

Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	August 22, 2024	Reviewed Plans:	Site Plan, A1.0, Project Date: January 16, 2024, Revision 16, dated August 16, 2024 Elevations, A3.1, Project Date: January 16, 2024, Revision 16, dated August 16, 2024
Municipal Address(es):	100 Bill Leathem Drive	Official Plan designation:	Mixed Industrial
Legal Description:	Part Lot 18, Concession 1, Rideau Front, Part 1, 4R-35586, City of Ottawa		
Scope of Work:	Site Plan Control Application – Two Storey Office and Warehouse		
Existing Zoning Code:	Light Industrial, Subzone 9 IL9[2382]	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area C	Overlays Applicable:	N/A

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):	N/A – Site Plan Control Application			
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s)	Part 11, Section 240(9)(a)	Office, Warehouse associated with a permitted use	Office, Warehouse associated with an office	Y
Lot Width	Part 11, Table 204E(ii)	50 m	82.2 m	Y
Lot Area	Part 11, Table 204E(i)	3,000 m ²	4,530 m ²	Y
Front Yard Set Back	Part 11, Table 204E(iii)ii)	6 m	19.03 m	Y
Corner Side Yard Setback	Part 11, Table 204E(iii)ii)	6 m	N/A	N/A
Interior Side Yard Setback	Part 11, Table 203(e)	7.5 m	7.5 m (West) 7.7 m (East)	Y
Rear Yard Setback	Part 11, Table	6 m	7.37 m	Y

	204E(iii)ii)			
Lot Coverage	Part 11, Table 204E(iv)	60%	32%	Y
Floor Space Index (F.S.I.)	Part 11, Table 204E(vi)	2	0.3	Y
Building Height	Part 11, Table 204E(v)	22 m	8.1 m	Y
Minimum width of landscaped area around a parking lot	Part 11, Table 204E(vii)	No minimum	N/A	Y
Minimum width of Landscape Area	Part 11, Table 204E(viii)1.	Abutting Street – 3 m	3 m	Y
Accessory Buildings Section 55	N/A	N/A	N/A	N/A
Projections into Height Limit Section 64	N/A	N/A	N/A	N/A
Projections into Required Yards Section 65	N/A	N/A	N/A	N/A
Required Parking Spaces Section 101 (Office)	Part 4, Table 101, Row N59, Column IV	2.4 per 100 m ² GFA (469 m ²) Requires: 12	22	Y
Required Parking Spaces Section 101 (Warehouse)	Part 4, Table 101, Row N95, Column IV	0.8 per for first 5,000 m ² GFA (1061 m ²) Requires: 9		
Visitor Parking spaces Section 102	N/A	N/A	N/A	N/A
Size of Space Section 106 (Regular)	Part 4, Section 106(1)	2.6 m wide x 5.2 m long	2.6 m wide x 5.2 m long	Y
Size of Space Section 106 (Reduced)	Part 4, Section 106(3)	2.4 m wide x 4.6 m long	2.4 m wide x 5.2 m long	Y
Driveway Width Section 107	Part 4, Section 107(1)(a)(ii)	6 m	6.7 m	Y
Aisle Width Section 107	Part 4, Table 107(d)	6.7 m	6.7 m	Y
Location of Parking Section 109	N/A	N/A	N/A	N/A
Landscaping Provisions for Parking Lots Section 110	N/A	N/A	N/A	N/A
Refuse Collection Section 110	Part 4, Section 110(3)	Lot line abutting street – 9m	22.4 m	Y

		Any other lot line – 3m 2 m opaque screen	5.04 m 2m opaque fence	
Bicycle Parking Rates Section 111 (Office)	Part 4, Table 111A(e)	1 per 250 m ² GFA (469 m ²) Requires: 2	4	Y
Bicycle Parking Rates Section 111 (Warehouse)	Part 4, Table 111A(e)	1 per 2,000 m ² GFA (1061 m ²) Requires: 1		
Size of Space Section 111 (Bicycle)	Part 4, Table 111B(a)	0.6 m wide x 1.8 m long	0.6 m wide x 1.8 m long	Y
Loading Space Rates Section 113 (Office/Warehouse)	Part 4, Table 113A(a)&(b), Column IV	1 per 1000-1999 m ² Requires: 1	1	Y
Size of Space Section 113 (Loading)	Part 4, Table 113B	3.5m wide x 9 m long	3.5m wide x 9 m long	Y
Amenity Space Section 137	N/A	N/A	N/A	N/A
Other applicable relevant Provision(s)				
Display and Sales Area	Section 203(4)	Accessory display and sales area must be within the same building as the use to which it is accessory and must not exceed 25% of gross floor area.	Phase 1 – 18% (Total GFA: 1204 m ² Showroom: 221 m ²) Phase 2 – 14.4% (Total GFA: 1531 m ² Showroom: 221 m ²)	Y

C. Comments/Calculations:

Calculation – “Accessory display and sales area must be within the same building as the use to which it is accessory and must not exceed 25% of gross floor area”

Phase 1 – 18.3%

Building GFA = 1,204 m²

Showroom GFA = 221 m²

Phase 2 – 14.4% (15%)

Building GFA = 1,531 m²

Showroom GFA = 221 m²