

**Zoning Confirmation Report – 370 Huntmar Drive (D07-12-24-0148)**
**A. Project Information**

|                           |                           |                                  |                                                                                          |
|---------------------------|---------------------------|----------------------------------|------------------------------------------------------------------------------------------|
| <b>Review Date</b>        | January 24, 2025          | <b>Official Plan Designation</b> | Neighbourhood (Minor Corridor)<br>Evolving Neighbourhood Overlay                         |
| <b>Municipal Address</b>  | 370 Huntmar Drive         | <b>Legal Description</b>         | Part of Lot 3, Concession 1 (March),<br>Geographic Township of Kanata, City of<br>Ottawa |
| <b>Scope of Work</b>      | Site Plan Control         |                                  |                                                                                          |
| <b>Existing Zoning</b>    | MC Mixed Use Centre H(45) | <b>By-law Number</b>             | 2008-250                                                                                 |
| <b>Schedule 1/1A Area</b> | Area C                    | <b>Overlays Applicable</b>       | N/A                                                                                      |

**B. Zoning Review**

| <b>Zoning Provisions</b>                              | <b>By-law Requirement or Applicable Section, Exception, or Schedule</b>                                           | <b>Proposal</b>    | <b>Compliant (Y/N)</b> |
|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|--------------------|------------------------|
| Principal Land Use                                    | Office                                                                                                            | Office             | <b>Y</b>               |
| Minimum Lot Area                                      | No minimum                                                                                                        | 4624m <sup>2</sup> | <b>Y</b>               |
| Minimum Lot Width                                     | No minimum                                                                                                        | IRR                | <b>Y</b>               |
| Minimum Front Yard Setback                            | No minimum                                                                                                        | 24.0m              | <b>Y</b>               |
| Minimum Corner Side Yard Setback                      | No minimum                                                                                                        | 4.1m               | <b>Y</b>               |
| Minimum Interior Side Yard Setback                    | No minimum                                                                                                        | 7.2m               | <b>Y</b>               |
| Minimum Rear Yard Setback                             | No minimum                                                                                                        | 15.9m              | <b>Y</b>               |
| Maximum Floor Space Index                             | No maximum                                                                                                        | 0.24               | <b>Y</b>               |
| Minimum Building Height                               | No minimum                                                                                                        | 9.25m              | <b>Y</b>               |
| Maximum Building Height                               | 45.0m                                                                                                             | 9.25m              | <b>Y</b>               |
| Minimum Width of Landscape Area                       | No minimum                                                                                                        | 1.5m               | <b>Y</b>               |
| Required Parking Spaces (Section 101)                 | 2.4 per 100m <sup>2</sup> of GFA = <b>26 spaces</b>                                                               | 39 spaces (2 EV)   | <b>Y</b>               |
| Parking Space Dimensions (Section 106)                | Minimum 2.6m wide<br>Minimum 5.2m long                                                                            | 2.6m x 5.2m        | <b>Y</b>               |
| Aisle and Driveway Provisions (Section 107)           | Minimum 6.0m wide                                                                                                 | 6.7m               | <b>Y</b>               |
| Landscaping Provisions for Parking Lots (Section 110) | Minimum width of landscape buffer for parking lot containing more than 10 but fewer than 100 spaces = <b>1.5m</b> | 1.5m               | <b>Y</b>               |
| Bicycle Parking Space Rates (Section 111)             | 1.0 per 250m <sup>2</sup> of GFA for office = <b>4 spaces</b>                                                     | 6 spaces           | <b>Y</b>               |
| Required Loading Spaces (Section 113)                 | 1.0 per 1000-1999m <sup>2</sup> of GFA for office = <b>1 space</b>                                                | 1 space            | <b>Y</b>               |
| Loading Space Dimensions (Section 113)                | Minimum 3.5m wide<br>Minimum 9.0m long                                                                            | 3.5m x 9.0m        | <b>Y</b>               |