

September 30, 2024

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

**Attention: Colette Gorni, Planner II**

**Reference: 535 Legget Drive  
Zoning Confirmation Report - Site Plan and ZBLA Application  
Our File: 124045**

Below is an assessment against the provisions of Annex 1 – Zoning Confirmation Report Checklist of the Zoning Confirmation Report Terms of Reference.

Note that as the Subject Site is in an IP zone, it is not automatically deemed to comply with zoning as per Section 76 Office to Residential Conversions.

A. Project Information			
<b>Review Date:</b>	September 30, 2024	<b>Reviewed Plans:</b>	Site Plan (Rev. G) dated September 18, 2024 by Neuf Architect(e)s
<b>Municipal Address(es):</b>	535 Legget Drive	<b>Official Plan designation:</b>	Kanata North Economic District
<b>Legal Description:</b>	CONSOLIDATION OF VARIOUS PROPERTIES: PART OF LOT 8, CONCESSION 4, BEING PARTS 5 AND 6 ON 4R16648 AND PARTS 4, 5 AND 9 ON 4R17106. SUBJECT TO AN EASEMENT IN FAVOUR OF KANATA HYDRO-ELECTRIC COMMISSION OVER PART 6 ON 4R16648 AS IN LT1248060. TOGETHER WITH AN EASEMENT OVERPARTS 2 AND 4 ON 4R16648 AND PARTS 6, 8, 10, 11, 13 AND 15 ON 4R17106 AS IN OC155462. SUBJECT TO AN EASEMENT IN FAVOUR OF PARTS 2 AND 4 ON 4R16648 AND PARTS 6, 8, 10, 11, 13 AND 15 ON 4R17106 AS INO C155463. SUBJECT TO AN EAEMENT IN FAVOUR OF PARTS 1 AND 2 ON 4R14852 OVER PART 4 ON 4R17106 AS IN LT1242631.		
<b>Scope of Work:</b>	Mixed Use development		
<b>Existing Zoning Code:</b>	IP6 [301]	<b>By-law Number:</b>	2008-250
<b>Schedule 1 / 1A Area:</b>	Area C	<b>Overlays Applicable:</b>	None

<b>B. Zoning Review</b>				
For ZBLAs, please use the proposed zone and subzone requirements, if different than existing (in yellow).				
Zoning Provision	ZBL Ref.	By-law Requirement	Proposal	Complies
<b>Principal Land Use(s)</b>	S. 205	Office is permitted. <i>Proposed exception: High-Rise Apartment is a permitted use.</i>	High-Rise Apartment and Office	<b>Y</b>
<b>Minimum Lot Area</b>	Table 206D	750 m <sup>2</sup>	7,901 m <sup>2</sup> (approx.)	<b>Y</b>
<b>Minimum Lot Width</b>		No minimum	105.74 m	<b>Y</b>
<b>Minimum Front Yard (west)</b>		12 m	25.10 m	<b>Y</b>
<b>Minimum Interior Side Yard Setback (north and south)</b>		7.5 m	8.04 m and 60.2 m (approx.)	<b>Y</b>
<b>Minimum Rear Yard Setback (east)</b>		7.5 m	13.45 m	<b>Y</b>
<b>Maximum Lot Coverage</b>		45%	17 %	<b>Y</b>
<b>Maximum building height</b>	Urban Exception 301	44 m	43.54 m	<b>Y</b>
<b>Minimum width of landscaped area</b>	Table 205	Abutting a street: 3 m All other cases: No minimum	5.25 m (street) 0 m (others)	<b>Y</b>
<b>Minimum Parking Space Rates</b>	Section 101	<i>Proposed exception: No parking is required.</i>	85 spaces	<b>Y</b>
<b>Minimum Visitor Parking Space Rates</b>	Section 102	High-rise apartment: 0.2 spaces per unit = 23 spaces	23 spaces	<b>Y</b>
<b>Parking Space Dimensions</b>	Section 106 (1)	5.2 m by 2.6 m	5.2 m by 2.6 m	<b>Y</b>
<b>Driveway Provisions</b>	Section 107 (1) a) ii) & iii)	6 m	6.1 m	<b>Y</b>
<b>Aisle Provisions</b>	Table 107	6.7 m	7 m	<b>Y</b>
<b>Bicycle Parking Rates</b>	Section 111	High-rise apartment: 0.5 spaces per unit = 58 spaces Office: 1 space / 250 m <sup>2</sup> = 2 spaces (Total = 60 spaces)	95 spaces	<b>Y</b>
<b>Loading Space Rates and Provisions</b>	Section 113	Office (350 - 999 m <sup>2</sup> ) = 0 spaces, Residential Uses = not required. (Total = 0 spaces)	0	<b>Y</b>
<b>Amenity Area</b>	Section 137	6m <sup>2</sup> per dwelling unit = 690m <sup>2</sup> . 345m <sup>2</sup> to be communal.	992m <sup>2</sup> total, 847m <sup>2</sup> of which is communal.	<b>Y</b>