

January 29, 2026

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: SerenVita Site
 2505 and 2707 Solandt Road
Zoning Confirmation Report – Site Plan Control and Major ZBLA Applications
Our File: 124150A

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 Site to Mixed-Use Centre (MC) with site-specific exceptions detailed in Section C below.

Zoning Confirmation Report Checklist

| A. Project Information | | | |
|-------------------------------|--|-----------------------------------|---|
| Review Date: | January 28, 2026 | Reviewed Plans: | Site Plan prepared by Simmonds Architecture, dated January 28, 2026 |
| Municipal Address(es): | 2505 and 2707 Solandt Road | Official Plan designation: | Kanata North Special Economic District, Suburban Transect |
| Legal Description: | <i>PT BLOCK 29 PLAN 4M280 PT 2 ON PLAN 4R26736; SUBJECT TO AN EASEMENT OVER PT 3 4R13632 AS IN LT1112680; and, BLOCK 12 ON PLAN 4M-1096, SAVE AND EXCEPT PT 1 ON PLAN 4R-21488; CITY OF OTTAWA.</i> | | |
| Scope of Work: | Major Zoning By-Law Amendment, Site Plan Control | | |
| Existing Zoning Code: | 2505 Solandt: Business Park Industrial, Subzone 6, height limited to 44 m (IP6 H(44)) 2707 Solandt: Business Park Industrial, Subzone 6, exception 1548, height limited to 44 m (IP6[1548] H(44)) | By-law Number: | 2008-250 |
| Schedule 1 / 1A Area: | Area C | Overlays Applicable: | |

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): | Mixed-Use Centre, Exception XXXX (MC [XXXX]) | | | |
|---|---|--|--|--------------------|
| Zoning Provisions | Applicable Section, Exception or Schedule Reference | By-law Requirement | Provided | Compliant (Y/N) |
| Principal Land Use(s) | Section 191 (1 and 2) | - | Mixed-Use (Personal Service Business, Restaurant) | Y |
| Min. Lot Width | Sec. 191 (Table 191 (b)) | No Minimum | 308m ² | Y |
| Min. Lot Area | Sec. 191 (Table 191(a)) | No Minimum | 40,754 m ² | Y |
| Min. Front Yard Set Back | Sec. 191 (Table 191 (c)(iii)) | No Minimum | 5 m | Y |
| Corner Side Yard Setback | Sec. 191 (Table 191 (c)(iii)) | n/a | | n/a |
| Min. Interior Side Yard Setback | Sec. 191 (Table 191 (d)(iii)) | No Minimum | 28.86m / 101.7m | Y |
| Min. Rear Yard Setback | Sec. 191 (Table 191 (e)(iii)) | No Minimum | 7.5 m | Y |
| Max. Floor Space Index (F.S.I.) | Sec. 191 (Table 191 (f)) | No Maximum | n/a | Y |
| Min. Building Height | Sec. 191 (Table 191 (g)(ii)) | No Minimum | 12.3m | Y |
| Max. Building Height | Sec. 191 (Table 191 (h)(iii)) | No maximum, or as shown by the suffix “H”, on a zoning map, or specified in a subzone or exception where applicable: 44m per (H) suffix | 12.3m | Y |
| Min. width of landscaped area | Sec. 191 (Table 191 (i)) | 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 | n/a | Y |

| | | | | |
|---|--|---|---|---|
| Required Parking Spaces Section 101 | (Exception XXXX (MC[XXXX])) | No Minimum | 218 spaces | 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(3)(a-c) | Small: <50% Standard: >50% | Small: 100 spaces (45.9%) Standard: 118 spaces (54.1%) | 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): n/a (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)(ii) | Min. 6.0 m | 6.0 m | Y |
| Aisle Width Section 107 | Section 107(1)(c)(i) | Min. 6.0 m | 6.7 m | Y |
| Bicycle Parking Rates Section 111 | Table 111A, Column I, (b) (Personal Service (4,392 m ²)) | 18 (17.57) - 1 space per 250 m ² gross floor area) | 18 bicycle spaces | Y |
| Other applicable relevant Provision(s) | | | | |

The Subject Site is comprised of separate parcels under common ownership with independent zoning. 2505 Solandt is zoned Business Park Industrial, Subzone 6, height limited to 44 metres (IP6 H(44)) and 2707 Solandt is zoned Business Park Industrial, Subzone 6, exception 1548, height limited to 44 metres (IP6[1548] H(44)) in the City of Ottawa's Zoning By-law 2008-250.

The Subject Site is proposed to be rezoned from "IP6" to "MC [XXXX]" to permit a three-storey, personal service building on the Subject Site. Site-specific provisions are required.

The Subject Site is zoned Kanata North Economic District, Subzone 2 (EDK-2) in the new Zoning By-law. "Personal Service Business" and "Restaurant" are listed as permitted conditional uses in the EDK-2 zone, with each use limited to 300 square metres of gross floor area. Suggested zoning under the EDK-2 zone would include site-specific provisions for "Personal Service Business" and "Restaurant" uses that exceed the maximum permitted gross floor area.

Proposed Site-Specific Provisions

The following site-specific provision is requested for the Subject Site.

- No minimum parking requirement

C. Draft List of Recommended Zoning

| By-law Requirement or Applicable Section | Requirement | Proposed |
|--|-------------------------------|---|
| Minimum Parking Spaces | No minimum | 218 spaces |
| | Small: <50% Standard: >50% | Small: 100 spaces (45.9%) Standard: 118 spaces (54.1%) |

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

Yours truly,

NOVATECH

Prepared by:



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Project Manager | Planning & Development