

## Zoning Confirmation Report Checklist

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

B. Zoning Review				
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.				
<b>Proposed Zone/Subzone (Zoning By-law Amendments only):</b>	N/A – Site Plan Control Application			
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
<b>Principal Land Use(s)</b>	Part 11, Section 240(9)(a)	Office, Warehouse associated with a permitted use	Office, Warehouse associated with an office	Y
<b>Lot Width</b>	Part 11, Table 204E(ii)	50 m	82.2 m	Y
<b>Lot Area</b>	Part 11, Table 204E(i)	3,000 m <sup>2</sup>	4,530 m <sup>2</sup>	Y
<b>Front Yard Set Back</b>	Part 11, Table 204E(iii)ii)	6 m	19.03 m	Y
<b>Corner Side Yard Setback</b>	Part 11, Table 204E(iii)ii)	6 m	N/A	N/A
<b>Interior Side Yard Setback</b>	Part 11, Table 203(e)	7.5 m	7.5 m (West) 7.7 m (East)	Y
<b>Rear Yard Setback</b>	Part 11, Table	6 m	7.37 m	Y

	204E(iii)ii)			
<b>Lot Coverage</b>	Part 11, Table 204E(iv)	60%	32%	Y
<b>Floor Space Index (F.S.I.)</b>	Part 11, Table 204E(vi)	2	0.3	Y
<b>Building Height</b>	Part 11, Table 204E(v)	22 m	8.1 m	Y
<b>Minimum width of landscaped area around a parking lot</b>	Part 11, Table 204E(vii)	No minimum	N/A	Y
<b>Minimum width of Landscape Area</b>	Part 11, Table 204E(viii)1.	Abutting Street – 3 m	3 m	Y
<b>Accessory Buildings Section 55</b>	N/A	N/A	N/A	N/A
<b>Projections into Height Limit Section 64</b>	N/A	N/A	N/A	N/A
<b>Projections into Required Yards Section 65</b>	N/A	N/A	N/A	N/A
<b>Required Parking Spaces Section 101 (Office)</b>	Part 4, Table 101, Row N59, Column IV	2.4 per 100 m <sup>2</sup> GFA (469 m <sup>2</sup> ) Requires: 12	22	Y
<b>Required Parking Spaces Section 101 (Warehouse)</b>	Part 4, Table 101, Row N95, Column IV	0.8 per for first 5,000 m <sup>2</sup> GFA (1061 m <sup>2</sup> ) Requires: 9		
<b>Visitor Parking spaces Section 102</b>	N/A	N/A	N/A	N/A
<b>Size of Space Section 106 (Regular)</b>	Part 4, Section 106(1)	2.6 m wide x 5.2 m long	2.6 m wide x 5.2 m long	Y
<b>Size of Space Section 106 (Reduced)</b>	Part 4, Section 106(3)	2.4 m wide x 4.6 m long	2.4 m wide x 5.2 m long	Y
<b>Driveway Width Section 107</b>	Part 4, Section 107(1)(a)(ii)	6 m	6.7 m	Y
<b>Aisle Width Section 107</b>	Part 4, Table 107(d)	6.7 m	6.7 m	Y
<b>Location of Parking Section 109</b>	N/A	N/A	N/A	N/A
<b>Landscaping Provisions for Parking Lots Section 110</b>	N/A	N/A	N/A	N/A
<b>Refuse Collection Section 110</b>	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	
<b>Bicycle Parking Rates Section 111 (Office)</b>	Part 4, Table 111A(e)	1 per 250 m <sup>2</sup> GFA (469 m <sup>2</sup> ) Requires: 2	4	Y
<b>Bicycle Parking Rates Section 111 (Warehouse)</b>	Part 4, Table 111A(e)	1 per 2,000 m <sup>2</sup> GFA (1061 m <sup>2</sup> ) Requires: 1		
<b>Size of Space Section 111 (Bicycle)</b>	Part 4, Table 111B(a)	0.6 m wide x 1.8 m long	0.6 m wide x 1.8 m long	Y
<b>Loading Space Rates Section 113 (Office/Warehouse)</b>	Part 4, Table 113A(a)&(b), Column IV	1 per 1000-1999 m <sup>2</sup> Requires: 1	1	Y
<b>Size of Space Section 113 (Loading)</b>	Part 4, Table 113B	3.5m wide x 9 m long	3.5m wide x 9 m long	Y
<b>Amenity Space Section 137</b>	N/A	N/A	N/A	N/A
<b>Other applicable relevant Provision(s)</b>				
<b>Display and Sales Area</b>	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 <sup>2</sup> Showroom: 221 m <sup>2</sup> ) Phase 2 – 14.4% (Total GFA: 1531 m <sup>2</sup> Showroom: 221 m <sup>2</sup> )	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 m<sup>2</sup>

Showroom GFA = 221 m<sup>2</sup>

Phase 2 – 14.4% (15%)

Building GFA = 1,531 m<sup>2</sup>

Showroom GFA = 221 m<sup>2</sup>