

A.Y. JACKSON SECONDARY SCHOOL ADDITION

ZONING CONFIRMATION REPORT

PREPARED BY

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ASSOCIATES ARCHITECTS INC.

FOR

OTTAWA-CARLETON DISTRICT
SCHOOL BOARD

April 2025



Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	November 21, 2024	Official Plan designation:	Neighbourhood / Quartier
Municipal Address:	150 Abbeyhill Drive, Kanata, Ontario	Legal Description:	Part of Lot 32, Concession 11, Geographic Township of Goulbourn, City of Ottawa
Scope of Work: A new two-storey high school addition to existing two-storey high school			
Existing Zoning Code:	Minor Institutional Zone I1A	By-law Number:	2008-250
Schedule 1/1A Area:	Suburban	Overlays Applicable:	N/A

B. Zoning Review			
Zoning Provisions	By-law Requirement or Applicable Section, Expectation or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	school	school	Y
Lot Width	MIN. 15m	138.8 m	Y
Lot Area	MIN. 400m ²	80,873 m ²	Y
Front Yard Set Back	MIN. 7.5m	26.7m	Y
Corner Side Yard Setback	MIN. 4.5m	N/A	N/A
Interior Side Yard Setback	MIN. 7.5m	24.2 m	Y
Rear Yard Setback	MIN. 7.5m	226.8 m	Y
Lot Coverage Floor Space Index (F.S.I.)	N/A	N/A	Y
Building Height	MAX. 15m	9.5m	Y
Accessory Buildings Section 55	N/A	N/A	Y
Projections into Height Limit Section 64	N/A	N/A	Y
Projection into Required Yards Section 65	Canopies 1. a distance equal to ½ the depth of a front, rear or corner side yard but not closer than 0.6 m to a lot line, and	0	Y

	2. 1.8 m into an interior side yard, but not closer than 0.6 m to a side lot line		
Required Parking spaces Section 101 and 103	130 parking spaces required; 6 accessible parking space required	138 parking spaces; 6 accessible parking space	Y
Visitor Parking spaces Section 102	N/A	N/A	N/A
Size of Space Section 105 and 106	Any motor vehicle parking space must be 1. At least 2.6m wide 2. Not more than 3.1m wide 3. At least 5.2m long	New Parking spaces @ 2.6m x 5.2m, @ 2.6m x 5.4m, @ 3.1m x 5.4m	Y
Driveway Width Section 107	6.0 metres for a double traffic lane	6.7m	Y
Aisle Width Section 107	MIN. 3.5m	6.7m	Y
Location of Parking Section 109	N/A		Y
Landscaping Provisions for Parking Lots Section 110	Minimum required width of landscape buffer to lot line for parking lot of greater than 100 spaces = 3m Minimum 15% of parking lot to be landscaped	3.08m provided Minimum 20% landscaped	Y
Bicycle Parking Rates Section 111	91 bicycle parking space required	99 bicycle parking spaces	Y
Loading Space Rates and Provisions Section 113	1 vehicle loading space required for school between 5,000m ² and 9,999m ²	1 loading space	Y
Regulations for Vehicle Loading Spaces Section 113 Table 113B	(a) 6m width for driveway (b) 5m width of aisle accessing loading space at 45 degrees or less (c) 3.5m minimum width of loading space (d) 7m minimum length of loading space (e) 4.2m minimum vertical clearance (f) Location permitted anywhere except required yard	(a) >7m (b) >7m (c) 3.5m (d) 7m (e) No obstructions above (f) Compliant	Y
Amenity Space Section 137	N/A		Y
Other applicable relevant Provision(s)			