercial uses are proposed to allow for a ground floor retail tenancy to front onto the park.

The following tables serve to demonstrate that the proposed development is otherwise zoning compliant and that no relief beyond what is identified will be required to proceed with the project in its current format.

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	December 18, 2025	Official Plan Designation	Hub; Downtown Transect – Evolving Overlay
Municipal Address(es)	116 Beech Street	Legal Description	Lots 33, 34, 35, 36, 37, 60, 61, 62, 64 and 64 and part of the adjacent lane (As closed by Judge's Order Inst. No. CR227792), Registered Plan 131037, City of Ottawa
Scope of Work	Official Plan Amendment and Zoning By-law Amendment		
Existing Zoning Code	R5B H(18)	By-law Number	2008-250

Schedule 1 / 1A Area	Area B / Z	Overlays Applicable	Mature Neighbourhoods Overlay
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B. Zoning Review			
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
R5B [xxxx] SYYY	Requirement		Proposed
Principal Land Uses Section 163	Residential <ul style="list-style-type: none"> • apartment dwelling, low rise • apartment dwelling, mid rise • apartment dwelling, high rise • bed and breakfast, • detached dwelling • diplomatic mission • duplex dwelling, • dwelling unit • group home • home-based business • home-based daycare • linked-detached dwelling • park • planned unit development • residential care facility • retirement home, converted • retirement home • rooming house • additional dwelling unit • semi-detached dwelling • stacked dwelling, • three-unit dwelling • townhouse dwelling • urban agriculture 	Non-residential <ul style="list-style-type: none"> • Convenience store limited to 75m² 	<p>The proposed residential Use is classified as “dwelling unit” and/or “apartment dwelling, high rise”</p> <p>The non-residential uses are proposed as “retail store; retail food store, convenience store; and personal service business, limited to 220 m²”</p>
Minimum Lot Area Table 164A	675 m ²		4984.5 m²
Minimum Lot Width Table 164A	22.5 m		72.1 m
Minimum Front Yard Setback Table 164A	3 m		3 m
Minimum Corner Side Yard Setback Table 164A	3 m		3 m

R5B [xxxx] SYYY	Requirement	Proposed
Minimum Interior Yard Setback Table 164B(4)	(a) If located within 21 metres of the front lot line: 1.5 m (b) If located further than 21 metres from the front lot line: 6 m	N/A
Minimum Rear Yard Setback Table 164B(4)	Equal to 25% of the lot depth but need not exceed 7.5 metres	2 m
Maximum Building Height Per Zoning Map	18 m	78 m
Minimum Required Landscaped Area Section 164(10)	30% of the lot area	30%
Minimum Tower Separation Distance Section 77	20 m	Complies
Minimum Tower Setback from Interior or Rear Lot Line Section 77	10m	23.8 m
Minimum Tower Lot Area Section 77	1,150 m ²	4984.5 m ²
Minimum Required Amenity Area Section 137	6m ² per dwelling unit = 2,352 m ²	Complies, see below
	Communal (50% of required amenity = 1,176 m ²)	1,540 m ²
	Private	815 m ²
	Total:	2,355 m ²
	Parkland (not counted towards amenity req.)	498 m ²
Minimum Residential / Non-Residential Parking Section 101(2)	Minimum parking requirements per Table 101 do not apply in Area Z.	113 spaces
Max. Residential Parking Table 103 – Area B	1.75/unit max = 686	Complies
Visitor Parking Table 102 – Area Z	0.1/unit up to max. of 30	30
Bicycle Parking Table 111A	Res: 0.5/unit = 196 Retail: 1/250m ² = 1 space	Surface: 10 Indoor: 190 Total: 200

Proposed Zoning By-law Amendment

A Zoning By-law Amendment is required to increase the permitted maximum building height to 78 metres. A site-specific zoning schedule is proposed to formalize the desired tower and podium setbacks and locations. Figure 1 provides a preliminary template for the format of this zoning schedule.

The following table provides a format for the exception:

I – Exception Number	II – Applicable Zones	III – Additional Land Uses Permitted	IV – Land Uses Prohibited	V - Provisions
XXXX	R5B [XXXX] SYYY	<ul style="list-style-type: none"> - Convenience store - Retail store - Retail food store - Personal service business 		<ol style="list-style-type: none"> 1. The uses permitted in Column 3 must not occupy a cumulative area greater than 220 m² 2. Maximum building heights and setbacks as per Schedule YYY

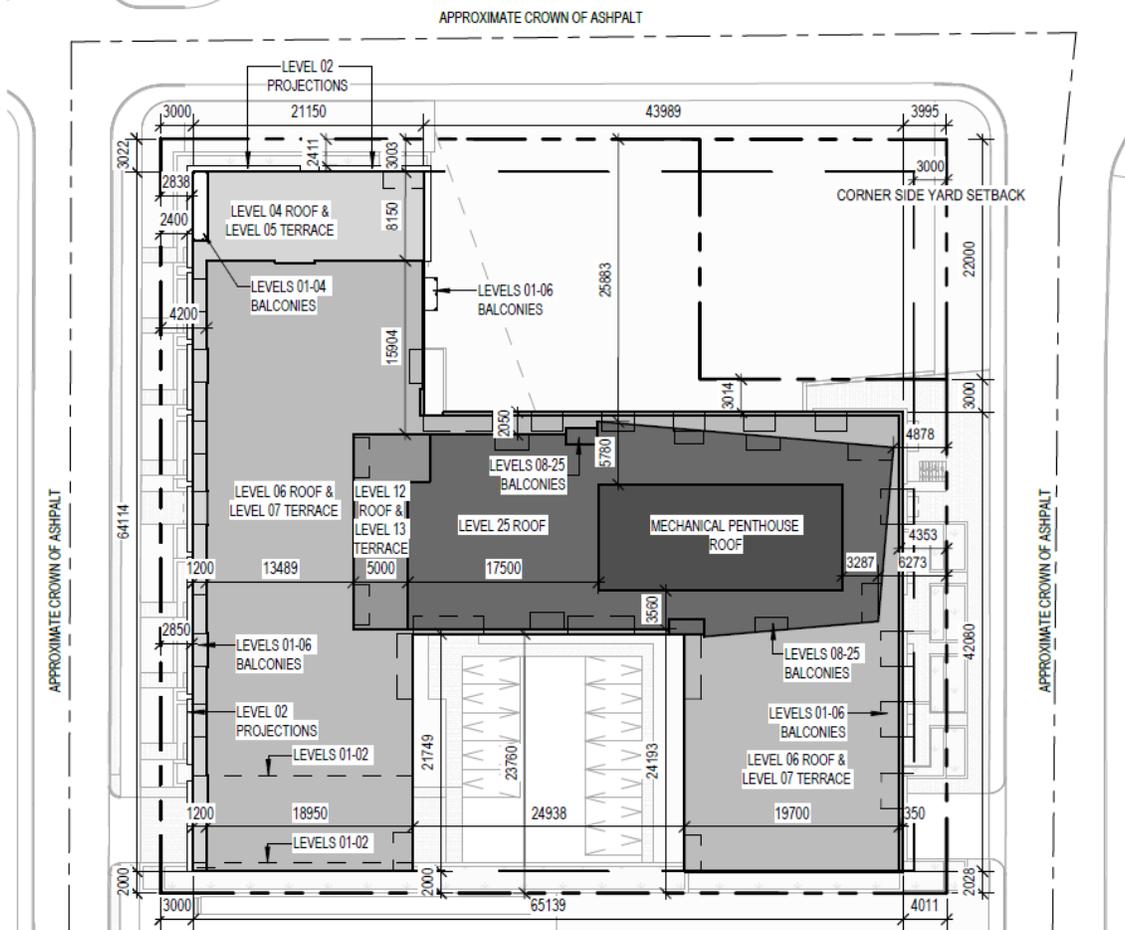


Figure 1: Site Setback Plan

Conclusion

We trust that this information is satisfactory. Please consult the supporting Planning Rationale and Urban Design Brief for further discussion of the amendments being sought.

Sincerely,



Paul Black, MCIP RPP
Principal



Scott Alain, MCIP RPP
Senior Planner