

November 11, 2024

City of Ottawa  
 Planning, Development and Building Services  
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 Ottawa, ON K1P 1J1  
 By email only: [krishon.walker@ottawa.ca](mailto:krishon.walker@ottawa.ca)

**Attention: Krishon Walker, Planner II**

**Reference: 570 March Road  
 Zoning Confirmation Report - Site Plan Application  
 Our File: 121334**

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			
<b>Review Date:</b>	November 11, 2024	<b>Reviewed Plans:</b>	Site Plan dated October 23, 2024 September 6, 2024 and elevations (Version 17.1) dated September 5, 2024 by Gensler
<b>Municipal Address(es):</b>	570 March Road	<b>Official Plan designation:</b>	Kanata North Economic District
<b>Legal Description:</b>	Parts 5 and 7 on 4R-35453		
<b>Scope of Work:</b>	Mixed Use development		
<b>Existing Zoning Code:</b>	MC [2854]	<b>By-law Number:</b>	2008-250
<b>Schedule 1 / 1A Area:</b>	Area C	<b>Overlays Applicable:</b>	None

B. Zoning Review				
Zoning Provision	Section, Exception or Schedule	By-law Requirement	Proposal	Complies (Y/N)
<b>Principal Land Use(s)</b>	S. 191 (1)	Office, Research and Development and Retail Store are permitted uses	Office, Research and Development and Retail Store	<b>Y</b>
<b>Lot Area</b>	Table 191	No minimum	45,445 m <sup>2</sup>	<b>Y</b>
<b>Lot Width</b>		No minimum	238.4 m	<b>Y</b>
<b>Minimum Front Yard Setback (west)</b>		No minimum	9.673 m	<b>Y</b>

<b>Minimum Interior Side Yard Setback (south)</b>		No minimum	85.37 m	Y
<b>Minimum Rear Yard Setback (east)</b>		No minimum	1.934 m	Y
<b>Maximum Floor Space Index</b>		No Maximum	1.21	Y
<b>Minimum width of landscaped area</b>		No minimum, except that where a yard is provided and not used for required driveways, aisles, parking, loading spaces or outdoor commercial patio, the whole yard must be landscaped	1.934 m	Y
<b>Minimum building height</b>	Exception 2854	4 storeys and 14 m	8 storeys and 44 m	Y
<b>Maximum building height</b>		30 storeys and 94 m	8 storeys and 44 m	Y
<b>Minimum building height does not apply to above grade parking structures.</b>		NA. The parking in the building is not a separate parking structure.	NA	Y
<b>Parking (Note that Section 101 Minimum Parking Space Rates does not apply as parking is covered by the exception).</b>		No parking is required	928 spaces	Y
<b>Tower Definition</b>		For the purpose of the below provisions, a tower is defined as the portion of the building above the podium.	Only the office tower is defined as a tower.	Y
<b>Minimum separation between two towers</b>		32 metres in height or greater: 25 m.	NA (only one tower)	Y
<b>Buildings on lots that share a lot line with Legget Drive or an internal private street shall have a maximum podium height of</b>		4 storeys and 14 m.	To the internal east-west private street, the retail podium is one storey and 6.5 m high. City staff have confirmed that the laboratory building that shares a lot line with Legget drive does not have a podium and so this requirement is not applicable to the laboratory building.	Y
<b>Towers are required to have a step back from the podium of the building:</b>		For a building abutting privately owned public space, Legget Drive, or a public park, minimum step back required, including balconies: 3 m; and In all other cases, minimum step back required, including balconies: 1.5 m.	The building abutting the lifestyle street (privately owned public space) is stepped-back 4.575 m.	Y

<b>Balcony projections</b>		Notwithstanding Section 65 for permitted projections, balconies are not permitted to project beyond the front wall of the podium.	Complies. No balconies project beyond the front wall of the podium.	Y
<b>Parking Space Dimensions</b>	Section 106 (1)	5.2 m by 2.6 m	5.2 m by 2.6 m	Y
<b>Driveway Provisions</b>	Section 107 (1) a) ii) & iii)	6 m	6 m	Y
<b>Aisle Provisions</b>	Table 107	6.7 m	6.7 m	Y
<b>Location of Parking</b>	Section 109	(2) In the LC, GM, AM and MC Zones, no person may park a motor vehicle: (By-law 2017- 302) (a) in a required front yard; (b) in a required corner side yard; or (c) in the extension of a required corner side yard into a rear yard.	No required front yard (as there is no minimum front yard setback). No corner side yard.	Y
<b>Landscaping Provisions for Parking Lots</b>	Table 110	For a parking lot containing more than 10 but fewer than 100 Spaces: a) Abutting a street 3 metres, b) Not abutting a street 1.5 metres.	Abutting a street: 3.3 m Not abutting a street: 29.5 m	Y
<b>Bicycle Parking Rates Section 111</b>	Section 111	Office: 1 space / 250 m <sup>2</sup> = 85 spaces  Other non-residential (Research and Development): 1 space / 1,500 m <sup>2</sup> = 22 spaces  Retail Store: 1 space / 250 m <sup>2</sup> = 9 spaces  (Total = 116 spaces)	119	Y
<b>Loading Space Rates and Provisions</b>	Section 113	Office / Research and Development (25000 m <sup>2</sup> and over) = 2 spaces  Retail Store (2,000 - 4,999 m <sup>2</sup> ) = 1 space  (Total = 3 spaces)	3	Y