

November 29, 2024

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

Attention: Nishant Dave

**Reference: 535 Legget Drive
 Zoning Confirmation Report - Site Plan and ZBLA Application
 Our File: 124045**

Below is an assessment against the provisions of Annex 1 – Zoning Confirmation Report Checklist of the Zoning Confirmation Report Terms of Reference.

Note that as the Subject Site is in an IP zone, it is not automatically deemed to comply with zoning as per Section 76 Office to Residential Conversions.

A. Project Information			
Review Date:	November 29, 2024	Reviewed Plans:	Site Plan, Floor Plans and Elevations by Neuf Architect(e)s dated November 29, 2024
Municipal Address(es):	535 Legget Drive	Official Plan designation:	Kanata North Economic District
Legal Description:	CONSOLIDATION OF VARIOUS PROPERTIES: PART OF LOT 8, CONCESSION 4, BEING PARTS 5 AND 6 ON 4R16648 AND PARTS 4, 5 AND 9 ON 4R17106. SUBJECT TO AN EASEMENT IN FAVOUR OF KANATA HYDRO-ELECTRIC COMMISSION OVER PART 6 ON 4R16648 AS IN LT1248060. TOGETHER WITH AN EASEMENT OVERPARTS 2 AND 4 ON 4R16648 AND PARTS 6, 8, 10, 11, 13 AND 15 ON 4R17106 AS IN OC155462. SUBJECT TO AN EASEMENT IN FAVOUR OF PARTS 2 AND 4 ON 4R16648 AND PARTS 6, 8, 10, 11, 13 AND 15 ON 4R17106 AS INO C155463. SUBJECT TO AN EAEMENT IN FAVOUR OF PARTS 1 AND 2 ON 4R14852 OVER PART 4 ON 4R17106 AS IN LT1242631.		
Scope of Work:	Mixed Use development		
Existing Zoning Code:	IP6 [301]	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area C	Overlays Applicable:	None

B. Zoning Review				
For ZBLAs, please use the proposed zone and subzone requirements, if different than existing (in yellow).				
Zoning Provision	ZBL Ref.	By-law Requirement	Proposal	Complies
Principal Land Use(s)	S. 205	Office is permitted. <i>Proposed exception: High-Rise Apartment is a permitted use.</i>	High-Rise Apartment and Office	Y
Minimum Lot Area	Table 206D	750 m ²	7,937 m ² (approx.)	Y
Minimum Lot Width		No minimum	105.74 m	Y
Minimum Front Yard (west)		12 m	25.10 m	Y
Minimum Interior Side Yard Setback (north and south)		7.5 m	8.04 m and 61.2 m	Y
Minimum Rear Yard Setback (east)		<i>Proposed exception: No minimum.</i>	0 m	Y
Maximum Lot Coverage		45%	18 %	Y
Maximum building height	Urban Exception 301	44 m	44 m	Y
Minimum width of landscaped area	Table 205	Abutting a street: 3 m All other cases: No minimum	5.25 m (street) 0 m (others)	Y
Minimum Parking Space Rates (apartment resident and office)	Section 101	<i>Proposed exception: No parking is required.</i>	84 spaces	Y
Minimum Visitor Parking Space Rates	Section 102	High-rise apartment: 0.2 spaces per unit = 23 spaces	23 spaces	Y
Parking Space Dimensions	Section 106 (1)	5.2 m by 2.6 m	5.2 m by 2.6 m	Y
Driveway Provisions	Section 107 (1) a) ii) & iii)	6 m	6 m	Y
Aisle Provisions	Table 107	6.7 m	7 m	Y
Bicycle Parking Rates	Section 111	High-rise apartment: 0.5 spaces per unit = 58 spaces Office: 1 space / 250 m ² = 2 spaces (Total = 60 spaces)	95 spaces	Y
Loading Space Rates and Provisions	Section 113	Office (350 - 999 m ²) = 0 spaces, Residential Uses = not required. (Total = 0 spaces)	0	Y
Amenity Area	Section 137	6m ² per dwelling unit = 690m ² . 345m ² to be communal.	847 m ² total, 702 m ² of which is communal.	Y