

Project Information			
Review Date	August 2 nd 2024	Official Plan Designation	Neighbourhood, subject to the Evolving Neighbourhood overlay, located within the Kanata North Economic District in Suburban (West) Transect
Municipal Address	100 Steacie Drive	Legal Description	PART OF LOTS 6 AND 7, CONCESSION 3, BEING PARTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10 ON PLAN 4R21324, FORMERLY MARCH, NOW OTTAWA. PIN 045111631.
Scope of Work	Development of a vacant, treed parcel of land for a low-rise, four (4) storey apartment building		
Existing Zoning Code	R4Y[2809] S463-h	By-law Number	2008-250
Schedule 1/1A Area	Area C; Surbuban	Applicable Overlays	N/A

Zoning Review			
Provision	Required	Provided	Compliance
<i>Minimum Lot Width (m)</i>	18m	95.5m	Yes
<i>Minimum Lot Area (m²)</i>	450m ²	22,475.22 m ²	Yes
<i>Maximum Building Height (m)</i>	16m	13 m	Yes
<i>Minimum Setbacks – Per Zoning Schedule</i>	See Site Plan	See Site Plan	Yes
<i>Minimum Landscaped Area</i>	30%	76.6%	Yes
<i>Amenity Area</i>	Total Area: 6m ² per dwelling unit 6m ² * 214 = 1,284m ² Communal Area: Minimum of 50% of required total amenity area 1,284m ² /2 = 642m ²	Private -Balconies: 630m ² Communal -Interior Area: 279m ² (Gym: 132 m ² + Social Room: 147 m ²) -Exterior: 475m ² (Rooftop: 325 m ² + Rear Yard 150 m ²) Total = 1335m²	Yes
<i>Vehicle Parking</i>	0.8 spaces per dwelling unit for residents 0.8* 214 = 171 0.2 spaces per dwelling unit for visitor parking 0.2*214 = 43 Total = 214	0.8* 214 = 171 0.2*214 = 43 Total = 214	Yes
<i>Bicycle Parking</i>	0.5 spaces per dwelling unit 0.5*214 = 107	0.5*214 = 107	Yes

<i>Size and Space of Parking</i>	2.6m wide 5.2 long	2.6m wide 5.2 long	Yes, See Garage Plan
<i>Driveway Width</i>	Min 6.0m wide Max 6.7m wide	Min 6.0m wide Max 6.7m wide	Yes, See Garage Plan