

### 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:	MC H(45) MIXED-USE CENTRE ZONE	By-law Number:	2008-250
Schedule 1 / 1A Area:	AREA C	Overlays Applicable <sup>1</sup> :	Evolving Neighbourhood

<sup>1</sup> 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 <sup>1</sup>	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 <sup>2</sup>	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 <sup>3</sup>	NO MAXIMUM	24.2m	Y
Accessory Buildings Section 55	NOT APPLICABLE		NA

<b>Projections into Height Limit Section 64</b>	<b>NOT APPLICABLE</b>		<b>NA</b>
<b>Projections into Required Yards Section 65</b>	<b>NOT APPLICABLE</b>		<b>NA</b>
<b>Required Parking Spaces Section 101 and 103</b>	<b>NOT ENOUGH SPACE - PLEASE SEE ZONING CHART AND SITE PLAN FOR CALCULATIONS AND DETAILED BREAK DOWN</b>		<b>N</b>
<b>Visitor Parking spaces Section 102</b>	<b>95</b>	<b>95</b>	<b>Y</b>
<b>Size of Space Section 105 and 106</b>	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	<b>Y</b>
<b>Driveway Width Section 107</b>	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	<b>Y</b>
<b>Aisle Width Section 107</b>	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	<b>Y</b>
<b>Location of Parking Section 109</b>	SECTION 109	parking cannot be located on the lot in conformity with the provisions of this bylaw	<b>Y</b>
<b>Refuse Collection Section 110</b>	SECTION 110	Above ground waste storage is screened per the bylaw.	<b>Y</b>
<b>Bicycle Parking Rates Section 111</b>	236 spaces	272 spaces	<b>Y</b>
<b>Amenity Space Section 137</b>	<b>NOT ENOUGH SPACE - PLEASE SEE ZONING CHART AND SITE PLAN FOR CALCULATIONS</b>		<b>Y</b>
<b>Other applicable relevant Provision(s)</b>			

## 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.
TABLE 101; AREA C, ON SCHEDULE 1A	PARKING FOR DWELLING, MID-HIGH RISE APARTMENT, 1.2 SPACES PER DWELLING UNIT  472 UNITS x 1.2 SPACES/UNIT = 567 SPACES	PARKING NOT WITHIN MTO BUFFER: STANDARD PARKING (SURFACE) INCL. BF SPACES = 66 SPACES PARALLEL PARKING (SURFACE) = 17 SPACES COMPACT PARKING (SURFACE) = 58 SPACES STANDARD PARKING (U/G GARAGE) = 162 SPACES COMPACT PARKING (U/G GARAGE) = 33 SPACES  WITHIN MTO BUFFER (cannot count toward by-law): STANDARD PARKING (SURFACE) = 72 SPACES COMPACT PARKING (SURFACE) = 48 SPACES  TOTAL = 456 SPACES (PARKING RATIO = 0.97 SPACES/UNIT) <b>**EXCLUDES VISITOR PARKING SPACES</b>
SECTION 111	BIKE PARKING MINIMUM 50% TO BE HORIZONTAL SPACES AT GROUND LEVEL 236 SPACES / 2 = 118 SPACES	62 SPACES (26.3%) SECURED HORIZONTAL BIKE PARKING IS PROVIDING BELOW GRADE TO ENSURE BIKES ARE PROTECTED FROM THEFT.