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Zoning Confirmation Report Checklist

A. Project Information

Review Date:	September 8, 2026	**Reviewed Plans:**	Site Plan – A037, Rev 4, dated 2025-09-04
Municipal Address(es):	3045 Baseline Road	**Official Plan designation:**	Greenbelt Transect, Greenbelt Facility, Greenbelt Rural, Greenspace
Legal Description:	FIRSTLY: PT LT 16 CON 2 (OF). PTS 4, 5, 6, 7, 8, 9, 10, 4R1238; SAVE AND EXCEPT PTS 1 & 2 4R12236. SECONDLY: PT OF THE RD ALLOWANCE BETWEEN LTS 15 7 16 CON 2 (OF) CLOSED CR540500, PTS 1, 2, 5, 6, 7, 8 & 9, 4R1497, SAVE AND EXCEPT PTS 11, 13, 15 & 17, 4R9366. THIRDLY: PT LT 15 CON 2 (OF) AS IN CR425117 & CR389879 (SECONDLY); EXCEPT PT 1 5R12744.		
Scope of Work:	The proposed development is an expansion of the Queensway Carleton Hospital.		
Existing Zoning Code:	GBF[307r] H(20)	**By-law Number:**	2026-50
Schedule 1 / 1A Area:	N/A	**Overlays Applicable:**	N/A

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):	GBF[307r] H(20)

Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s)	Exception 307r	Hospital	Hospital	Yes
Lot Width	Section 1403(5), Table 1403(b)	75 m	115 m	Yes
Lot Area	Section 1403(5), Table 1403(a)	1 ha	31.84 ha	Yes
Front Yard Set Back	Section 1403(5), Table 1403(c)	10 m	205 m	Yes
Exterior Side Yard Setback	Section 1403(5), Table 1403(e)	10 m	N/A	Yes
Interior Side Yard Setback	Section 1403(5), Table 1403(d)	10 m	30.5 m / 137.5 m	Yes
Rear Yard Setback	Section 1403(5), Table 1403(f)	10 m	104.9 m	Yes
Lot Coverage Floor Space Index (F.S.I.)	Exception 307r	30%	19.1%	Yes

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Building Height	Height Suffix H(20)	20 m	**32.2 m**	**No**
Accessory Buildings Section 202	Section 202	Minimum Setbacks – 0.6 m (where abutting N1-N6 zone) Minimum Distance from Any Other Building – 0 m Maximum Height – 6 m Maximum Size – no maximum	**Parking Structure:** Setbacks – 113 m / 33 m Minimum Distance from Other Buildings – 21 m **Maximum Height – 22.2 m** Maximum Size – 0.9% of lot area	**No**
Projections into Height Limit Section 203	Section 203	Elevator, mechanical and service equipment, or a stairway	Elevator or stairway penthouse proposed.	Yes
Projections into Required Yards Section 204	Section 204	N/A	N/A	N/A
Visitor Parking spaces Section 603	N/A	N/A	N/A	N/A
Size of Space Section 605	Section 605(1)	At least 2.6 m wide and 5.2 m long Up to 50% of spots may be 2.4 m wide and 4.6 m long (for compact car)	2.6 m wide and 5.2 m long	Yes
Driveway Width Section 607	Section 607(2)	3 m – single traffic lane 6 m – double traffic lane	6 m	Yes
Aisle Width Section 607	Section 607, Table 607A	6.7 m	**6 m**	**No**
Location of Parking Section 604	N/A	N/A	N/A	

Landscaping Provisions for Parking Lots Section 607	Section 607(7)(c), Section 607(8)(a)(ii)	20% of parking lot area must be landscaped Landscape Buffer – 5 m 3.5m wide soft landscaped median	276% of parking lot (61,396 m^2) 115.7 m / 26.7 m	Yes
Loading Spaces Rates Section 610	Section 610(5), Table 610A(ii)	3 spaces for GFA above 25,000 m^2	6 loading spaces	
Loading Space Size	Section 610(9), Table 610B(c) and (d)	3.5 m wide and 7 m long	4.5 m wide and 16.5 m long	Yes
Bicycle Parking Rates Section 613	Section 613, Table 613C(I)	Long Term: 1 space per 250 m^2, max of 500 spaces (290.4 spaces) Short Term: 10 spaces with an additional 1 space per 250 m^2 above 2000 m^2, max of 150 spaces (150 spaces)	**120 spaces** **126 spaces**	**No**
Amenity Space Section 208	N/A	N/A	N/A	N/A
Other applicable relevant Provision(s)				

C. Draft List of Recommended Zoning

By-law Requirement or Applicable Section	Requirement	Proposed
Maximum Building Height (Height Suffix H(20))	20 m	32.5 m
Maximum Height for an Accessory Structure (Section 202)	6 m	22.5 m
Minimum Aisle Width (Table 607)	6.7 m	6 m
Minimum Number of Long-Term Bicycle Parking Spaces	290.4 spaces	120 spaces

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(Section 613)		
Minimum Number of Short-Term Bicycle Parking Spaces (Section 613)	150 spaces	126 spaces

If you have any questions or comments, please do not hesitate to contact me.

Yours truly,

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