AVISON YOUNG

1165 KENASTON STREET
OTTAWA, ON

Partnership. Performance.

- Office & warehouse space available
- Now 76% leased
- 61,539 sf of warehouse available can be demised
- Robust power supply
- Available immediately
- Rental rates starting at $9.50 psf NNN

CANADA BEST MANAGED COMPANIES
Platinum member

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AVISON YOUNG

For Lease

1165 Kenaston Street, Ottawa ON

Location
0.5 kms from new light rail transit station at Cyrville Road

Unit Size
Warehouse up to 61,539 sf

Office
Suite 101 7,590 sf

Site Area
7.4 acres

Zoning
IL2 F(1.1) H(14) - Light Industrial Zone

Availability
Immediately

Asking Net Rent
$9.50 psf (warehouse)
$13.00 psf (office)

Operating Costs
$5.68 psf (estimated)

Signage
Pylon signage available

Ceiling Height
24' clear

Loading Door
5 dock level doors
Possibility of adding more loading doors

Parking
302 parking stalls
1.7 stalls per 1,000 sf

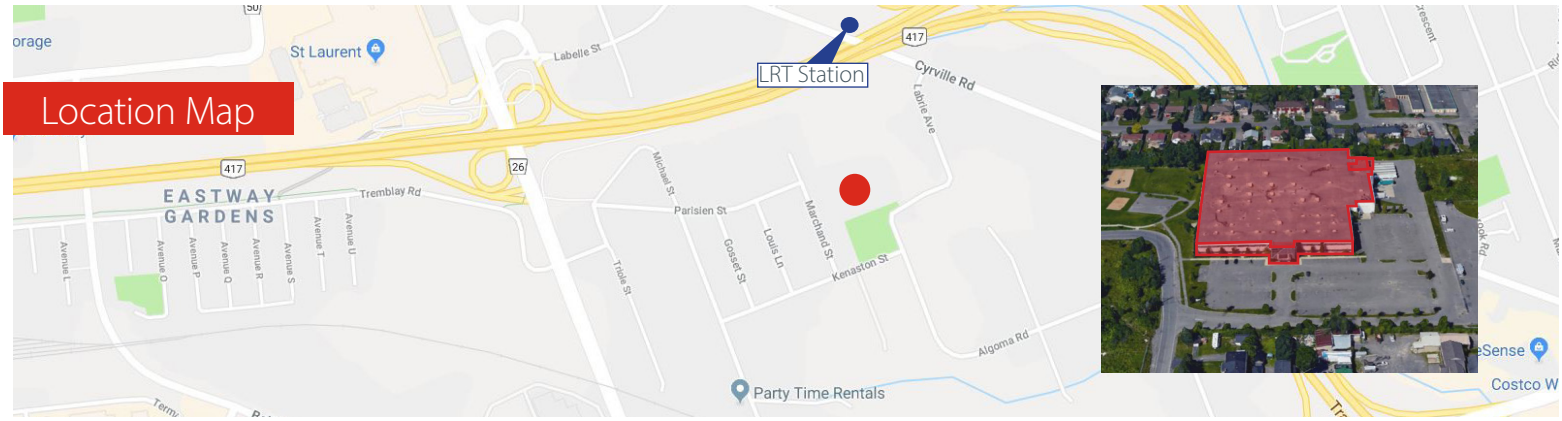
HVAC
Primary heating and cooling is provided by 37 "York" natural gas units located on the roof

Electrical
Serviced by four 4,000 Amp, 347/600 volt, 3 Phase, 4 Wire services complete with a main disconnect switch

Safety
Equipped with a multi zone fire alarm system with annunciator panel located within the main vestibule area

Highlights
- Highly functional and flexible space that can efficiently accommodate multiple layouts
- High quality building with ample power
- Located in an established industrial park in Ottawa east, just off area's main east/west through fare
- Up to 61,539 sf (approx.) of high bay manufacturing/warehouse space available
- An additional 7,590 sf (approx.) of ground floor office/assembly/other space

Location Map



BEST MANAGED COMPANIES Platinum member

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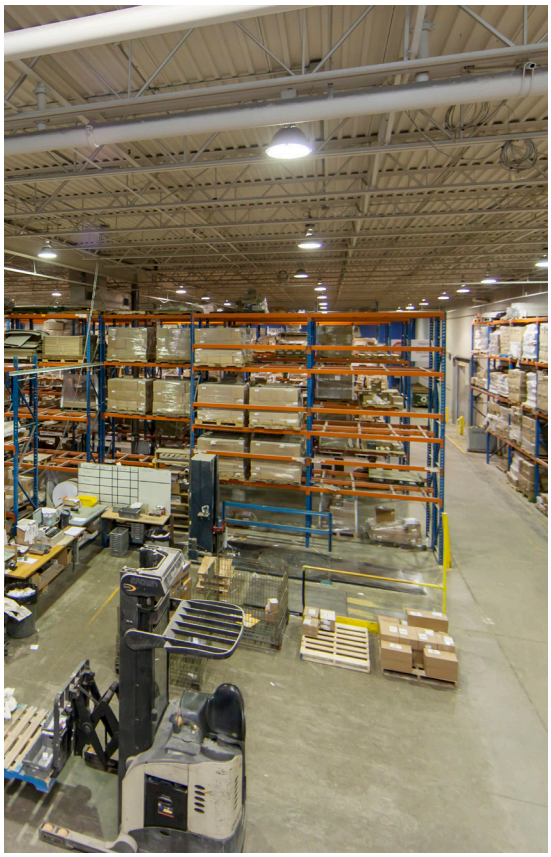

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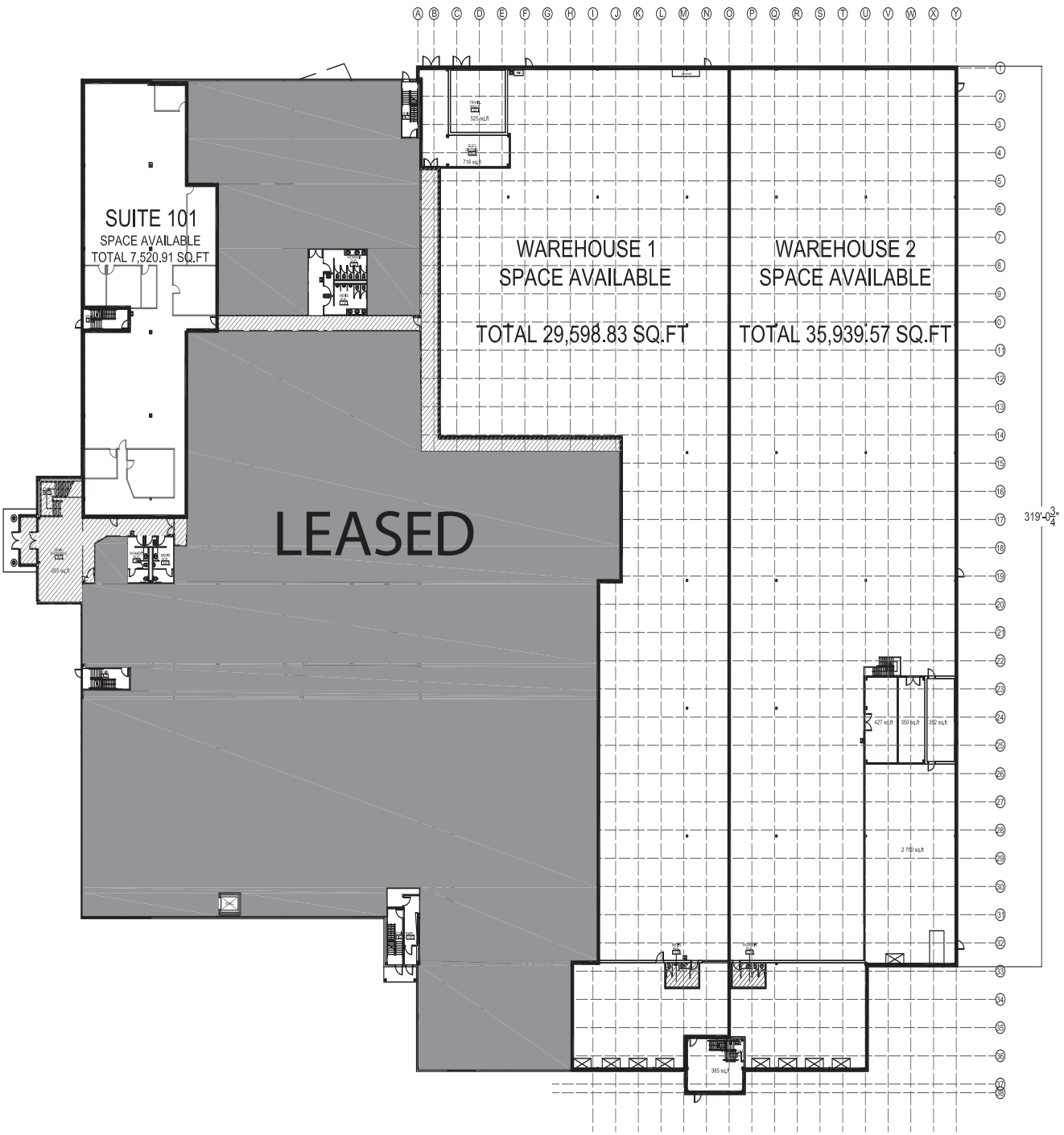
First Floor

Possible Layout Configuration



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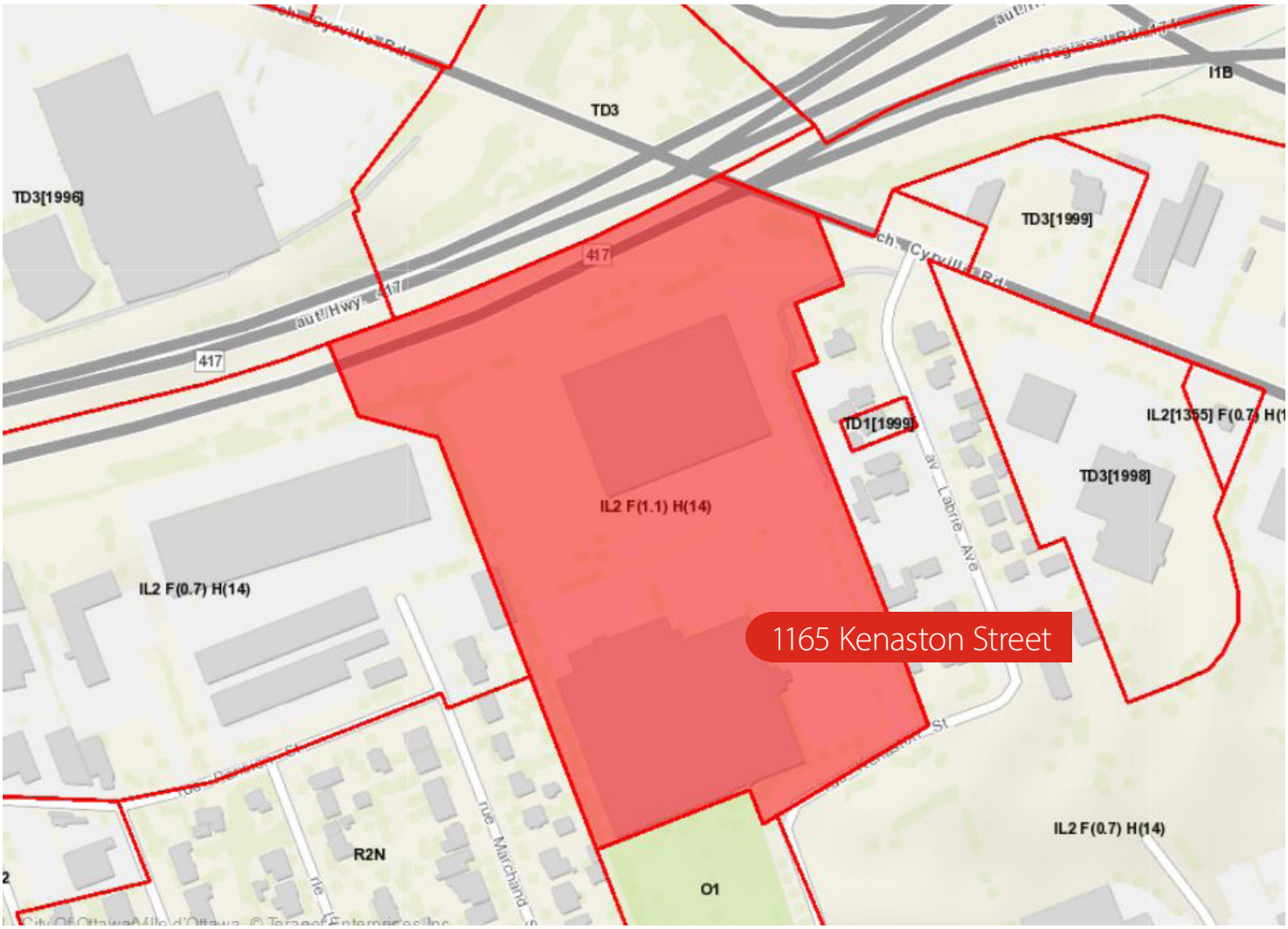
Zoning Description

IL - Light Industrial Zone



Flood Plain Overlay (Section 58)
- Flood Plain (Section 58)
- Flood Plain -Area-Specific Provisions (Section 58(4))

Heritage Overlay (Sec. 60)
- Heritage (Section 60)

Village Residential – Enterprise Overlay
- Village Residental Enterprise (Section 128A)

Zoning By-law 2008-250 Consolidation
- Zoning Boundary

Mature Neighbourhoods Overlay - Outline
- Mature Neighbourhoods Overlay

By-Law 2017-295
- Relief Overlay

Water
- Water

Mature Neighbourhoods Overlay
- Mature Neighbourhoods Overlay

Zoning Description

IL2 F(1.1) H(14) - Light Industrial Zone, Subzone 2

IL - Light Industrial Zone (Sec. 203-204)

Purpose of the Zone

The purpose of the IL – Light Industrial Zone is to:

(1) permit a wide range of low impact light industrial uses, as well as office and office-type uses in a campus-like industrial park setting, in accordance with the Employment Area designation of the Official Plan or, the General Urban Area designation where applicable;
(2) allow in certain Employment Areas or General Urban Areas, a variety of complementary uses such as recreational, health and fitness uses and service commercial (e.g. convenience store, personal service business, restaurant, automobile service station and gas bar), occupying small sites on individual pads or in groupings as part of a small plaza, to serve the employees of the Employment or General Urban Area, the general public in the immediate vicinity, and passing traffic;
(3) prohibit retail uses in areas designated as Employment Area but allow limited sample and showroom space that is secondary and subordinate to the primary use of buildings for the manufacturing or warehousing of the product;
(4) prohibit uses which are likely to generate noise, fumes, odours, or are hazardous or obnoxious; and
(5) provide development standards that would ensure compatibility between uses and would minimize the negative impact of the uses on adjacent non-industrial areas.

203. In the IL Zone:

Permitted Uses

(1) The following uses are permitted subject to:
 (a) the provisions of subsections 203(3) to (6);

animal care establishment (By-law 2015-190)
animal hospital
automobile dealership
automobile rental establishment
broadcasting studio
catering establishment
day care
drive-through facility
emergency service
heavy equipment and vehicle sales, rental and servicing
light industrial uses
medical facility
municipal service centre
office
park
parking garage
parking lot
place of assembly
post office
printing plant
production studio
research and development centre
service and repair shop
small batch brewery, see Part 3, Section 89
technology industry
training centre
truck transport terminal
warehouse

Zoning Description

IL2 F(1.1) H(14) - Light Industrial Zone, Subzone 2

(2) The following uses are also permitted subject to:
  (a) the provisions of subsections 203(3) to (6);
  (b) the cumulative total gross floor area for these uses not exceeding 2,999 m2; (OMB Order #PL080959, issued September 18, 2009)
  (c) each use not exceeding 300 square metres of gross floor area; and
  (d) the provisions of subsection 203(2)(c) above not applying to **amusement centre, amusement park** and **recreational and athletic facility;**

animal care establishment
amusement centre
amusement park
automobile service station
bank
bank machine
bar (By-law 2018-171)
car wash
convenience store
gas bar
instructional facility
payday loan establishment (By-law 2017-302)
personal service business
recreational and athletic facility
restaurant

  (e) a **bar**
    (i) must be ancillary to a permitted brewery, winery or distillery; and,
    (ii) may not have a gross floor area exceeding the lesser of:

(1) 300m2, or
(2) 25% of the floor area of the brewery, winery or distillery to which it is ancillary. (By-law 2018-171)

Zone Provisions

(3) The zone provisions are set out under Table 203 below.

TABLE 203 - IL ZONE PROVISIONS

I		II
ZONING MECHANISMS		PROVISIONS
(a) Minimum lot area		2,000 m2
(b) Minimum lot width		No minimum
(c) Maximum lot coverage		65%
(d) Minimum front yard and corner side yard setback		7.5 m
(e) Minimum interior side yard setback	(i) for uses listed in subsection 203 (1) abutting a residential or institutional zone	15 m
	(ii) all other cases	7.5 m

Zoning Description

IL2 F(1.1) H(14) - Light Industrial Zone, Subzone 2

(f) Minimum rear yard setback	(i) for uses listed subsection 203 (1) abutting a residential or institutional zone	15 m
	(ii) abutting hydro or railway right-of-way	3.5 m
	(iii) all other cases	7.5 m
(g) Maximum floor space index		2
(h) Maximum building height	(i) within 20 meters of a residential zone	11 m
	(ii) in all other cases	18 m
(i) Minimum width of landscape area	(i) abutting a residential or institutional zone	3 m; may be reduced to one meter if a 1.4 meter high opaque screen is provided
	(ii) abutting a street	3 m
	(iii) in all other cases	No minimum

(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.

(5) Except in the case of the storage of motor vehicles associated with an automobile dealership and automobile rental establishment, outdoor storage is prohibited. (By-law 2017-302)

(6) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Special Use provisions, and Part 4 – Parking, Queuing and Loading Provisions.

IL Subzones

In the IL2 Subzone:

(a) the uses listed in Section 203 (2) do not apply, and only the following uses are permitted subject to Section 203 (2) (a), (b), (c) and (d):

animal care establishment
Instructional facility
recreational and athletic facility
restaurant

F (1.1): Floor space indices
Limiting the gross floor area that may be built on the zoned area to that which is equal to the area of the lot multiplied by the number in parentheses.

H (14): Height Limits
The effect of limiting the height above grade, in metres, to the number indicated in parentheses