

5. Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	October 30, 2024	Official Plan designation:	Mixed Industrial Schedule B5 – Suburban (West) Transect
Municipal Address(es):	425 Culdaff Road	Legal Description:	PART BLOCK 242, PLAN 4M1687, PART 1 AND 2 ON 4R35406; SUBJECT TO AN EASEMENT IN GROSS OVER PART 4, 4R34110 AS IN OC2424260; CITY OF OTTAWA
Scope of Work:	Site Plan Control Application - six storey mid-rise apartment building containing 177 units.		
Existing Zoning Code:	GM[2654]	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area C	Overlays Applicable¹:	Kanata West Concept Plan Community Design Plan

¹ Mature Neighbourhoods Overlay, Floodplain Overlay, and/or Heritage 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):	N/A - Site Plan Control Application		
Zoning Provisions ¹	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	Section 187(2)	Apartment dwelling, mid-rise	Y
Lot Width	no minimum	78.50m	Y
Lot Area	no minimum	9,728.16 m	Y
Front Yard Set Back²	3m	3.92m	Y
Corner Side Yard Setback	3m	5.65m	Y
Interior Side Yard Setback	3m	17.3m	Y
Rear Yard Setback	7.5m	8.34m	Y
Lot Coverage Floor Space Index (F.S.I.)	2	1.68	Y
Building Height³	18m	18m to roof midpoint	Y
Accessory Buildings Section 55	N/A	N/A	Y



Projections into Height Limit Section 64	N/A	N/A	Y
Projections into Required Yards Section 65	Table 65(6) = 2m	Rear yard - balconies project 0.26m Front yard - balconies project 0.29m	Y
Required Parking Spaces Section 101 and 103	Residential 1.2/unit = 212	177	N Parking variance req.
Visitor Parking spaces Section 102	0.5/unit = 35	35	Y
Size of Space Section 105 and 106	Regular: 2.6m x 5.2m Compact: 2.4m x 4.6m	Regular: 2.6m x 5.2m Compact: 2.4m x 4.6m/5.2m	Y
Driveway Width Section 107	6.7m	6.7m	Y
Aisle Width Section 107	6.7m	6.7m	Y
Location of Parking Section 109	Sec. 109(2)	Parking located underground and at surface in interior side yard	Y
Refuse Collection Section 110	Sec. 110 (3)	Screened enclosure 3m from interior lot line	Y
Bicycle Parking Rates Section 111	0.5/unit = 89	108	Y
Amenity Space Section 137	1062 sq.m total 532 sq.m communal	1331.35sq.m. total 1331.35sq.m.	Y
Other applicable relevant Provision(s)			
Exception 2654	N/A	N/A	Y

¹ This template represents a small selection of applicable provisions. Please consider the lot's geography (i.e. corner/through lot, proximity to water, inside/outside Greenbelt) and proposed land use (i.e. drive through operation, outdoor commercial patio, Planned Unit Development, long semi) and consult the by-law to determine which other sections of the By-law must be met. This can be attached in a separate document.

² Note that different performance standards apply to low-rise residential development inside the Greenbelt. Please reference Section 144 for these standards, where applicable.