

5. Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date:		Official Plan designation:	ScheduleB5-Suburban(West)Transect
Municipal Address(es):	319 Huntmar Dr Kanata, ON K2S 0P6	Legal Description:	BLOCK 2 REGISTERED PLAN 4M-1554
Scope of Work:	Construction of six new light wood-frame residential buildings, with a total of 472 dwelling units, including all associated site works, servicing, and building systems required for a complete and functional development.		
Existing Zoning Code:	MC H(45) MIXED-USE CENTRE ZONE	By-law Number:	2008-250
Schedule 1 / 1A Area:	AREA C	Overlays Applicable ¹ :	Evolving Neighbourhood

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):			
Zoning Provisions ¹	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	Mid-rise apartment permitted	Mid-rise apartment	Y
Lot Width	NO MINIMUM	85.85 m	Y
Lot Area	NO MINIMUM	3.16 HA	Y
Front Yard Set Back ²	LOT IS COMPLEX SHAPE/ SIZE. PLEASE REFER TO ZONING CHART AND SITE PLAN FOR THIS INFORMATION.		Y
Corner Side Yard Setback			
Interior Side Yard Setback			
Rear Yard Setback			
Lot Coverage Floor Space Index (F.S.I.)	NO MAXIMUM	1.27	Y
Building Height ³	NO MAXIMUM	24.2m	Y
Accessory Buildings Section 55	NOT APPLICABLE		NA

Projections into Height Limit Section 64	NOT APPLICABLE		NA
Projections into Required Yards Section 65	NOT APPLICABLE		NA
Required Parking Spaces Section 101 and 103	NOT ENOUGH SPACE - PLEASE SEE ZONING CHART AND SITE PLAN FOR CALCULATIONS AND DETAILED BREAK DOWN		N
Visitor Parking spaces Section 102	95	95	Y
Size of Space Section 105 and 106	STANDARD: 5.2 m by 2.6 m COMPACT: 4.6m by 2.4m	STANDARD: 5.2 m by 2.6 m COMPACT: 4.6m by 2.4m	Y
Driveway Width Section 107	6.0m WIDE DRIVE AISLE FOR PARKING LOT OR PARKING GARAGE ACCESSORY TO A RES. USE	6.7m WIDE NORTHERN DRIVE AISLE; 6.0m ELSEWHERE	Y
Aisle Width Section 107	6.0m WIDE DRIVE AISLE FOR PARKING LOT OR PARKING GARAGE ACCESSORY TO A RES. USE	6.7m WIDE NORTHERN DRIVE AISLE; 6.0m ELSEWHERE	Y
Location of Parking Section 109	SECTION 109	parking cannot be located on the lot in conformity with the provisions of this bylaw	Y
Refuse Collection Section 110	SECTION 110	Above ground waste storage is screened per the bylaw.	Y
Bicycle Parking Rates Section 111	236 spaces	272 spaces	Y
Amenity Space Section 137	NOT ENOUGH SPACE - PLEASE SEE ZONING CHART AND SITE PLAN FOR CALCULATIONS		Y
Other applicable relevant Provision(s)			

6. Annex 2 - Zoning Confirmation Report Draft List of Requested Relief from Zoning

List of Requested Relief from Zoning		
By-law Requirement or Applicable Section	Requirement	Proposed
Parkland Dedication (By-law No. 2022-280)	1 HECTARE PER 600 UNITS, NOT TO EXCEED 10% OF THE GROSS LAND AREA (0.323 ha)	0.0 ha, team is proposing to do Cash in Lieu instead of parkland dedication and include a Privately Owned Publicly Accessible Space in combination with a site design that provides comparable access for residents to open space and recreation as would a public park.
TABLE 101; AREA C, ON SCHEDULE 1A	PARKING FOR DWELLING, MID-HIGH RISE APARTMENT, 1.2 SPACES PER DWELLING UNIT 472 UNITS x 1.2 SPACES/UNIT = 567 SPACES	PARKING NOT WITHIN MTO BUFFER: STANDARD PARKING (SURFACE) INCL. BF SPACES = 66 SPACES PARALLEL PARKING (SURFACE) = 17 SPACES COMPACT PARKING (SURFACE) = 58 SPACES STANDARD PARKING (U/G GARAGE) = 162 SPACES COMPACT PARKING (U/G GARAGE) = 33 SPACES WITHIN MTO BUFFER (cannot count toward by-law): STANDARD PARKING (SURFACE) = 72 SPACES COMPACT PARKING (SURFACE) = 48 SPACES TOTAL = 456 SPACES (PARKING RATIO = 0.97 SPACES/UNIT) **EXCLUDES VISITOR PARKING SPACES
SECTION 111	BIKE PARKING MINIMUM 50% TO BE HORIZONTAL SPACES AT GROUND LEVEL 236 SPACES / 2 = 118 SPACES	62 SPACES (26.3%) SECURED HORIZONTAL BIKE PARKING IS PROVIDING BELOW GRADE TO ENSURE BIKES ARE PROTECTED FROM THEFT.