

November 9, 2023

City of Ottawa
 Planning, Real Estate and Economic Development
 110 Laurier Avenue West, 4th Floor
 Ottawa, ON K1P 1J1
 By email only: krishon.walker@ottawa.ca

Attention: Krishon Walker, Planner II

**Reference: 600 March Road
 Zoning Confirmation Report
 Site Plan Application (Parking Lot)
 City Files: D01-01-22-0006 and D02-02-22-0034
 Our File: 121334**

Novatech has prepared this Zoning Confirmation Report on behalf of Nokia Canada Inc. (“Nokia”) to support a Site Plan Control application on a property municipally known as 600 March Road (the Subject Site).

Below is an assessment against the provisions of Annex 1 – Zoning Confirmation Report Checklist of the Zoning Confirmation Report Terms of Reference:

A. Project Information			
Review Date:	October 18, 2023	Official Plan designation:	Kanata North Economic District
Municipal Address(es):	600 March Road	Legal Description:	Parts 1, 2 and 3 on 4R-35453
Scope of Work:	Office Parking Lot		
Existing Zoning Code:	MC [2816] - h	By-law Number:	2008-250
Schedule 1 / 1A Area:	C	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): NA			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	Office permitted	Office	Y
Lot Width	No minimum	265 m (approx.)	Y
Lot Area	No minimum	5.18 ha	Y
Front Yard Set Back	NA – no building proposed	No building proposed	Y

Corner Side Yard Setback	NA – no building proposed	No building proposed	Y
Interior Side Yard Setback	NA – no building proposed	No building proposed	Y
Rear Yard Setback	NA – no building proposed	No building proposed	Y
Lot Coverage Floor Space Index (F.S.I.)	NA – no building proposed	No building proposed	Y
Building Height	NA – no building proposed	No building proposed	Y
Accessory Buildings Section 55	NA – no building proposed	No building proposed	Y
Projections into Height Limit Section 64	NA – no building proposed	No building proposed	Y
Projections into Required Yards Section 65	NA – no building proposed	No building proposed	Y
Required Parking Spaces Section 101 and 103	No Minimum Parking Space Rate	712 spaces	Y
Visitor Parking spaces Section 102	NA – office use	NA	Y
Size of Space Section 105 and 106	<p>Section 106</p> <p>1) Any motor vehicle parking space must be</p> <p>a) <i>At least 2.6m wide</i></p> <p>b) <i>Not more than 3.1m wide</i></p> <p>c) <i>At least 5.2m long</i></p> <p>2) <i>Despite Subsection (1), up to 50% of the parking spaces in a parking lot or parking garage may be reduced to a minimum of 4.6m long and 2.4m wide, provided that any such space:</i></p> <p>a) <i>Is visibly identified as being for a compact car</i></p> <p>b) <i>Is not a visitor parking space required under Section 102</i></p> <p>c) <i>Is not abutting or near a wall, column or similar surface that obstructs the opening of the doors of a parked vehicle or limits access to a parking</i></p>	<p>Proposed parking spaces meet this requirement, except for small car spaces addressed below.</p> <p>Less than 50 % (31 %) of the proposed spaces are compact car spaces that meet the requirements of this provision.</p>	Y

	<i>space, in which case the minimum width is 2.6 metres.</i>		
Driveway Width Section 107	Section 107 1)a)(ii) <i>in the case of a parking lot, 6.0 metres for a double traffic lane;</i>	6 m	Y
Aisle Width Section 107	6.7 m (Table 107- Minimum Required Aisle Width for 71-90 degree spaces)	6.7 m	Y
Location of Parking Section 109	<i>Parking location restrictions for certain select non-residential zones</i> 1) <i>In the LC, GM, AM and MC Zones, no person may park a motor vehicle: (By-law 2017-302)</i> a) <i>in a required front yard;</i> b) <i>in a required corner side yard; or</i> c) <i>in the extension of a required corner side yard into a rear yard.</i>	The exception requires no minimum front and corner side setbacks so there are no required yards. The proposal complies with this requirement.	Y
Refuse Collection Section 110	NA – no building proposed	No building proposed	Y
Bicycle Parking Rates Section 111	1 per 250 m ² of gross floor area	No change to existing	
Amenity Space Section 137	NA – no building proposed	No building proposed	Y
Other applicable relevant Provision(s)			
NA			

Sincerely,

NOVATECH



James Ireland, MCIP, RPP
Project Manager – Planning & Development