

January 14, 2025

City of Ottawa
 Planning, Development and Building Services
 110 Laurier Avenue West, 4th Floor
 Ottawa, ON K1P 1J1
 By email only: 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.

The assessment is based on rezoning the Subject Site to Mixed Use Centre (MC) with an exception that provides that Section 101 (Minimum Parking Space Rates) does not apply.

A. Project Information			
Review Date:	January 14, 2025	Reviewed Plans:	Site Plan by Neuf Architect(e)s dated January 13, 2025
Municipal Address(es):	535 Legget Drive	Official Plan designation:	Kanata North Economic District
Legal Description:	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.		
Scope of Work:	Mixed Use development		
Existing Zoning Code:	IP6 [301]	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area C	Overlays Applicable:	None

B. Zoning Review				
For ZBLAs, please use the proposed zone and subzone requirements, if different than existing.				
Zoning Provision	ZBL Ref.	By-law Requirement	Proposal	Complies
Principal Land Use(s)	S. 191	High-Rise Apartment and Office are permitted uses.	High-Rise Apartment and Office	Y
Minimum Lot Area	Table 191	No minimum	7,936 m ² (approx.)	Y
Minimum Lot Width		No minimum	105.74 m	Y
Minimum Front Yard (west)		No minimum	25.14 m	Y
Minimum Interior Side Yard Setback (north and south)		No minimum	8.04 m and 61.2 m	Y
Minimum Rear Yard Setback (east)		No minimum	0 m	Y
Maximum Floor Space Index (FSI)		No maximum	2.06	Y
Minimum Building Height		No minimum	44 m	
Maximum Building height		No maximum	44 m	Y
Minimum width of landscaped area		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	Provided yards not used for required driveways, aisles, parking or loading spaces are landscaped.	Y
Minimum Parking Space Rates (apartment resident and office)		Section 101	Proposed exception: No parking is required.	84 spaces
Minimum Visitor Parking Space Rates	Section 102	High-rise apartment: 0.2 spaces per unit = 23 spaces	23 spaces	Y
Parking Space Dimensions	Section 106 (1)	5.2 m by 2.6 m	5.2 m by 2.6 m	Y
Driveway Provisions	Section 107 (1) a) ii) & iii)	6 m	6 m	Y
Aisle Provisions	Table 107	6.7 m	7 m	Y
Bicycle Parking Rates	Section 111	High-rise apartment: 0.5 spaces per unit = 58 spaces Office: 1 space / 250 m ² = 2 spaces (Total = 60 spaces)	115 spaces	Y
Loading Space Rates and Provisions	Section 113	Office (350 - 999 m ²) = 0 spaces, Residential Uses = not required.	0	Y

		(Total = 0 spaces)		
Amenity Area	Section 137	6m ² per dwelling unit = 690m ² . 345m ² to be communal.	847 m ² total, 702 m ² of which is communal.	Y