

October 29, 2024

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

**Attention: Krishon Walker, Planner II**

**Reference: 2 and 20 Leikin Drive and 99 Bill Leathem Drive  
 Zoning Confirmation Report  
 Site Plan Application  
 Our File: 124123**

Novatech has prepared this Zoning Confirmation Report on behalf of Medusa General Partner Inc. to support a Site Plan Control application on the above property. Below is an assessment against the provisions of Annex 1 – Zoning Confirmation Report Checklist of the Zoning Confirmation Report Terms of Reference:

A. Project Information			
<b>Review Date:</b>	October 28, 2024	<b>Reviewed Plans:</b>	GKC A100 R1 (Site Plan)
<b>Municipal Address(es):</b>	2 & 20 Leikin Drive & 99 Bill Leathem Drive	<b>Official Plan designation:</b>	Mixed Industrial
<b>Legal Description:</b>	<p>2 Leikin Drive: PART OF LOTS 18 AND 19 CONCESSION 1, RF, NEPEAN CITY OF OTTAWA</p> <p>20 Leikin Drive: CONSOLIDATION OF VARIOUS PROPERTIES PT LTS 18 &amp; 19 CON 1 RF, PT 3 4R-8388 AND PTS 7, 8 &amp; 9 4R-8276, S/T N311767, NEPEAN</p> <p>99 Bill Leathem Drive: PART OF LOTS 18 AND 19 CONCESSION 1 RF, PART 5 PLAN 4R8388 AND PARTS 4, 5 AND 6 PLAN 4R8276, EXCEPT PART 4 PLAN 4R8388, AND EXCEPT PARTS 5, 6 AND 7 PLAN 4R23595, NEPEAN. S/T N311767 CITY OF OTTAWA</p> <p>The legal description of the former unopened road allowances is: FIRSTLY:PART OF LOT 19, CONCESSION 1, NEPEAN (RIDEAU FRONT), PART 13 ON PLAN 4R-9089 SAVE AND EXCEPT PART 3 ON PLAN 4R-11133 AND SAVE AND EXCEPT PART 4 ON PLAN 4R-23595; SECONDLY: PART OF LOT 19, CONCESSION 1, NEPEAN (RIDEAU FRONT), PART 25 ON PLAN 4R-9089 SAVE AND EXCEPT PARAGON AVENUE ON PLAN 4M-1354; SUBJECT TO AN EASEMENT OVER PART 1 ON PLAN 4R33538 AS IN OC2334579 CITY OF OTTAWA</p>		
<b>Scope of Work:</b>	Site Plan Application		
<b>Existing Zoning Code:</b>	IL9 [2707]	<b>By-law Number:</b>	2008-250
<b>Schedule 1 / 1A Area:</b>	Area D	<b>Overlays Applicable:</b>	(none)

<b>B. Zoning Review</b>				
For ZBLAs, please use the proposed zone and subzone requirements, if different than existing.				
<b>Proposed Zone/Subzone:</b>	Not applicable			
<b>Zoning Provision</b>	<b>Applicable Section, Exception or Schedule Reference</b>	<b>By-law Requirement</b>	<b>Proposal</b>	<b>Complies (Y/N)</b>
<b>Principal Land Use(s)</b>	S.204 (9)	Light Industrial is a permitted use	Light Industrial	<b>Y</b>
<b>Vehicular Access</b>	S.204 (9) c)	Vehicular access from Queen Anne Crescent and Merivale Road is prohibited	No vehicular access from either street.	<b>Y</b>
<b>Lot Area</b>	Table 204E	3,000 m <sup>2</sup>	305,533 m <sup>2</sup>	<b>Y</b>
<b>Lot Width</b>		50 m	366.18 m	<b>Y</b>
<b>Minimum Front, Corner Side, and Rear Yard Setback</b>		6 m	32.72 m (front) 57.74 m (corner) 42.31 m (rear)	<b>Y</b> <b>Y</b> <b>Y</b>
<b>Lot Coverage</b>		60 %	20 %	<b>Y</b>
<b>Maximum building height</b>		22 m	29.4 m	<b>N</b>
<b>Maximum floor space index</b>		2	0.95	<b>Y</b>
<b>Minimum width of landscaped area around a parking lot</b>		No minimum	3.0 m	<b>Y</b>
<b>Minimum width of landscaped area</b>		1. abutting a street = 3m 2. in all other cases = No minimum	3.0 m	<b>Y</b>
<b>Minimum Parking Space Rates</b>		S. 101	Light Industrial: 0.8 per 100 m <sup>2</sup> for the first 5000 m <sup>2</sup> of gross floor area. 0.4 per 100 m <sup>2</sup> above 5000 m <sup>2</sup> of gross floor area = 1,185 spaces	1,185 spaces
<b>Parking Space Provisions</b>	S. 106	5.2 m by 2.6 m	6.1 m by 2.6 m	<b>Y</b>
<b>Driveway Width</b>	S. 107 (1) (i)	6 m	12.35 m	<b>Y</b>
<b>Aisle Width</b>	Table 107	6.7 m	7.5 m	<b>Y</b>
<b>Bicycle Parking Space Rates and Provisions</b>	S. 111	Light Industrial: One space per 1,000 m <sup>2</sup> = 291 spaces	291	<b>Y</b>

<b>Loading Space Rates</b>	S. 113	Light Industrial: GFA 25,000 m <sup>2</sup> and over = 3 spaces	59	<b>Y</b>
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Prepared by:

**NOVATECH**



James Ireland, MCIP, RPP  
Project Manager – Planning & Development