



SERVICEABILITY MEMORANDUM

42 Colonnade Road North, Ottawa, Ontario
Zoning By-law Amendment Application –
Personal Care Centre and Crematory

Prepared for:

Service Corporation International (SCI) Canada ULC.

Attention: Mr. Jay Branton

LRL File No.: 250256

July 02 2025
Revised Sept 8, 2025

1 INTRODUCTION

This Serviceability Memorandum has been prepared in support of a Zoning By-law Amendment (ZBLA) application for the lands municipally known as 42 Colonnade Road North, located in the Nepean (Knoxdale-Merivale) Ward of the City of Ottawa. The subject property is located within the Urban Employment Area designation of the City's Official Plan and is currently zoned General Industrial Zone, Subzone 5 (IG5) under the City of Ottawa Zoning By-law 2008-250.

The proposed amendment seeks to add **Funeral Home** as a permitted use within the existing building envelope as well as an alteration for the minimum parking rate. The ZBLA is specifically required to permit embalming operations, which are limited to this zoning classification under the By-law. There will be no ancillary visitation or place of worship permitted as part of a Funeral Home use, except where it is associated with a Crematorium use. No external building additions, site plan alterations, or external servicing modifications are proposed.

2 SITE CONTEXT AND PROPOSED UPDATES

The subject property is located on the south side of Colonnade Road North, between Merivale Road and Prince of Wales Drive, within a developed light industrial/business park area. Surrounding land uses include a mix of light manufacturing, commercial office, institutional, and warehouse-type uses.

The site covers an area of approximately 0.24 ha and contains a single-storey commercial/industrial building. No external modifications are proposed. All improvements will occur within the existing building footprint. The previous use of the building included a flooring retail showroom, product storage areas, administrative offices, and washrooms. The proposed redevelopment would convert the interior to accommodate the operations of Service Corporation International (SCI) Canada ULC., with similar overall staffing and occupancy levels.

A conceptual internal layout has been prepared and is included as an appendix.





Figure 1: Location and Extent of Subject Parcel

3 EXISTING MUNICIPAL SERVICES

The site is fully serviced by municipal infrastructure within Colonnade Road North. Service information was confirmed through the review of City-provided road profile drawings which has been included in the appendices of this report.

Existing infrastructure includes:

- 900 mm diameter storm sewer
- 250 mm diameter sanitary sewer
- 300 mm diameter watermain

All existing building services connect perpendicularly to the municipal mains. The building is connected to water via a 150 mm diameter water service lateral, which enters at the front eastern corner of the building. The alignment of the sanitary connection runs parallel to the water with similar entry and exit location which is believed to be a 100mm based on visual observations at the cleanout during a site visit. No changes to existing lateral connections are proposed.

4 SERVICE DEMANDS

Although the internal layout will be reconfigured, the overall plumbing fixture count will remain similar to the prior commercial configuration. Therefore, no significant change in water demand, sanitary effluent generation, or storm discharge is anticipated.

Based on a review of the City of Ottawa's Sewer Design Guidelines, specifically Appendix 4-A, neither a funeral home nor a crematorium is listed as a defined land use or establishment type within the water demand and sanitary generation tables. As such, the proposed use does not have a directly attributable sewage flow generation assumption to apply.

In light of this, a comparative assessment was undertaken using the following parameters:

- Overall floor area of the proposed establishment
- General number and type of plumbing fixtures to be installed
- Anticipated staffing levels and operational hours
- Absence of traditional assembly spaces commonly associated with funeral homes (e.g., chapels or large public visitation areas)

The facility will primarily function as a crematorium with the sectioned area for embalming operation, and not as a full-service funeral home open to the public. Based on available building plans, the number of plumbing fixtures and the building's floor area are consistent with small commercial or light industrial uses and previous establishments within the building envelope. This includes washrooms for staff, utility sinks, and limited process-related plumbing. The proposed zoning amendment is not expected to result in a disproportionate increase in servicing demand beyond what is already anticipated under the current land use designation.

Given this, the existing servicing infrastructure and capacity is expected to adequately support the proposed use, with no upgrades or off-site servicing improvements required at this time.

It is important to clarify that this amendment to the zoning is needed only to allow embalming operations in conjunction with the crematory operations that are currently permitted under zoning. The proposed use will not function as a traditional funeral home with public visitation or large-scale ceremonies. Rather, the primary day-to-day activity will be centered around operational staff and employees managing the day to day operations and services. As such, the anticipated occupancy would be based on a number of employees equivalent to the historic operations which took place in this building. The table below summarizes the assessment:



Table 2: Servicing Impact Comparison

Assessment Parameter	Existing Establishment / As-of-Right Zoning	Proposed Establishment / Minor Zoning Amendment	Servicing Impact
Overall Floor Area	600 m ²	No increase in gross floor area; building footprint remains consistent	No additional servicing burden from floor area change
Number and Type of Fixtures	Standard commercial fit-up: approx. 3 washrooms, utility sink(s), staff kitchenette	Similar fixture count with minor additions for process-related use (e.g., laboratory small utility sinks)	Fixture count remains within small commercial usage ranges; no material increase in sanitary demand
Staffing and Operational Hours	Assumed 5–8 daytime staff; conventional business hours (9am–5pm)	Similar staff; limited public access; focus on internal operations	Lower occupant turnover and absence of public visitors may reduce water/sanitary peak demand loads
Function and Use Type	General Industrial – IG5 Zoning	General Industrial – IG5 Zoning with addition of Funeral Home as a Permitted Use	Operational scope is focused on staff-use only; demand profile aligns with general industrial rather than institutional/assembly type

Key Considerations:

- The former use (retail showroom, offices, and washrooms) generated moderate, predictable service flows based on less than 10 employees with a demands that could range between traditional general industrial/warehouse flow rates of 75 L/person/day to uses aligned with commercial office of 225 l/person/day.
- The Funeral home will operate with similar water and sanitary usage patterns; crematory and embalming operations generating minimal additional effluent. The staffing and occupancy levels will mimic the past uses for this building envelope and parcel of land.
- No site regrading, hardscape modification, or increase in impervious area is proposed. Stormwater runoff patterns will remain unchanged.
- Fixture units will remain similar to past uses. Based on current layout, and expected interior renovations, there will be the removal of one washroom, and the additional of 2-4 sinks to assist with operational requirements.



- Any emissions or effluent associated with the crematorium or embalming operations that require MECP Environmental Compliance Approval or operational controls will be appropriately managed to ensure full regulatory operational compliance.

The existing municipal infrastructure and service laterals are adequately sized and capable of accommodating the proposed uses with no upgrades required.

5 CONCLUSION

This memorandum confirms the following:

- The 2,352.86 m² parcel at 42 Colonnade Road North is currently zoned IG5 – General Industrial Zone, Subzone 5, and is serviced by full municipal infrastructure.
- Road profiles confirm the presence of a 900 mm storm sewer, 250 mm sanitary sewer, and 300 mm watermain within Colonnade Road North.
- The existing 150 mm water service lateral and 100mm sanitary service connection enters at the eastern front corner of the building and will remain in place.
- No changes to the building's exterior, site layout, or parking are proposed.
- The overall fixture count, staffing, and floor area remain consistent with zoning establishments that would be permitted.
- The impact on municipal water and sanitary services is negligible and supportable within existing infrastructure capacity.
- No off-site or on-site servicing upgrades are required.

From a servicing perspective, the proposed Zoning By-law Amendment is **technically supportable** and **does not present any constraint** to the continued use and operation of the site.

Prepared by:

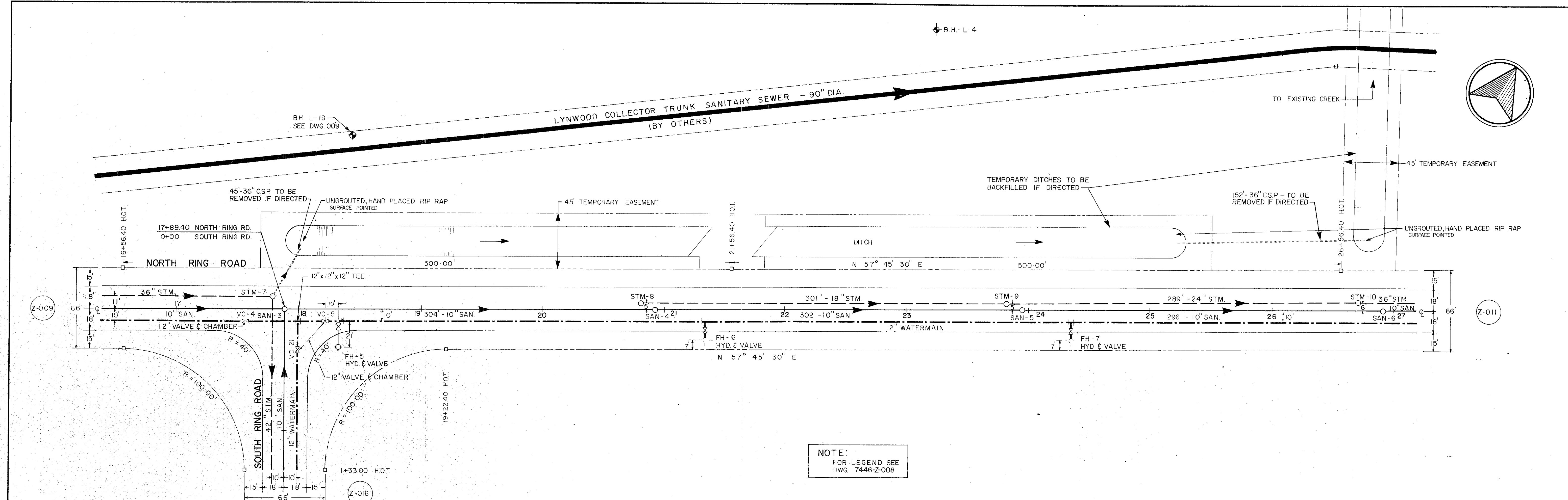
LRL Associates Ltd.



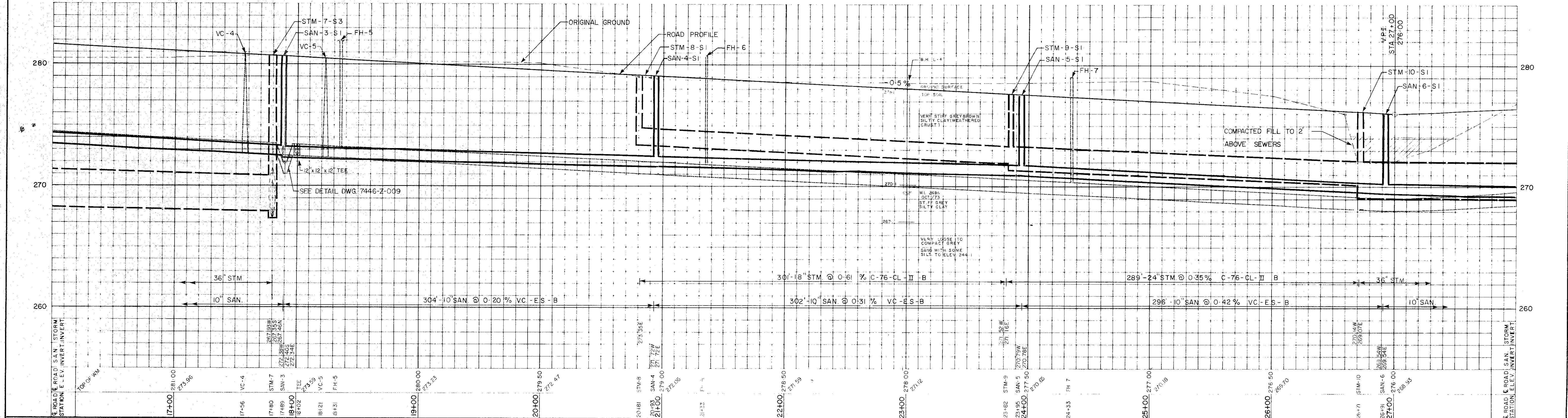
Virginia Johnson, P. Eng



Appendices




NOTE:
FOR LEGEND SEE
DWG. 7446-Z-008



PRINT RECORD		
No.	FOR	DATE

DATE: April 1, 1972

APPROVED: 
E.J. COLE, P. ENG.
COMMISSIONER OF WORKS
TOWNSHIP OF NEPEAN

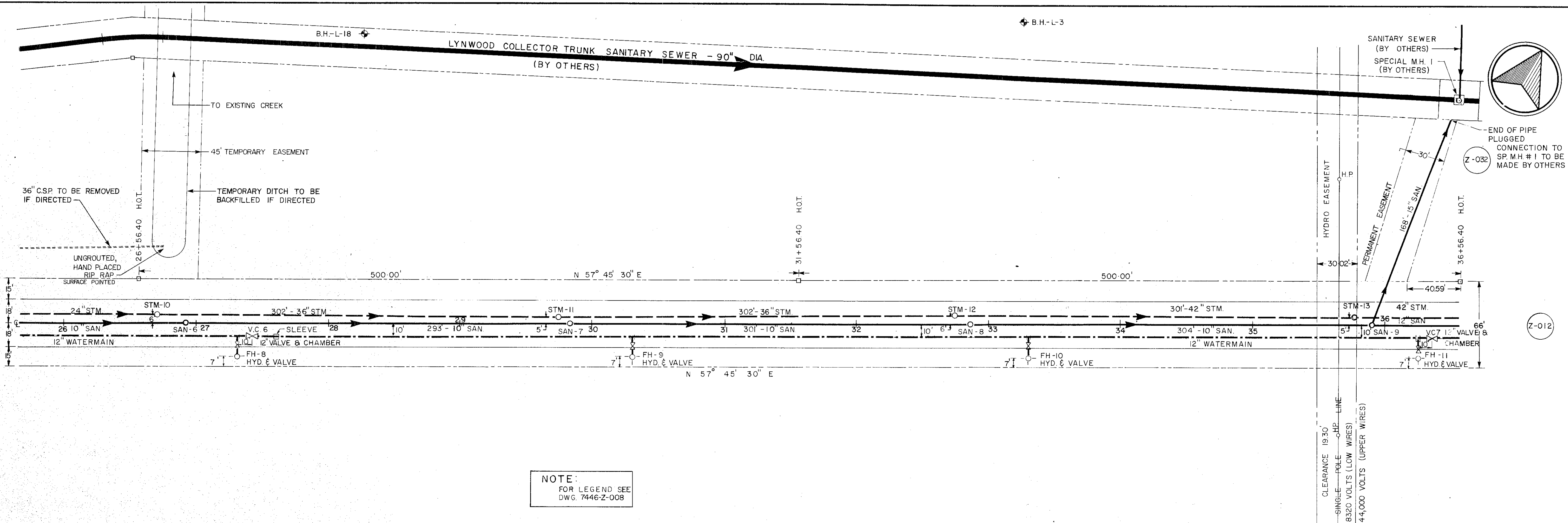
DAMAS AND SMITH LIMITED
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REV.	BY	DATE	DESCRIPTION
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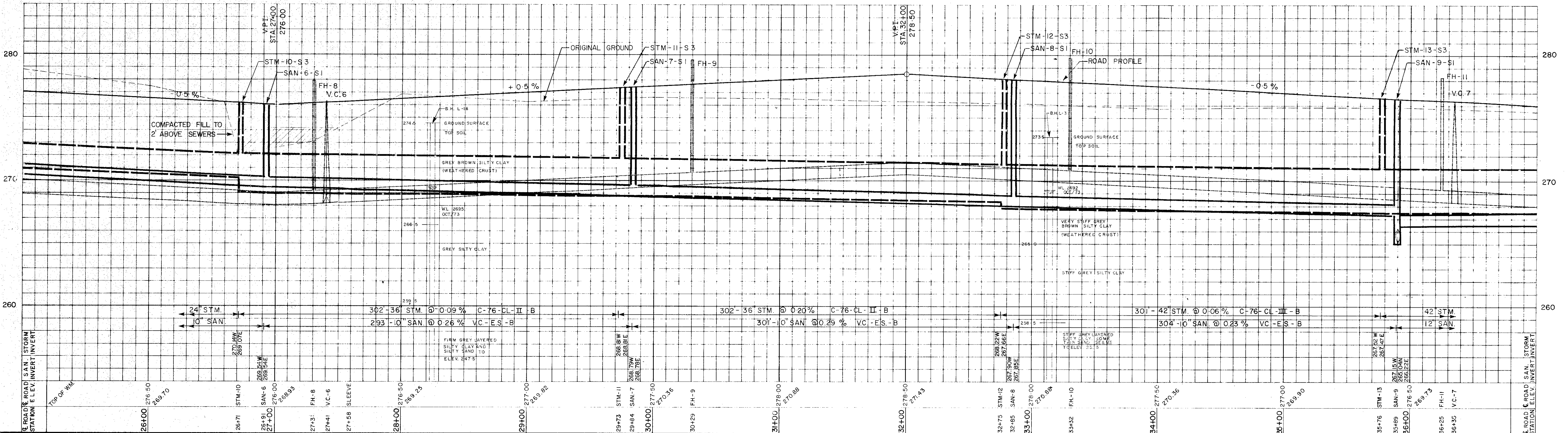
TOWNSHIP OF NEPEAN
MERIVALE ACRES INDUSTRIAL COLONY
NORTH RING ROAD STA. 18+00 TO STA. 27+00

DRAWN A.V.	CHECK M.M.	SCALE: 1" = 40' HOR. 1" = 4' VER.	DRAWING No. 7446-Z-010
DATE MARCH 75	ACTIVITY 070		

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NOTE:
FOR LEGEND SEE
DWG. 7446-Z-008



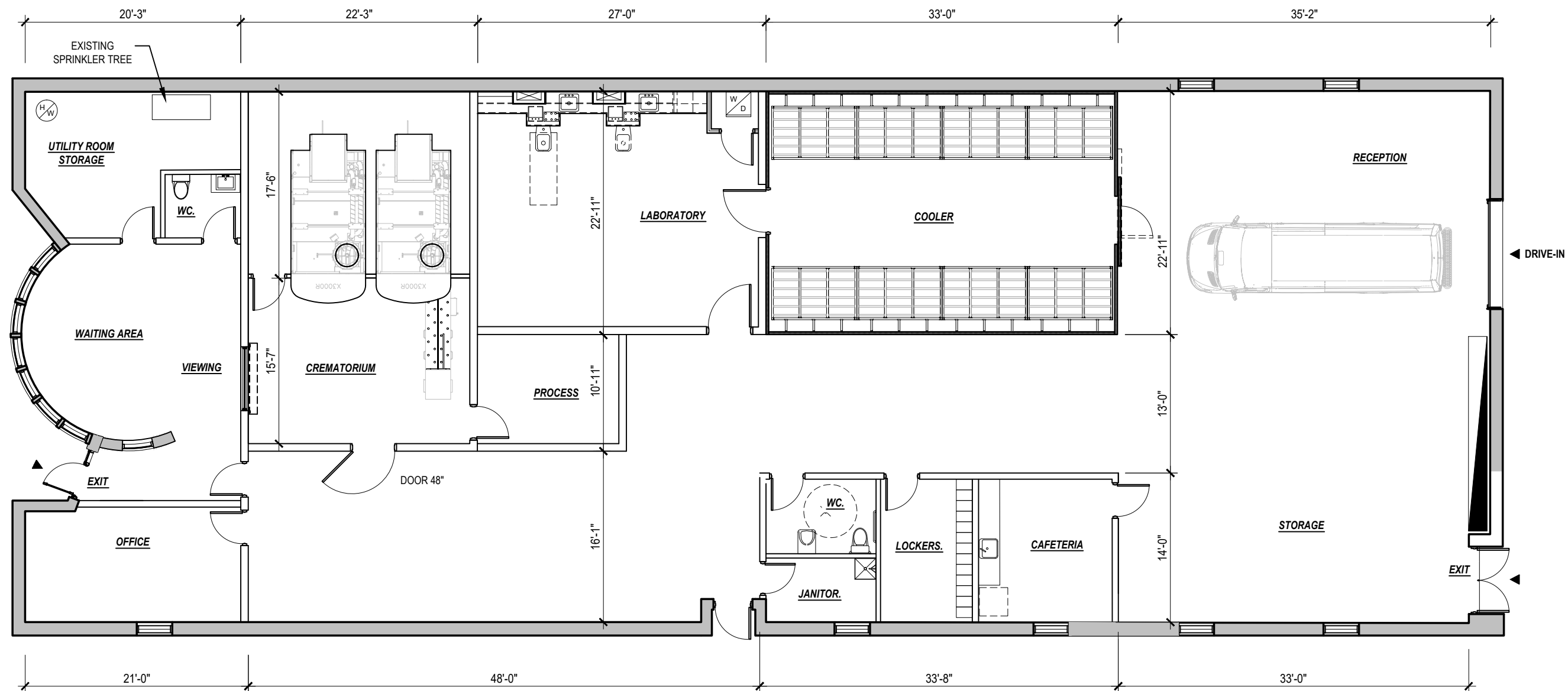
PRINT RECORD		
No.	FOR	DATE

DATE: Apr. 1, 1975
 APPROVED:
 E.J. COLE, P. ENG.
 COMMISSIONER OF WORKS
 TOWNSHIP OF NEPEAN

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MERIVALE ACRES INDUSTRIAL COLONY
 NORTH RING ROAD STA. 27+00 TO STA. 36+00
 DRAWN A.V. CHECK M.M. DATE MARCH 75 ACTIVITY 070
 SCALE: 1" = 40' HOR. 1" = 4' VER.
 DRAWING No. **7446-Z-011**

COLONNADE ROAD



SCALE : 3/32" = 1'-0"



ZINNO ZAPPITELLI ARCHITECTES

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SCI-PCC AND CREMATORY

GROUND FLOOR PLAN

42 Colonnade Road, Ottawa.

OPTION 04.
DATE: 2025.06.03

A.04

PROJECT N.: 25-019

2025