

April 1, 2025

City of Ottawa
Planning, Development and Building Services
110 Laurier Avenue West, 4th Floor
Ottawa, ON K1P 1J1
By email only: john.bernier@ottawa.ca

Attention: John Bernier, Planner II

**Reference: 627 Kirkwood Avenue
Zoning Confirmation Report - ZBLA Application
Our File: 124151**

Below is an assessment against the provisions of Annex 1 – Zoning Confirmation Report Checklist of the Zoning Confirmation Report Terms of Reference detailed in Section B below.

The assessment is based on rezoning the Subject Property to General Mixed Use (GM) with site-specific exceptions detailed in Section C below.

Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	March 26, 2025	Reviewed Plans:	Site Plan prepared by DCA, dated February 20, 2025
Municipal Address(es):	627 Kirkwood Avenue	Official Plan designation:	Minor Corridor, Inner Urban Transect
Legal Description:	Part of Lot 10, Registered Plan 152, City of Ottawa		
Scope of Work:	Major Zoning By-Law Amendment		
Existing Zoning Code:	Minor Institutional, Subzone A (I1A)	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area X	Overlays Applicable:	Evolving Neighbourhood Overlay

B. Zoning Review

For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.

Proposed Zone/Subzone (Zoning By-law Amendments only):	General Mixed Use, Exception XXXX (GM [XXXX])			
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Provided	Compliant (Y/N)
Principal Land Use(s)	Section 187 (1 and 2)	-	Mixed-Use (Commercial, Dwelling units)	Y
Lot Width	Sec.187 (Table 187 (3)(b))	No Minimum	2,013 m ²	Y
Lot Area	Sec.187 (Table 187 (3)(a))	No Minimum	64.1 m (after road widening)	Y
Front Yard Set Back	Sec.187 (Table 187 (3)(c))	3 m	2 m	N
Corner Side Yard Setback		n/a		
Interior Side Yard Setback	Sec.187 (Table 187 (3)(d)(i))	5 m	3 m / 3 m	N
Rear Yard Setback	Sec.187 (Table 187 (3)(e)(ii))	7.5 m	7.5 m	Y
Floor Space Index (F.S.I.)	Sec.187 (Table 187 (3)(g))	2	2.8	N
Building Height	Sec.187 (Table 187 (3)(f))	18 m	20m	N
Projections into Height Limit Section 64	Section 64	mechanical and storage rooms, a communal rooftop terrace, elevators, common stairwell are permitted	indoor rooftop amenity area is proposed	N
Projections into Required Yards Section 65	Section 65, Table 65(5)(i)2	(Stairs) front yard: no closer than 0.6m to a lot line	0.7m from front lot line	Y
	Section 65, Table 65(6)(c)	Balconies (front yard)	0.4m	Y
	Section 65, Table 65(6)(c)	Balconies (rear yard)	0.4m	Y
Required Parking Spaces Section 101	Section 101(3)(a), Table 101, Row R15, Column II	32	52	Y
Visitor Parking spaces Section 102	Section 102(1),(2), Table 102, Column I and Column II	6	6	Y

Size of Space Section 106	Section 106(1)(a-c)	Min. 2.6m wide, Min. 5.2m long	Min. 2.6m wide, Min. 5.2m long	Y
	Section 106(2)(a-b)	(Parallel) Min. 2.6m wide, Min. 6.7m long (Accessible) Type A: Min. 3.4m wide, 5.2m long Type B: Min 2.4m wide, 5.2m long 1.5m wide Aisle provided	(Parallel) Min. 2.6m wide, Min. 6.7m long (Accessible) Type A: Min. 3.4m wide, 5.2m long Type B: Min 2.6m wide, 5.2m long 1.5m wide Aisle provided	Y
Driveway Width Section 107	Section 107(1)(a)(iii)	Min. 6.0 m	6.7 m	Y
Aisle Width Section 107	Section 107(1)(c)(i)	Min. 6.0 m	6.0 m	Y
Bicycle Parking Rates Section 111	Table 111A, Column I, (b) (Residential)	38 (0.5 spaces per dwelling unit)	74 bicycle spaces	Y
	Table 111A, Column I, (e) (Retail)	0 (1 space per 250 m ² gross floor area)		Y
Amenity Space Section 137	Table 137, Column I, Row (5)	Required Total Amenity Area – 456 m² (6 m ² per dwelling unit)	Balconies – 523 m ² Rooftop Amenity – 132 m ²	Y
	Table 137, Column I, Row (5)	Required Communal Amenity Area – 228 m² (50% of required total amenity area)	286m ²	Y
Other applicable relevant Provision(s)	Section 101(3)(b) - Parking	Ground Floor Commercial use, GFA <200m ² – no parking required	GFA <200m ²	Y
	Sec.187 (Table 187 (3)(h)(i))	Minimum Width of Landscaped Area abutting a street (m) - 3m	2 m	N

The Subject Property is proposed to be rezoned from I1A to GM [XXXX] to permit a six-storey, mixed-use building on the Subject Property. Site-specific provisions are required.

Proposed Site-Specific Provisions

The following site-specific provisions are proposed for the Subject Property.

- To permit a minimum front yard setback of 2 m
- To permit a minimum interior side yard setback of 3 m
- To permit a maximum floor space index of 2.8
- To permit a maximum building height of 20 m
- To permit a minimum landscape area abutting a street of 2 m
- To permit a communal amenity area on the rooftop terrace

C. Draft List of Recommended Zoning

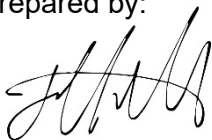
By-law Requirement or Applicable Section	Requirement	Proposed
Front Yard Setback: Sec.187 (Table 187 (3)(c))	3 m	2 m
Interior Side Yard Setback: Sec.187 (Table 187 (3)(d)(i))	5 m	3 m / 3 m
Maximum FSI: Sec.187 (Table 187 (3)(g))	2	2.8
Maximum Building Height: Sec.187 (Table 187 (3)(f))	18 m	20m
Minimum Width of Landscaped Area abutting a street: Sec.187 (Table 187 (3)(h)(i))	3m	2 m
Permitted Projections above the height limit: Section 64	mechanical and storage rooms, a communal rooftop terrace, elevators, common stairwell are permitted	indoor rooftop amenity area is proposed

If you have any questions or comments, please do not hesitate to contact me.

Yours truly,

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Prepared by:



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