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# ZONING CONFIRMATION REPORT

SITE PLAN CONTROL

SUBJECT SITE: 45 OAK STREET



Elevation | South - Courtyard

REPORT DATE: June 20 2025 | REVISION: 2  
REPORT PREPARED FOR: CÉPEO  
PREPARED BY: Q9 PLANNING + DESIGN INC.



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This Zoning Confirmation Report is prepared in support of a Site Plan Control Application for the proposed development at 45 Oak Street.

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## 1.0 PROJECT INFORMATION

PROJECT INFORMATION			
<b>Review Date</b>	June 20, 2025	<b>Official Plan Designation</b>	Current: Park Proposed: Mixed Use Block
<b>Municipal Addresses</b>	Current: 1010 Somerset Proposed: 45 Oak Street	<b>Legal Description</b>	Lots 1-5, South of Ash Street, Block B, Lots 1-5, North of Oak Street, Reg Plan 73
<b>Scope of Work</b>	The proposed development is a French public school proposed at 4 storeys with potential for additional 2 storeys in the future.		
<b>Existing Zoning Code</b>	Current: MC F(1.5) Proposed: L2 (xxxx)	<b>By-Law Number</b>	2008-250
<b>Schedule 1 / 1A Area</b>	Area Z	<b>Overlays Applicable</b>	Evolving Neighbourhood

## 2.0 OFFICIAL PLAN

### 2.1 Official Plan and Secondary Plan Designations

The site, 45 Oak Street, is designated **Hub** in the City of Ottawa Official Plan as shown on Schedule B1 – **Downtown Core Transect**.



Figure 1: Extract of Schedule B1, Downtown Core Transect, City of Ottawa Official Plan

The subject site is also captured in the West Downtown Core Secondary Plan as part of the Corso Italia District. The subject site is currently designated **Park**.

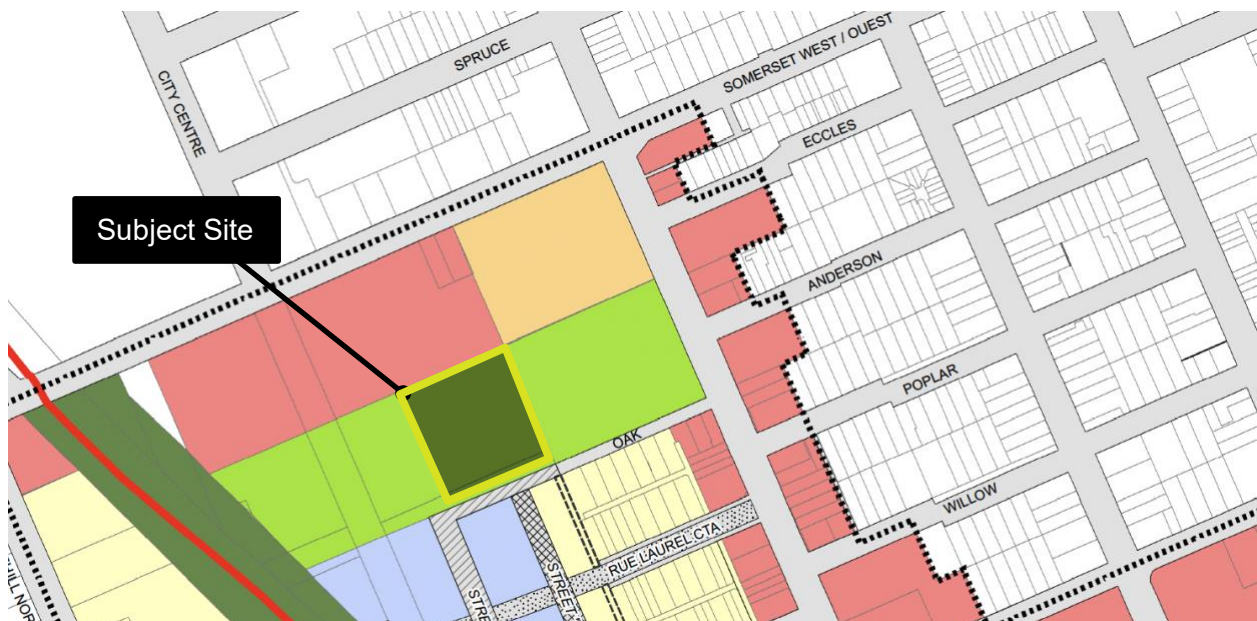


Figure 2: Extract of Schedule L, West Downtown Core Secondary Plan Volume 2 Corso Italia District

## 2.2 Official Plan Use Permissions

The subject site under the permissions of the Secondary Plan permits only a park. The current designation does not permit a school. An Official Plan Amendment is required. An Official Plan Amendment has been submitted by the City of Ottawa to redesignate the lands in order to facilitate the Council-approved concept for 1010 Somerset, including the proposed school site.



**OFFICIAL PLAN AMENDMENT REQUIRED**

## 3.0 ZONING REVIEW

The City of Ottawa zones this site as **MC F(1.5)**, in the City of Ottawa Zoning By-law 2008-250, as identified on the map below. The Mixed Use Centre Zone is intended to accommodate a mix of transit supportive uses, including but not limited to: offices, secondary and post secondary schools, hotels, hospitals, institutional buildings, community recreation, entertainment, service uses, high and medium density residential. Intended form is compact and pedestrian-oriented.

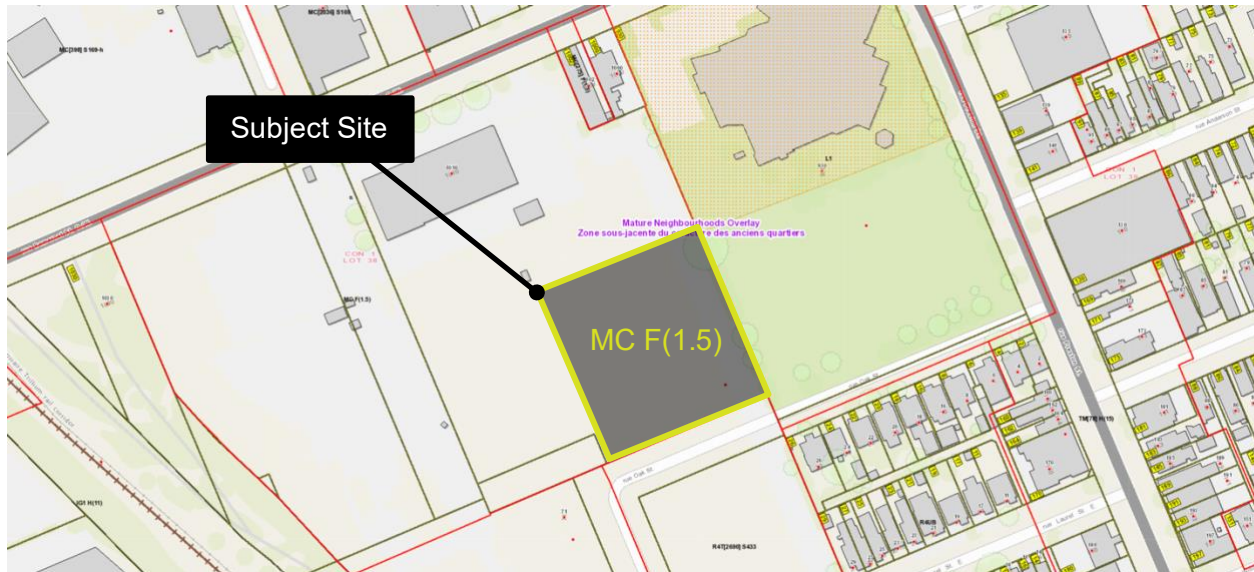


Figure 3: City of Ottawa Zoning Map (GeoOttawa)

### 3.1 Use Permissions

The subject site permits a variety of uses under the Mixed Use Centre Zone, including the use proposed being: **School, Daycare**



## PROPOSED USES PERMITTED

### 3.2 Performance Standard Review

The following table reviews the applicable site performance standards against the proposed development. It is noted that the City of Ottawa has submitted a Zoning Amendment Application which identifies the area as being one lot for zoning purposes.

#### Details:

Lot Area: ~3183 m<sup>2</sup>

Lot Width: 58.4 m

Total Gross Floor Area: 3338.98 m<sup>2</sup>

<b>Existing Zone</b>	MC F(1.5) – Mixed Use Centre Zone		
<b>Zoning Provisions</b>	<b>By-Law Requirement</b>	<b>Proposed</b>	<b>Compliance</b>
<b>Principal Land Use(s)</b>	Proposed L2 (xxxx) – Major Leisure Facility Zone (S. 175-175)	School	Yes
<b>Min Lot Width</b>	No minimum	To be determined through future land division (no front lot line proposed). Area to be considered one lot for zoning purposes.	Yes
<b>Min Lot Area</b>	No minimum		Yes
<b>Min Front Yard Setback</b>	7.5 m	n/a – to be considered one lot for zoning purposes with balance of proposed L2 lands.	<b>No</b>
<b>Min Interior Side Yard Setback</b>	7.5 m		
<b>Min Rear Yard Setback</b>	7.5 m		
<b>Maximum Lot Coverage</b>	75%		
<b>Max Building Height</b>	11 m	26.3 m	<b>No</b>
<b>Minimum Required Vehicle Parking Spaces (Area Z)</b>	School  Within the area shown as Area Z on Schedule 1A, no off-street motor vehicle parking is required to be provided under this section. (By-law 2016-249)	No parking provided on school parcel.	Yes
<b>Bicycle parking required</b>	1 per 100 m2 of GFA (3338.98 / 100) =33.38 (34)	34 (Location TBD)	Yes
<b>Loading Space Requirements</b>	1 space per 2000-4999 m2 of GFA for school sites	0 spaces	<b>No</b>



## ZONING RELIEF REQUIRED



### 3.3 Zoning Relief Requested (Original)

The requested relief for this application is identified in Section 3.2 of the Planning Rationale prepared by Stantec for the proposed Official Plan and Zoning Amendment Applications and is reiterated below with newly identified modifications that have been bolded:

- (a) Abutting parcels affected by this exception (L2[xxxx]) shall be considered one lot for zoning purposes.
- (b) Despite any provision to the contrary, a lot line abutting Somerset Street West is considered the front lot line
- (c) Minimum front and corner yard setback: 1.5 m
- (d) Minimum interior yard setback: 0 m
- (e) Maximum building height: ~~24 m~~ **26.3 m**
- (f) Additional permitted uses: parking lot (maximum 60 spaces), parking garage
- (g) Minimum vehicle parking shall be calculated on the basis of Schedule 1A, Area Z provisions
- (h) **No loading space is required for schools within the L2[xxxx] zone.**

### 3.4 Zoning Amendment Status (Current)

As of June 17 2025, the Zoning By-law Amendment application which includes the amendment for 45 Oak Street was carried by Planning and Housing Committee. The updated and final details of the Zoning Amendment are as follows:

#### Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 930, 1010 and 1030 Somerset Street West:

1. Rezone the lands as shown in Document 1
2. Add a new exception, [xxxx] to Section 239, Urban Exceptions, with provisions similar in effect to the following:
  - a. In Column II, add the text, “L2[xxxx] H(30)”; and
  - b. In Column V, add:
    - a. Lands affected by this exception are to be considered one lot for zoning purposes.
    - b. Despite any provision to the contrary, a lot line abutting Somerset Street West is considered the front lot line.
    - c. Minimum front or corner side yard setback: 0 m
    - d. Minimum interior side yard setback: 0 m
    - e. Required loading spaces for a school: 0
    - f. Required or provided parking for a use on abutting MC zone may be located in the L2 [xxxx] H(30) Zone



## 5.0 CONCLUSION

This compliance report concludes that an Official Plan Amendment and a Zoning By-law Amendment are required. Both applications have been submitted through City-initiated amendment applications: D02-02-25-0015 (ZBA) and D01-01-25-0008 (OPA). These applications were brought to Planning and Housing Committee on June 18 2025 and are expected to go before City Council on June 25 2025.

Yours truly,



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