

## ZONING CONFIRMATION REPORT CHECKLIST – December 5 2024

<b>Project Information</b>			
<b>Review Date</b>	August 2 <sup>nd</sup> 2024	<b>Official Plan Designation</b>	Neighbourhood, subject to the Evolving Neighbourhood overlay, located within the Kanata North Economic District in Suburban (West) Transect
<b>Municipal Address</b>	100 Steacie Drive	<b>Legal Description</b>	PART OF LOTS 6 AND 7, CONCESSION 3, BEING PARTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10 ON PLAN 4R21324, FORMERLY MARCH, NOW OTTAWA. PIN 045111631.
<b>Scope of Work</b>	Development of a vacant, treed parcel of land for a low-rise, four (4) storey apartment building		
<b>Existing Zoning Code</b>	R4Y[2809] S463-h	<b>By-law Number</b>	2008-250
<b>Schedule 1/1A Area</b>	Area C; Suburban	<b>Applicable Overlays</b>	N/A

<b>Zoning Review</b>			
<b>Provision</b>	<b>Required</b>	<b>Provided</b>	<b>Compliance</b>
<i>Minimum Lot Width (m)</i>	18m	95.5m	Yes
<i>Minimum Lot Area (m<sup>2</sup>)</i>	450m <sup>2</sup>	22,475.22 m <sup>2</sup>	Yes
<i>Maximum Building Height (m)</i>	16m	13 m	Yes
<i>Minimum Setbacks – Per Zoning Schedule</i>	See Site Plan	See Site Plan	Yes
<i>Minimum Landscaped Area</i>	30%	76.6%	Yes
<i>Amenity Area</i>	Total Area: 6m <sup>2</sup> per dwelling unit 6m <sup>2</sup> * 214 = 1,284m <sup>2</sup>  Communal Area: Minimum of 50% of required total amenity area 1,284m <sup>2</sup> /2 = 642m <sup>2</sup>	<b>Private</b> -Balconies: 630m <sup>2</sup> <b>Communal</b> -Interior Area: 279m <sup>2</sup> (Gym: 132 m <sup>2</sup> + Social Room: 147 m <sup>2</sup> ) -Exterior: 475m <sup>2</sup> (Rooftop: 325 m <sup>2</sup> + Rear Yard 150 m <sup>2</sup> ) <b>Total = 1335m<sup>2</sup></b>	Yes
<i>Vehicle Parking</i>	0.8 spaces per dwelling unit for residents 0.8* 214 = 171  0.2 spaces per dwelling unit for visitor parking 0.2*214 = 43	0.8* 214 = 171  0.2*214 = 43	Yes

	Total = 214	Total = 214	
<i>Bicycle Parking</i>	0.5 spaces per dwelling unit 0.5*214 = 107	0.5*214 = 107	Yes
<i>Size and Space of Parking</i>	2.6m wide 5.2 long	2.6m wide 5.2 long	Yes, See Garage Plan
<i>Driveway Width</i>	Min 6.0m wide Max 6.7m wide	Min 6.0m wide Max 6.7m wide	Yes, See Garage Plan
<i>Outdoor Waste Management (Section 110(3)(c))</i>	All outdoor refuse collection and refuse loading areas contained within or accessed via a parking lot must be:  (a) located at least 9.0 metres from a lot line abutting a public street; (b) located at least 3.0 metres from any other lot line; and (c) screened from view by an opaque screen with a minimum height of 2.0 metres	Distance from 100 Steacie Drive: 9.0m  Distance from exterior lot line: 17.8m  2.0 metres opaque screen provision	Yes

We trust that the above Zoning Confirmation Report Checklist will satisfy the City's requirements. Should have any questions related to the information provided above, please feel free to contact the undersigned.

Yours very truly,

J.L. RICHARDS & ASSOCIATES LIMITED

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