

Zoning Confirmation Report

8201 Campeau Drive, Ottawa

October 6, 2025

Introduction

Fotenn was retained by 8201 Campeau Drive Inc. to prepare a Zoning Confirmation Report pertaining to the establishment of a mid-rise, mixed use development proposal in the Kanata Lakes neighbourhood of the City of Ottawa.

The proposed six-storey development incorporates a commercial tenancy which addresses Campeau Drive with substantial glazing as well as 342 dwelling units in a variety of typologies. The development is supported by an array of amenity opportunities in both communal and private formats, which exceed the minimum required. A parkland dedication of 15% of the overall development area is being proposed to the east of the building. Underground parking is proposed for the tenants, with a small proportion of surface parking located behind the building for visitor spaces and convenience pick up/drop off. The proposed building would be accessed by vehicles using the shared private access driveway to the west of the lands, referred to here as “Taggart Road”.

The commercial and residential uses at-grade are intended to provide an active public realm and are supported by tree planting and landscaping. The building is articulated by the use of punch-balconies and a diversity in materiality which provides visual relief. The building provides a strong, uninterrupted frontage along Campeau Drive. All “back of house” elements are screened behind the building. Further discussion of the design elements and treatment are provided within the enclosed Urban Design Brief, prepared by Arcadis.

The following tables serve to demonstrate that the proposed development is largely zoning compliant, notwithstanding the noted non-compliance related to resident vehicle parking. The noted deficiency is intended to be addressed prior to Site Plan Approval.

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	July 14, 2025	Official Plan Designation	Minor Corridor/Suburban (West) Transect – Evolving Overlay
Municipal Address(es)	8201 Campeau Drive	Legal Description	Block 1 Registered Plan 4M-1540, City of Ottawa
Scope of Work	Site Plan Control		
Existing Zoning Code	MC11[74] H(34)	By-law Number	2008-250
Schedule 1 / 1A Area	Area C / C	Overlays Applicable	N/A

B. Zoning Review

For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.

Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Uses	[...] dwelling units; retail store; retail food store [...]	Mixed-use Building: Dwelling units; Commercial use (Exclusively those permitted in the MC11 zone)	Y Y
Lot Width	No minimum	245.46 metres	Y
Lot Area	No minimum	62,285.3m ²	Y
Front Yard Set Back	No minimum	3.27 metres	Y
Corner Side Yard Setback	No minimum	0.76 metres (future Taggart Road)	Y
Interior Side Yard Setback	No minimum	>1 metre metres	Y
Rear Yard Setback	No minimum	>2 metres	Y
Floor Space Index (F.S.I.)	No maximum	N/A	Y
Minimum Building Height	No minimum	21.6 metres	Y
Maximum Building Height	34 metres	21.6 metres	Y
Minimum Parking Requirement	Residential: 1 space per unit: 342 spaces Commercial: 3.4 spaces per 100m ² GFA: 9 spaces	Residential: 291 spaces Commercial: 9 spaces	N Y
Visitor Parking Requirement	0.2 spaces per unit: 68 spaces	68 spaces (10 spaces located outside)	Y
Parking Space Dimensions	Standard Size: 2.6m x 5.2m	2.6m x 5.2m	Y
Accessible Parking Space Dimensions	Type A: 3.4m x 5.2m Type B: 2.4m x 5.2m Aisle: 1.5m wide	Type A: 3.4m x 5.2m w/ 1.5m aisle Type B: 2.4mm x 5.2m w/ 1.5m aisle	Y
Driveway Width	Minimum: 6 metres Maximum 6.7 metres	6 metres	Y
Aisle Width	6 metres	6 metres	Y
Minimum Bicycle Parking - Residential	0.5 spaces per unit: 171 spaces	172 spaces (Interior - Stacked)	Y
Minimum Bicycle Parking - Commercial	1 space per 250m ² GFA: 1 space	6 spaces (Exterior – Horizontal)	Y
Bicycle Parking Dimensions	Stacked: 0.5m x 1.5m Horizontal: 0.6m x 1.8m	Stacked: 0.5m x 1.8m Horizontal: 0.6m x 1.8m	Y
Amenity Space	Total: 6m ² per unit = 2,052m ²	Total: 3,398m ²	Y

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Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
	Communal (50%): 1,026m ²	Communal: 1,148m ²	

Conclusion

We trust that this information is satisfactory.

Sincerely,



Evan Saunders, MCIP RPP
Planner



Scott Alain, MCIP RPP
Senior Planner