



ST. PATRICK'S HOME SENIOR APARTMENTS

ZONING CONFIRMATION REPORT

PREPARED BY

EDWARD J. CUHACI AND
ASSOCIATES ARCHITECTS INC.

FOR

ST. PATRICK'S HOME OF OTTAWA



Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	April 26, 2024	Official Plan designation:	Outer Urban
Municipal Address:	2865 Riverside Drive, Ottawa, Ontario	Legal Description:	Parts of Lots 45, 46 Registered Plan 66 Part of Lot 23 Junction Gore Geographic Township of Gloucester City of Ottawa
Scope of Work:	A new rental apartment building for seniors and associated landscaping and parking lot		
Existing Zoning Code:	R5A[2753]H(24)	By-law Number:	2008-250
Schedule 1/1A Area:	Area C, Suburban Area	Overlays Applicable¹:	N/A

¹ Mature Neighbourhoods Overlay, Floodplain Overlay, and/or Heritage Overlay.

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):			
Zoning Provisions¹	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	Permit a range of uses including: <ul style="list-style-type: none"> Apartment dwelling, mid-rise 	Mid-rise apartment building	Y
Lot Width	MIN. 18m	126.1m	Y
Lot Area	MIN. 1,400m ²	24,387.5m ²	Y
Front Yard Setback²	MIN. 6.0m	20.4m	Y
Corner Side Yard Setback	MIN. 4.5m	N/A	Y
Interior Side Yard Setback	MIN. 7.5m	38.9m	Y
Rear Yard Setback	MIN. 7.5m	58.9m	Y

Lot Coverage Floor Space Index (F.S.I.)	N/A	N/A	Y
Building Height³	MAX. 24m	23.2m	Y
Accessory Buildings Section 55	N/A	N/A	Y
Projections into height limit Section 64	N/A	N/A	Y
Projections into Required Yards Section 65	N/A	N/A	Y
Required Parking spaces Section 101	Minimum 0.9 parking spaces per dwelling unit <ul style="list-style-type: none"> • 120 new required • 67 existing spaces 	214 parking spaces including 8 accessible parking spaces provided	Y
Visitor Parking spaces Section 102	Minimum 0.2 parking spaces per dwelling unit <ul style="list-style-type: none"> • 27 new required 	Included in above totals	Y
Size of Space Section 105 and 106	Motor vehicle parking spaces must be <ul style="list-style-type: none"> • MIN. 2.6m wide • MIN. 5.2m long Compact car parking spaces must be <ul style="list-style-type: none"> • MAX. 50% of spaces • MIN. 2.4m wide • MIN. 4.6m long 	<ul style="list-style-type: none"> • 150 spaces @ 2.6m(W) x 5.2m(L) • 56 spaces @ 2.6m(W) x 4.6m(L) 	Y
Driveway Width Section 107	Width for double traffic lane: <ul style="list-style-type: none"> • MIN. 6.0m • MAX. 6.7m 	6.5m	Y
Aisle Width Section 107	MIN. 6.7m for 90° parking (Table 107)	6.7m	Y
Location of Parking Section 109	MAX. 5 parking spaces allowed in front yard	No parking spaces located in front yard	Y
Refuse Collection Section 110	Refuse collection area to be screened from view	Refuse storage located inside building	Y
Bicycle Parking Rates Section 111	0.5 bicycle parking spaces per dwelling unit <ul style="list-style-type: none"> • 67 spaces 	Provided 70 spaces	Y

Amenity Space Section 137	6m ² per dwelling unit, and 10% of the GFA of each rooming unit <ul style="list-style-type: none"> • 576.96m² 	1306.2m ² total interior amenity space provided	Y
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¹ This template represents a small selection of applicable provisions. Please consider the lot’s geography (i.e. corner/through lot, proximity to water, inside/outside Greenbelt) and proposed land use (i.e. drive through operation, outdoor commercial patio, Planned Unit Development, long semi) and consult the by-law to determine which other sections of the By-law must be met. This can be attached in a separate document.

² Note that different performance standards apply to low-rise residential development inside the Greenbelt. Please reference Section 144 for these standards, where applicable.

³ This includes maximum building height, minimum building height and stepback provisions, where they exist.