



652 Flagstaff Drive

Zoning Confirmation Report
Site Plan Control Application
April 4, 2024

Prepared for NUKK Developments

Prepared by Fotenn Planning + Design
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1.0 Introduction

Fotenn Planning + Design (“Fotenn”) has been retained by Nukk properties to prepare this Zoning Conformance Report in support of a Site Plan Control application for the site municipally known as 652 Flagstaff Drive in the Barrhaven Neighbourhood of the City of Ottawa (“the subject site”).

Nukk Properties is seeking to develop the subject site with a retail/commercial shopping plaza. The proposed development includes two (2) retail buildings and a surface parking lot with 69 parking spaces.

The intent of this report is to assess the proposed development against the applicable zoning framework. This report should be read in conjunction with the suite of materials submitted as part of this complete application package.

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	December 20 th , 2023	Official Plan Designation	Neighbourhood
Municipal Address(es):	652 Flagstaff	Legal Description	Block 66, R-Plan 4M-1705
Scope of Work:	Site Plan control Application		
Existing Zoning Code:	LC7[1694]	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area C	Overlays Applicable:	N/A

1.1 City of Ottawa Comprehensive Zoning By-law (2008-250)

The subject site is zoned **Local Commercial Zone, subzone 7, exception 1694** – LC7[1694] in the City of Ottawa Comprehensive Zoning By-law (2008-250).

The purposed of the LC zone is to:

/ Allow a variety of small, locally-oriented convenience and service uses as well as residential uses;	/ Proposed units are small in size to facilitate a variety of small, convenience and service uses.
/ Restrict the non-residential uses to individual occupancies or in groupings as part of a small plaza that would meet the needs of the surrounding residential areas;	/ No large format occupancies are included in the proposed floor plan, the small plaza layout is meant to provide for commercial/retail uses to meet needs of the nearby growing community.
/ Provide an opportunity to accommodate residential or mixed use development;	/ No residential units are anticipated in the development at this time.
/ Impose development standards that will ensure the size and scale of development are consistent with that of the surrounding residential area.	/ The building height, and massing are low-rise, and front the public realm with ample landscaping around the periphery of the property to ensure consistent in character and scale with the growing community nearby.

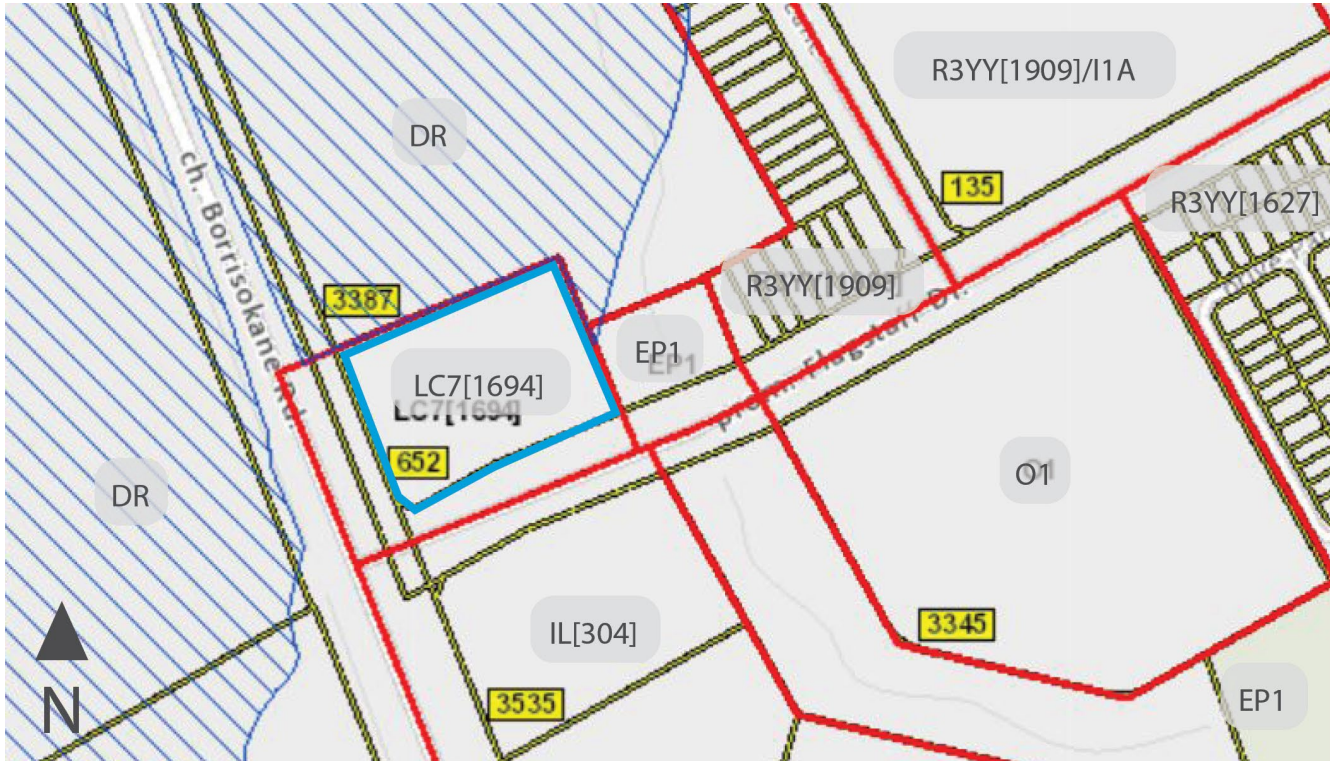


Figure 1 Current Zoning Framework.

The proposed development for single-storey local commercial buildings at an appropriate size and scale adheres to the intent of the Local Commercial Zone.

Component 1 – Zoning Confirmation Report Checklist

The applicable provisions of the zoning by-law and the proposed conformance are detailed below:

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):	No rezoning required. Will remain as zoned Local Commercial Zone, subzone 7, Exception 1694.		
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposed	Compliant (Y/N)
Principal Land Use(s)	Various Local Commercial	Various Local Commercial	Yes
Minimum Lot Area	No minimum	57 m	Yes
Minimum Lot Width	No minimum	47,248 m ²	Yes

Minimum Front Yard Setback	3 m	3.5 m	Yes
Minimum Corner Side Yard Setback	3 m	3 m	Yes
Minimum Interior Side Yard Setback	No minimum	6 m	Yes
Minimum Rear Yard Setback	No minimum	10.72 m	Yes
Maximum Building Height	12.5 m	11.98 m	Yes
Maximum Floor Space Index	No maximum	0.31	Yes
Minimum width of landscape area	Abutting a street: 3 m	3 m	Yes
	Abutting a residential or institutional zone: 3 m	n/a	Yes
	Other cases: No minimum	n/a	Yes
Minimum Width of Landscape Buffer for a parking lot containing more than 10 but fewer than 100 spaces	Abutting a street: 3 m Not abutting a street: 1.5 m	Abutting a street: The parking lot does not directly abut any streets. Not abutting a street: 1.5 m	Yes
Minimum percentage of landscaped area in a parking lot	15%	15%	Yes
Location of Refuse Collection	Located at least 3.0 metres from any other lot line	3.0 m	Yes
Minimum Required Parking Spaces	1,347 square metres of commercial space. Shopping Centre: 3.6 spaces per 100 m ² of gross leasable floor area 49 spaces	68 spaces	Yes
Minimum Parking Space Dimensions	2.6 m wide 5.2 m long	2.6 m wide 5.2 m long	Yes

Maximum percentage of reduced size parking spaces	2.4 m wide 4.6 m long 50% (68 x 0.5 = 34)	34	Yes
Minimum Driveway Width	6 m	6.7 m	Yes
Minimum Aisle Width	6.7 m	6.7 m	Yes

1.1.1 Exception 1694

The following uses are prohibited:

- Automobile Service Station
- Gas Bar
- Car Wash
- Convenience Store

The proposed development complies with the zoning provisions for the LC7[1694] zone.

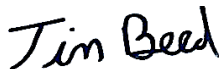
Conclusions

E. Comments / Calculations		
N/A		
Draft List of Requested Relief from Zoning		
By-law Requirement or Applicable Section	Requirement	Proposed
No relief is required from Ottawa Zoning By-law (2008-250)		

It is our professional planning opinion that the proposed Site Plan application represent good planning and are in the public interest as follows:

- / The development proposal is consistent with the policies of the Provincial Policy Statement;
- / The proposed development conforms to the Official Plan policies, including the policies of the Neighbourhood Designation and policies for urban design and compatibility;
- / The proposed development meets the intent, provisions, and performance standards in the Zoning By-law.

Overall, the proposal advances several key provincial and municipal policy objectives. Based on this analysis, the proposed development represents good planning and is in the public interest.



Timothy Beed,
Senior Planner
Fotenn Consultants Inc.