

Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	June 13, 2025	Reviewed Plans:	Block 123 – Site Plan (rev 6), Hobin Architecture, June 12, 2025
Municipal Address(es):	4829 Abbott Street East	Official Plan designation:	Minor Corridor, Suburban Transect
Legal Description:	Block 123, Plan 4M-1616		
Scope of Work:	Minor Zoning By-law Amendment and Site Plan Control applications to permit a Planned Unit Development with 5 low-rise buildings, 1 accessory building and the conversion of the existing sales centre to a site management office and dwelling unit. A total of 61 units are proposed.		
Existing Zoning Code:	R4S[2351]	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area D (see Part C comments)	Overlays Applicable:	none

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):	R4S[2351*] (revisions to existing exception)			
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s)	Section 162, Section 131, Exception 2351	PUD, Low-Rise / Stacked Apartments, Accessory Office	PUD, Low-Rise / Stacked Apartments, Accessory Office	Y
Lot Width	Section 162, Table 162(A), Subzone S, Column IV	n/a	61.1 m	Y
Lot Area	Section 162, Table 162(A), Subzone S, Column V	1,400 m ²	8,155 m ²	Y
Front Yard Set Back (Adstock Heights)	Section 162, Table 162(A), Subzone S, Column VII	3 m min.	6.4 m	Y
Front Yard Set Back (Abbott Street East)	Section 162, Table 162(A), Subzone S, Column VII	3 m min.	5.4 m	Y
Interior Side Yard Setback (abutting a vacant lot, Block 130)	Section 162, Table 162(A), Subzone S, Column X, Notes 1 and 3	1.8 m min.	1.8 m	Y
Interior Side Yard Setback (abutting a rear yard, west lot line)	Section 162, Table 162(A), Subzone S, Column X, Notes 1 and 3	7.5 m min	5.5 m	N
Interior Side Yard Setback (abutting a side yard, northwest lot line)	Section 162, Table 162(A), Subzone S, Column X, Notes 1 and 3	3 m for first 21 m, then 7.5 m after	5.7 m, then 7.5 m	Y

Building Height	Section 162, Table 162(A), Subzone S, Column VI	14.5 m max.	11.09 m	Y
Minimum Landscaped Area	Section 161, Provision 8	30% lot area	35.5% lot area	Y
Section 65 - Projections into Required Yards				
Open Stairways, Steps and Landings	Section 65, Table 65, Feature 5, Column II, b) Other Features, i) where at or below the floor level of the first floor	Front Yard or Corner Side Yard: No closer than 0.6 m to a lot line	1.5 m, no closer than 1.5 m to a lot line	Y
Covered or uncovered balcony, porch, deck, platform and verandah, with a maximum of two enclosed sides, excluding those covered by canopies and awnings	Section 65, Table 65, Feature 6, Column II, c) in all other cases	2 m, but no closer than 1 m from any lot line	0.6 m, no closer than 1.2 m to a lot line	Y
Part 4 – Parking, Queuing and Loading Provisions (see Section C comments below)				
Required Parking Spaces (Residential) (Area C)	Section 101 and 103	73 spaces (1.2 per dwelling unit * 61 units)	87 spaces (74 surface + 13 garage)	Y
Required Parking Spaces (Residential) (Area D)	Section 101 and 103	61 spaces (1.0 per dwelling unit * 61 units)	87 spaces (74 surface + 13 garage)	Y
Required Parking Spaces (Accessory Office) (Area C and D)	Section 101 and 103	8 spaces (2.4 spaces per 100 m ² * 319 m ² office space)	12 spaces	Y
Visitor Parking spaces (Area C and D)	Section 102	0.2 per dwelling unit (60 units = 12 spaces)	15 spaces (12 + 3 seasonal spaces)	Y
Size of Space	Section 105 and 106	2.6 m wide, 5.2 m long	2.6 m wide, 5.2 m long	Y
Refuse Collection	Section 110(3)(a - d) (see Section C comments)	a) Min. 9 m from a lot line abutting a public street;	28 m	Y
		b) Min. 3 m from any other lot line;	28 m	Y
		c) Opaque screen min. 2 m in height	n/a	n/a
		d) In-ground refuse container may screen with soft landscaping	n/a	n/a
Bicycle Parking Rates	Table 111A	31 spaces (0.5 per dwelling unit * 61 units)	31 spaces (0.5 per dwelling unit * 61 units)	Y
Amenity Space (Total)	Section 137	360 m ² (6 m ² per dwelling unit * 60 units)	772 m ²	Y

Amenity Space (Communal)	Section 137	180 m ² (Min. 50% of total required amenity area)	328 m ²	Y
Accessory Buildings (Section 55) – Detached Communal Garage				
Minimum Required Setback from Front Lot Line	Table 55, Row 1	Same as required for principal building (3 m min)	10.4 m	Y
Minimum required Setback from an Interior Side Lot Line or a Rear Lot Line not abutting a street	Table 55, Row 3 (e), (i) in a front or interior side yard or corner side yard	Same as principal building (7.5 m)	4.5 m	N
Minimum Required Setback from Any Other Building Located on the same lot	Table 55, Row 4	1.2 m	6.7 m (Existing Sales Centre & Garage)	Y
Maximum Height	Section 131(7)	4.5 m	< 4.5 m	Y
Maximum Size	Section 131(7)	200 m²	285 m²	N
Accessory Buildings (Section 55) – Existing Sales Centre Building				
Minimum Required Setback from Front Lot Line	Table 55, Row 1	Same as required for principal building (3 m)	3.96 m	Y
Maximum setback for an office from the lot line abutting Abbott Street	Exception 2351	6 m	3.96 m	Y
Minimum required Setback from an Interior Side Lot Line or a Rear Lot Line not abutting a street	Table 55, Row 3 (e), (i) in a front or interior side yard or corner side yard	Same as principal building (7.5 m)	2.52 m	N
Minimum Required Setback from Any Other Building Located on the same lot	Table 55, Row 4	1.2 m	6.7 m (Detached Communal Garage)	Y
Maximum Height	Table 55, Row 5, Column II, R4 zone	3.6 m, with the height of the exterior walls not to exceed 3.2 m	5.0 m	N
Planned Unit Developments (Section 131)				
Additional Ancillary Uses to serve residents	Section 131(4)	Office	Office	Y
Max Gross Floor Area of Ancillary Uses	Section 131	150 m ²	319 m ² (Existing Sales Centre & Garage)	N
Max Floor Area for Office	Exception 2351	600 m ²	319 m ² (Existing Sales Centre & Garage)	Y

Location of Ancillary Uses on Site	Section 131(5)(a-d)	Ancillary uses must: a) all be in one building; b) not exceed a cumulative total floor area of 150 m ² ; c) be located on a lot containing the planned unit development; and d) be located in the interior of the lot, not visible from a public street.	a) One building b) 319 m ² c) On the same lot d) Building has frontage on Abbott Street East and is visible from public realm	Y N Y N
Ancillary Use in a Building only for Ancillary Uses	Section 131(6)	n/a	n/a	n/a
Min Width of Private Way	Section 131, Table 131, Row 1	6 m	6 m	Y
Min Setback of Residential Building to a Private Way	Section 131, Table 131, Row 2	1.8 m	6.5 m	Y
Min Setback of Garage or Carport Entrance to a Private Way	Section 131, Table 131, Row 3	5.2 m	0 m	N
Min Separation Between Buildings	Section 131, Table 131, Row 1, a) less than or equal to 14.5 m in height	1.2 m	10.6 m	Y

C. Comments & Calculations

We suspect a mapping error identifies this site and the immediately adjacent lands as Area D: Rural on Schedule 1A: Areas for Minimum Parking Requirements. As discussed further in the Planning Rationale, these lands have been included in the urban boundary since 2009 as part of the Fernbank community. Development in the adjacent subdivision demonstrates a suburban pattern of development matching the adjacent communities to the north, east and west in Kanata and Stittsville. Accordingly, the proposed development is providing sufficient parking to meet the minimum rates for both Area C: Suburban and Area D: Rural.

With regards to the screening requirements for outdoor refuse collection and refuse loading areas, Earth Bins are proposed for garbage and recycling and are not required to be screened further. The organics bins will be stored inside the communal detached garage building.



D. Draft List of Recommended Zoning		
By-law Requirement or Applicable Section	Requirement	Proposed
Interior Side Yard Setback (abutting a rear yard, west lot line) [Section 162, Table 162(A), Subzone S, Column X, Notes 1 and 3]	7.5 m min	4.5 m
Accessory Building – Detached Communal Garage		
Accessory Building: Maximum Size [Section 131(7)]	200 m ²	285 m ²
Accessory Building – Existing Sales Centre & Garage		
Accessory Building: Minimum required Setback from an Interior Side Lot Line or a Rear Lot Line not abutting a street [Table 55, Row 3 (e), (i) in a front or interior side yard or corner side yard]	Same as principal building (7.5 m)	2.5 m
Location of Ancillary Uses on Site [Section 131(5)(a-d)]	Ancillary uses must: a) all be in one building; b) not exceed a cumulative total floor area of 150 m ² ; c) be located on a lot containing the planned unit development; and d) be located in the interior of the lot, not visible from a public street.	a) One building b) 319 m ² c) On the same lot d) Building has frontage and is visible from Abbott Street East.
Maximum Height [Table 55, Row 5, Column II, R4 zone]	3.6 m, with the height of the exterior walls not to exceed 3.2 m	5.0 m
Min Setback of Garage or Carport Entrance to a Private Way [Section 131, Table 131, Row 3]	5.2 m	0 m

Further details regarding the requested relief from the Zoning By-law are provided in the corresponding Planning Rationale prepared by Novatech dated June 13, 2025 submitted with the applications for Site Plan Control and Minor Zoning By-law Amendment for the Subject Site.

Please do not hesitate to contact me should you have any questions.

Yours truly,

NOVATECH



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