

## Zoning Confirmation Report Checklist

### A. Project Information

<b>Review Date:</b>	November 28, 2025	<b>Reviewed Plans:</b>	Site Plan – A037, Rev 2, dated 2025-07-18
<b>Municipal Address(es):</b>	3045 Baseline Road	<b>Official Plan designation:</b>	Greenbelt Transect, Greenbelt Facility, Greenbelt Rural, Greenspace
<b>Legal Description:</b>	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.		
<b>Scope of Work:</b>	The proposed development is an expansion of the Queensway Carleton Hospital.		
<b>Existing Zoning Code:</b>	RI[307r] H(20)	<b>By-law Number:</b>	2008-250
<b>Schedule 1 / 1A Area:</b>	C / C	<b>Overlays Applicable:</b>	N/A

### B. Zoning Review

For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.

<b>Proposed Zone/Subzone (Zoning By-law Amendments only):</b>	RI[307r] H(32)			
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
<b>Principal Land Use(s)</b>	Section 223(1); Exception 307r	Hospital	Hospital	Yes
<b>Lot Width</b>	Section 223(2), Table 233(a)	30 m	115 m	Yes
<b>Lot Area</b>	Section 223(2), Table 233(b)	2000 m <sup>2</sup>	318,391 m <sup>2</sup> (31.84 ha)	Yes
<b>Front Yard Set Back</b>	Section 223(2), Table 233(c)	6 m	205 m	Yes
<b>Corner Side Yard Setback</b>	Section 223(2), Table 233(f)	6 m	N/A	Yes
<b>Interior Side Yard Setback</b>	Section 223(2), Table 233(e)	6 m	30 m / 139 m	Yes
<b>Rear Yard Setback</b>	Section 223(2), Table 233(d)(ii)	7.5 m	92.6 m	Yes
<b>Lot Coverage Floor Space Index (F.S.I.)</b>	Exception 307r	30%	19.3%	Yes

Building Height	Height Suffix H(20)	20 m	32 m	No
<b>Accessory Buildings Section 55</b>	Section 55	<p>Minimum Setbacks – same as principal building</p> <p>Minimum Distance from Any Other Building – 1.2 m</p> <p>Maximum Height – 6 m</p> <p>Maximum Size – greater of 5% of lot area or 150 m<sup>2</sup></p>	<p><b>Parking Structure:</b> Setbacks – 113 m / 33 m</p> <p>Minimum Distance from Other Buildings – 21 m</p> <p><b>Maximum Height – 22 m</b></p> <p>Maximum Size – 0.9% of lot area</p>	<b>No</b>
<b>Projections into Height Limit Section 64</b>	Section 64	Mechanical and service equipment penthouse, elevator or stairway penthouse	Elevator or stairway penthouse proposed.	Yes
<b>Projections into Required Yards Section 65</b>	Section 65	N/A	N/A	N/A
<b>Required Parking Spaces Section 101 and 103</b>	Section 101, Table 101, Row N43	1.4 per 100 m <sup>2</sup> of gross floor area (1,017.2 spaces)	1,742 spaces	Yes
<b>Visitor Parking spaces Section 102</b>	N/A	N/A	N/A	N/A
<b>Size of Space Section 105 and 106</b>	Section 106(1)	At least 2.6 m wide and 5.2 m long	2.6 m wide and 5.2 m long	Yes
<b>Driveway Width Section 107</b>	Section 107(1)(a)(ii)	6 m	6 m	Yes
<b>Aisle Width Section 107</b>	Section 107(1)(c)(i), Table 107	6.7 m	<b>6 m</b>	<b>No</b>
<b>Location of Parking Section 109</b>	N/A	N/A	N/A	
<b>Landscaping Provisions for Parking Lots Section 110</b>	Section 110(1)(a) Table 110	15% of area of parking lot must be landscaped Landscape	<p>276% of parking lot (61,396 m<sup>2</sup>)</p> <p>115.7 m</p>	Yes

		Buffer – 3 m		
<b>Bicycle Parking Rates Section 111</b>	Section 111, Table 111(g)	1 space per 1000 m <sup>2</sup> of gross floor area (72.6 spaces)	112 spaces	Yes
<b>Amenity Space Section 137</b>	N/A	N/A	N/A	N/A
<b>Other applicable relevant Provision(s)</b>				
<b>Minimum Landscaped Area</b>	Section 223(2), Table 233(i)	20%	62.9%	Yes

### C. Draft List of Recommended Zoning

By-law Requirement or Applicable Section	Requirement	Proposed
Maximum Building Height (Height Suffix H(20))	20 m	32 m
Maximum Height for an Accessory Structure (Section 55)	6 m	22 m
Minimum Aisle Width (Table 107)	6.7 m	6 m

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

Yours truly,

NOVATECH



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