Zoning Confirmation Report
4101 Limebank Road

Provided below, are the relevant zoning provisions for the proposed development, seeking Zoning Bylaw Amendment and Site Plan Control applications. The proposed amended zone is General Industrial (IG), no relief to the IG zone is requested.

1.0 Project Information

Review Date		**Official Plan Designation**	Minor Corridor
Municipal Address	4101 Limebank Road	**Legal Description**	Part of Lots 16 and 17, Concession 2 (Rideau Front), Geographic Township of Gloucester, City of Ottawa
Scope of Work	Development of warehouse industrial units		
Existing Zone	DR	**By-law Number**	2008-250
Schedule 1	Area B	**Overlays**	Evolving Neighbourhood

2.0 Zoning Review

Proposed Zone	General Industrial (IG)

The following table summarizes the proposed development's compliance with the TM11 zone. Areas of non-compliance are noted with an "X".

Zoning Mechanism (TM11)	Provision	Provided	Compliance
Minimum lot area	1,000 square metres	151,250 square metres	✓
Minimum lot width	No minimum	74.4 metres	✓
Maximum lot coverage	65%	38.9%	✓
Front yard setback	3.0 metres	50.6 metres	✓
Minimum interior side yard setback	3.0 metres	12.5 metres	✓
Minimum corner side yard setback	3.0 metres	24.3 metres	✓
Minimum rear yard setback	3.0 metres	17.8 metres	✓
Maximum building height	22 metres	15 metres	✓
Maximum FSI	2.0	0.39	✓

The following table summarizes the proposed development's compliance with zoning relating to parking requirements. Areas of non-compliance are noted with an "X".

Zoning Mechanism (Parking)	Provision	Provided	Compliance
Minimum Required Vehicle Parking Spaces	0.8 / 100 m^2 for first 5,000 m_2 0.4 / 100 m^2 of remaining GFA (256 total)	256	✓
Minimum Driveway Width	Parking lot: 6.0 metres	6.0 m	✓
	Parking garage: 6.0 metres	6.0 m	✓
Minimum Aisle Width	Parking lot: 6.0 metres	6.0m	✓
	Parking garage: 6.0 metres	6.0m	✓
Minimum Parking Space Dimensions	Length: 5.2 metres Width: 2.6 metres	5.2m 2.6m	✓ ✓
	Up to 40% of required parking spaces may be 4.6 m by 2.4 m	<40%	✓
Minimum Required Bicycle Parking Spaces	1 / 1000 m^2 of gross floor area (59)	63	✓
Minimum Bicycle Parking Space Dimensions	1.8m x 0.6m	1.8m x 0.6m	✓
Minimum Bicycle Parking Space Aisle Width	1.5 metres	1.5m	✓
Maximum Provision of Vertical Bicycle Parking Spaces	50%	0%	✓
Minimum width of landscaped area	3 metres (abutting a street) 0 metres (all other cases)	3 m 3 m	✓

As demonstrated in the zoning tables above, the proposed development meets all zoning provisions and adheres to the general intent of the IG zone. Which is to regulate development of industrial use properties to ensure street continuity, scale, and character.

Sincerely



Tyler Yakichuk, MCIP RPP
Planner