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:	NMU H(45) Neighbourhood Mixed-Use Zone	**By-law Number:**	2026-50 R2
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	NOT APPLICABLE		NA
Projections into Required Yards	NOT APPLICABLE		NA
Required Parking Spaces	NO PARKING MINIMUM		Y
Visitor Parking spaces SECTION 603; AREA D, ON SCHEDULE A3	48	48	Y
Size of Space SECTION 605	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 607 & 608	min. 6.0m WIDE DRIVE AISLE FOR PARKING LOT OR PARKING GARAGE ACCESSORY TO A RES. USE	6.7m WIDE NORTHERN DRIVE AISLE; 7.63m WIDE PARKADE ACCESS 6.0m ELSEWHERE	Y
Aisle Width SECTION 607 & 608	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 604 – Location of Parking	2) No parking space may be established in: a)a front yard; b)an exterior side yard.	Parking is in front yard.	N
Refuse Collection Section 217 – Waste Management Provisions	See Section 217	Above ground waste storage is screened per the bylaw.	Y
Bicycle Parking Rates Section 613 – Bicycle Parking Rates and Provisions	Long-term bike parking = 354 Short-term bike parking = 26 Inclusive bike parking = 18	Long-term bike parking = 355 Short-term bike parking = 40 Inclusive bike parking = 18	Y
Amenity Space	NOT ENOUGH SPACE - PLEASE SEE ZONING CHART AND SITE PLAN FOR CALCULATIONS		Y
Other applicable relevant Provision(s)			

R1

R2

R2

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.
Location of Parking (S.604)	2) No parking space may be established in: a)a front yard; b)an exterior side yard.	PARKING IS INCLUDED IN FRONT YARD AND EXTERIOR SIDE YARD DUE TO SHAPE OF LOT.
Parking Lot Provisions (S.607)	7) A soft landscaped buffer must be provided between the perimeter of a parking lot and a lot line, and a driveway may cross the soft landscaped buffer: b)for a parking lot with more than 10 but fewer than 100 spaces: 3.5 metres; and c)for a parking lot containing 100 or more spaces: 5 metres. [OLT-26-000364]	LOT BUFFER IS LESS THAN 5.0m ADJACENT TO PARKING LOT IN SOME LOCATIONS

R2