## 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<br>Kanata, ON K2S 0P6 | **Legal Description:** | BLOCK 2<br>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:** | NMU H(45)<br>Neighbourhood Mized-Use Zone | **By-law Number:** | 2026-50 R2 |
| **Schedule 1 / 1A Area:** | AREA C | **Overlays Applicable[1]:** | Evolving Neighbourhood |

[1] Mature Neighbourhoods Overlay, Floodplain Overlay, and/or Heritage Overlay.

| B. Zoning Review<br>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[1]** | **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[2]** | 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[3]** | NO MAXIMUM | 24.2m | Y |
| **Accessory Buildings Section 55** | NOT APPLICABLE | | NA |

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|---|---|---|---|
| **Projections into Height Limit** | NOT APPLICABLE | | NA |
| **Projections into Required Yards** | NOT APPLICABLE | | NA |
| **Required Parking Spaces** | NO PARKING MINIMUM | | Y |
| **Visitor Parking spaces** SECTION 603; AREA D, ON SCHEDULE A3 | 48 | 48 | Y |
| **Size of Space** SECTION 605 | STANDARD: 5.2 m by 2.6 m<br>COMPACT: 4.6m by 2.4m | STANDARD: 5.2 m by 2.6 m<br>COMPACT: 4.6m by 2.4m | Y |
| **Driveway Width** SECTION 607 & 608 | min. 6.0m WIDE DRIVE AISLE FOR PARKING LOT OR PARKING GARAGE ACCESSORY TO A RES. USE | 6.7m WIDE NORTHERN DRIVE AISLE;<br>7.63m WIDE PARKADE ACCESS<br>6.0m ELSEWHERE | Y |
| **Aisle Width** SECTION 607 & 608 | 6.0m WIDE DRIVE AISLE FOR PARKING LOT OR PARKING GARAGE ACCESSORY TO A RES. USE | 6.7m WIDE NORTHERN DRIVE AISLE;<br>6.0m ELSEWHERE | Y |
| **Location of Parking** Section 604 – Location of Parking | 2) No parking space may be established in: a)a front yard; b)an exterior side yard. | Parking is in front yard. | N |
| **Refuse Collection** Section 217 – Waste Management Provisions | See Section 217 | Above ground waste storage is screened per the bylaw. | Y |
| **Bicycle Parking Rates** Section 613 – Bicycle Parking Rates and Provisions | Long-term bike parking = 354<br>Short-term bike parking = 26<br>Inclusive bike parking = 18 | Long-term bike parking = 355<br>Short-term bike parking = 40<br>Inclusive bike parking = 18 | Y |
| **Amenity Space** | NOT ENOUGH SPACE - PLEASE SEE ZONING CHART AND SITE PLAN FOR CALCULATIONS | | Y |
| **Other applicable relevant Provision(s)** | | | |
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## 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. |
| Location of Parking (S.604) | 2) No parking space may be established in:<br>a)a front yard;<br>b)an exterior side yard. | PARKING IS INCLUDED IN FRONT YARD AND EXTERIOR SIDE YARD DUE TO SHAPE OF LOT. |
| Parking Lot Provisions (S.607) | 7) A soft landscaped buffer must be provided between the perimeter of a parking lot and a lot line, and a driveway may cross the soft landscaped buffer:<br>b)for a parking lot with more than 10 but fewer than 100 spaces: 3.5 metres; and<br>c)for a parking lot containing 100 or more spaces: 5 metres. [OLT-26-000364] | LOT BUFFER IS LESS THAN 5.0m ADJACENT TO PARKING LOT IN SOME LOCATIONS |

R2