

Q9

planning
+ design

ZONING CONFIRMATION REPORT

ZONING AMENDMENT & SITE PLAN CONTROL
SUBJECT SITE: 1280 TRIM ROAD



REPORT DATE: **REVISED OCTOBER 25, 2024**
PREPARED FOR: TRIM WORKS DEVELOPMENT INC.
PREPARED BY: Q9 PLANNING + DESIGN INC.

Prepared by:



Christine McCuaig, MCIP RPP

www.q9planning.com

Ottawa, ON

P : +613 850 8345

E: christine@q9planning.com

This Zoning Confirmation Report is prepared for the Zoning Amendment application for 1280 Trim Road.

TABLE OF CONTENTS

- 1.0 PROJECT INFORMATION 3**
- 2.0 OFFICIAL PLAN 4**
- 3.0 ZONING REVIEW 5**
 - 3.1 Use Permissions 5**
- 4.0 PERFORMANCE STANDARD REVIEW 6**
- 5.0 PROPOSED ZONING RELIEF – EXCEPTION ZONE 9**
- 6.0 CONCLUSION 11**

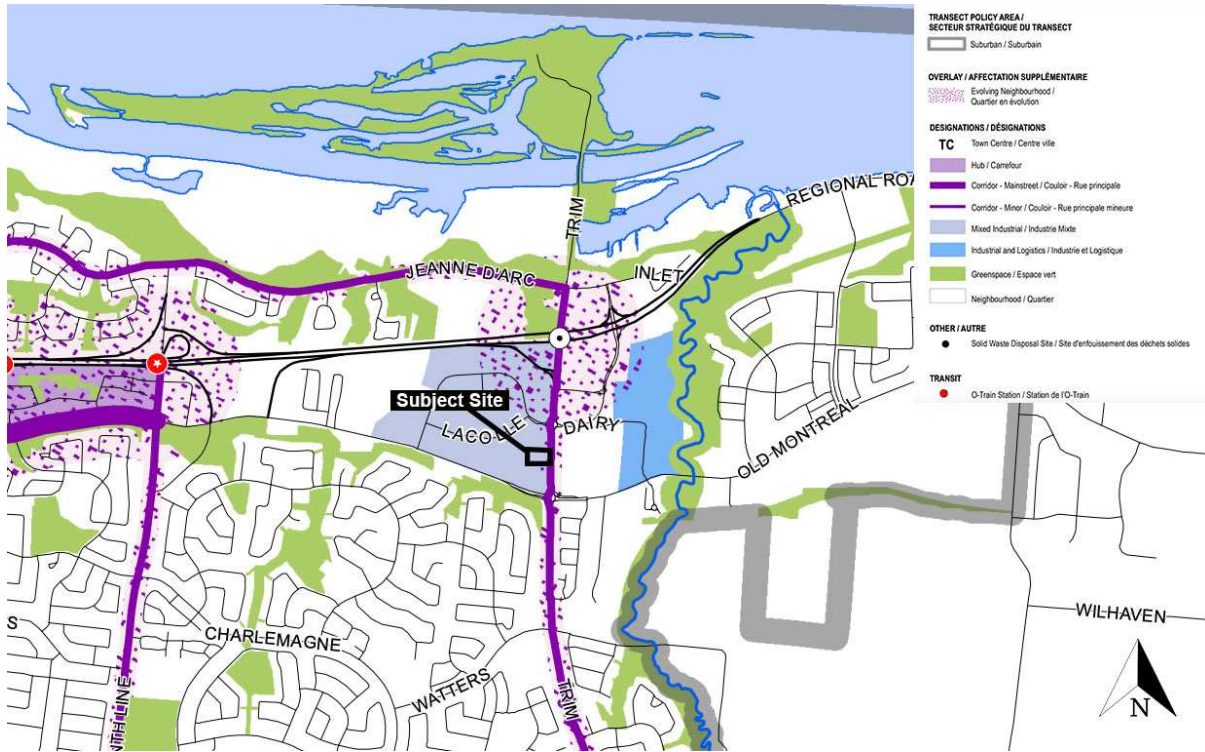
1.0 PROJECT INFORMATION

PROJECT INFORMATION			
Review Date	July 25 2024	Official Plan Designation	Minor Corridor, Suburban East Transect
Municipal Addresses	1280 Trim Road	Legal Description	Part of Lot 30, Concession 1, Geographic Township of Cumberland
Scope of Work	To demolish the existing building on site and redevelop the site as a commercial plaza with a mix of uses from automotive service use, restaurants, personal service business, and offices.		
Existing Zoning Code	IL H(21)	By-Law Number	2008-250
Schedule 1 / 1A Area	Area C	Overlays Applicable	N/A

2.0 OFFICIAL PLAN

Designation: *Minor Corridor in Suburban East Transect*

The City of Ottawa Official Plan was approved by City Council on November 24th, 2021 and received approval from the Ministry of Municipal Affairs and Housing on November 4th, 2022.



3.0 ZONING REVIEW

The subject site is currently zoned as **IL H(21) – Light Industrial Zone, site specific height maximum of 21 metres**. The Light Industrial zone permits a wide range of low-impact industrial uses with a mix of office space, recreational, personal service business, convenience, automobile services and services that cater to the employees of the light industrial area and to the passing public.



3.1 Use Permissions

The subject site permits a variety of uses under the IL category, including the uses proposed being: drive-through facility, medical facility, office, automobile service station, personal service business, restaurant.



PROPOSED USES PERMITTED

4.0 PERFORMANCE STANDARD REVIEW

The following table reviews the applicable site performance standards against the proposed development. Any non-compliance items are noted in red and bolded.

Note: Personal Service Business requires 3.4 spaces per 100 square metres whereas office space requires 2.4 spaces per 100 square metres. The former was selected because the ultimate tenancies are not known and it is entirely feasible that all remaining units may be Personal Service Business.

Current Gross Floor Areas:

Automobile Service Use: 646.1 m² (1 unit)

Personal Service Business / Office: 516 m² (4 units)

Restaurant: 314.3 m² (2 units)

Proposed Zone	IL H(21) [xxxx]		
Zoning Provisions	By-Law Requirement	Proposed	Compliance
Principal Land Use(s)	Section 203 of By-law 2008-250	drive-through facility, medical facility, office, automobile service station, personal service business, restaurant	Yes
Lot Width	n/a	61.93	Yes
Lot Area	2000 m ²	5620 m ²	Yes
Front Yard Setback	7.5 m	3.0 m	No
Corner Yard Setback	n/a		
Interior Yard Setback	7.5 m	3.0 m (north) 1.2 m (south)	No
Rear Yard Setback	Abutting institutional zone: 15 m	9.9 m	No
Floor Space Index / Lot Coverage	2.0	0.27	Yes
Building Height	21 m	7 m	Yes

Accessory Buildings	0 m Rear and Interior Yard Setback (iv)(3)(e)(ii), 0 m distance from other building (iv)(4), 6m height (iv)(5), No size restriction (iv)(6)	Tire shed: 3 m from rear yard, 3.1 m from interior yard, approx. 1.8 m height	Yes
Projections into Height Limit	n/a		
Projections into Required Yards	n/a		
Required Parking Spaces	Restaurant: 10.0 cars per 100 sm of GFA = 32 Pers.Service: 3.4 cars per 100sm of GFA = 18 Auto Serv: 2.0 per bay = 14 Total: 64	68 provided (4 utilized for temp snow storage)	Yes
Visitor Parking Spaces	n/a		
Size of Parking Space	Min. 2.6 x 5.2	2.6 x 5.2	Yes
Driveway Width	6.0 m	7.5 m	Yes
Aisle Width	6.7 m	6.7 m – 7.5 m	Yes
Location of Parking	n/a for IL zones	Interior to site, rear of site	Yes
Refuse Collection	9.0 m (abutting street) 3.0 m (other prop lines) Opaque Screen 2.0 m high	3.0 m from rear yard, 8 m from interior property line.	Yes
Bicycle Parking Rates	1 per 250 m ² of office and restaurant = 3 spaces 1 per 500 m ² of personal service = 1 space 1 per 1500 m ² of automobile service use = 1 space Total = 5 spaces	6 spaces	Yes

Amenity Space	n/a		
Drive-Through	Restaurant (w/ order board): 7 at or before, min total 11 Queue space: 3 m x 5.7 m	7 at or before, total 11, Queue space: 3 x 5.7	Yes
Gross Floor Area of Permitted Uses (Personal Service Business)	Maximum 300 m2 GFA	516 m2	No
Gross Floor Area of Permitted Uses (Restaurant)	Maximum 300 m2 GFA	314.3 m2	No
Gross Floor Area of Permitted Uses (Automobile Service Station)	Maximum 300 m2 GFA	646.1	No
Cumulative Total of Uses in S. 203(2)	2,999 m2	1476.4 m2	Yes
Outdoor Storage S.(203)5)	No outdoor storage except if associated with automobile dealership or automobile rental establishment	23.5 m2 (fence enclosed tire storage)	No



ZONING AMENDMENT REQUIRED

5.0 PROPOSED ZONING RELIEF – EXCEPTION ZONE

Draft List of Requested Relief from Zoning		
By-Law Requirement and Applicable Section	Requirement	Proposed
GFA Limits Personal Service Business (S. 203(2)(c))	Maximum 300 m ²	No maximum
GFA Limits Restaurant (S. 203(2)(c))	Maximum 300 m ²	No maximum
GFA Limits Automobile Service Station (S. 203(2)(c))	Maximum 300 m ²	650 m ² (7 Bays)
Rear Yard Setback	Minimum 15 m	9.9 m
Front Yard Setback	Minimum 7.5 m	3.0 m
Interior Yard Setback	Minimum 7.5 m	3.0 m (north), 1.2 m (south)
Outdoor storage	Only for automotive dealership and automotive rental establishment	23.5 m ² for automotive service station

6.0 CONCLUSION

This report confirms that the proposed uses are permitted and that the development as proposed requires relief to some zoning performance standards as identified in Section 5.0. A Planning Rationale has been provided in support of the zoning relief requested.



Christine McCuaig, MCIP RPP

www.q9planning.com

Ottawa, ON

P : +613 850 8345

E: christine@q9planning.com