

2262 Braeside Avenue – Ellwood House Extension

Minor Zoning By-law Amendment and Site Plan Control Applications (File No. D02-02-21-0136 & D07-12-21-0174)

Revised Zoning Compliance Table (Updated May 6, 2022)

Note: Based on the Revised Site Plan (April 19, 2022), prepared by Colizza Bruni Architecture, the zoning compliance analysis has been updated to demonstrate how the proposed development meets the City of Ottawa Zoning By-law 2008-250 (Consolidation September 8, 2021) provisions for the I1A[1485] Zone with respect to the lot municipally known as 2262 Braeside Avenue.

- Changes from the zoning compliance analysis detailed in Section 4.4 of the Planning Rationale (October 25, 2021), prepared by WSP, are highlighted in yellow.

Table 1: Zoning Compliance for Minor Institutional, Subzone A, Urban Exception 1485

Zoning Provision	Requirement – I1A[1485] Zone, Area B (Schedule 1)	Calculation (if applicable)	Compliance (Yes or No)
Minimum lot width – Sec. 170, Table 170A (a)	15 m	N/A	Along Braeside Avenue: Yes – 41.71 m
Minimum lot area – Sec. 170, Table 170A (b)	400 m ²	N/A	Yes – 1,233.19 m ²
Minimum front yard setback – Sec. 170, Table 170A (c)	3 m	N/A	Yes – 7.6 m
Minimum rear yard setback – Sec. 170, Table 170A (d)	4.5 m	N/A	No – 3.6 m
Minimum interior side yard setback – Sec. 170, Table 162A (e)	7.5 m	N/A	<p>Northern interior side yard: No – 6.3 m</p> <p>Southern interior side yard: No – 0 m</p> <p>Note: Due to the proposed building connection between the proposed development at 2262 Braeside and the existing Ellwood House at 2270 Braeside, the northern interior side yard setback at 2270 Braeside would also</p>

Zoning Provision	Requirement – I1A[1485] Zone, Area B (Schedule 1)	Calculation (if applicable)	Compliance (Yes or No)
			become 0 m – see Section 4.4.2 of the Planning Rationale (October 25, 2021), prepared by WSP.
Minimum corner side yard setback – Sec. 170, Table 170A (f)	4.5 m	N/A	N/A – the lot is an interior lot with no corner side yard
Maximum building height – Sec. 170, Table 170A (g)	15 m	N/A	Yes – 11 m

Table 2: Provisions for Permitted Projections Above Height Limit / into Required Yards

Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
Permitted projections above the height limit – Sec. 64	Except in the case of buildings or structures located within the area shown on Schedules 11 to 88 (Central Area Height Schedules), the maximum height limits do not apply to the structures listed below or to any other similar structures that may require a height in excess of maximum height limits in order to serve their intended purpose, unless otherwise specified in the by-law and provided these structures are erected only to such height or area as is necessary to accomplish the purpose they are to serve and that is necessary to operate effectively and safely: <ul style="list-style-type: none"> – Mechanical and service equipment penthouse, elevator or stairway penthouse 	N/A	Yes – 12 m elevator shaft proposed that projects 1 m above building height of proposed Ellwood House extension.
Eaves, eaves-troughs and gutters, Sec. 65, Table 65(2)	1 m, but not closer than 0.3 m to a lot line	N/A	Yes – all eaves comply

Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
Canopies and awnings, Sec. 65, Table 65(4)	(a) Residential use buildings other than low-rise apartment dwellings and mid-high rise apartment dwellings: 1.8 m, but not closer than 0.6 m to a lot line	N/A	Yes – all three canopies comply

Table 3: Provisions for Amenity Areas

Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
Amenity Area Location, Sec. 137(2)	On the same lot as the use for which it is provided	N/A	No – Amenity area for the proposed development is located on 2270 Braeside Avenue and is comprised of the expanded outdoor patio on the south side of the existing Ellwood House building, as well as the expanded community gardens on the Church property fronting Alta Vista Drive
Outdoor Amenity Area Location, Sec. 137(3)	Must not be located in a required front or corner side yard	N/A	Yes – the proposed expanded outdoor patio on the south side of the existing Ellwood House building at 2270 Braeside Avenue is located in the southern interior side yard, and the proposed expanded community gardens are located outside the front yard setback of the Church property along Alta Vista Drive
Amenity Area Required, Sec. 137, Table 137(7)	Total Amenity Area: 6 m ² per dwelling unit, and 10% of the gross floor area of each rooming unit	Required: 6 m ² x 38 dwelling units = 228 m ²	Yes – 266.56 m², including: Existing Patio – 20.87 m² Proposed Patio – 27.89 m² Proposed Community Gardens – 217.8 m²
	Communal Amenity Area: A minimum of 50% of the required total amenity area	228 m ² x 0.5 = 114 m ²	Yes – 265.52 m ²
	Layout of Communal Amenity Area: Aggregated into areas up to 54 m ² , and where more than one	N/A	Yes – Outdoor patio has an aggregated area of 46.82 m ² , and community gardens have

Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
	aggregated area is provided, at least one must be a minimum of 54 m ²		aggregated areas of 82.8 m ² and 139.9 m ²

Table 4: Parking and Loading Space Provisions

Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
Minimum parking space rate for Area B – Sec. 101, Table 101	Place of Worship / Place of Assembly: 10 spaces per 100 m ² of gross floor area of assembly area	<p>Existing Uses: St. Thomas the Apostle Church (Place of Worship / Place of Assembly): Church minus Robert's Room + New Christian Education Wing (Ground Floor) GFA: = 1,027.8 m²</p> <p>Parking: = (1,027.8 m² / 100 m²) x 10 spaces = 102.78 spaces Required: 103 spaces</p>	Yes – 103 spaces
	Daycare: 2 spaces per 100 m ² of gross floor area	<p>Existing Uses: Nursery School in New Christian Education Wing (Basement + Robert's Room) GFA: = 284.7 m²</p> <p>Parking: = (284.7 m² / 100 m²) x 2 spaces = 5.69 spaces Required: 6 spaces</p>	Yes – 6 spaces
	Group Home: 1 space per 100 m ² of gross floor area; minimum of 1 space	<p>Existing Uses: Braeside House: GFA: = 342.6 m²</p>	Yes – 4 spaces

Zoning Provision		Requirement	Calculation (if applicable)	Compliance (Yes or No)
			Parking: = 342.6 m ² / 100 m ² = 3.43 spaces Required: 3 spaces	
		Retirement Home: 0.25 per dwelling unit or rooming unit plus 1 per 100 m ² of gross floor area used for medical, health or personal services	Existing Uses: Ellwood House (2270 Braeside Ave.): = 0.25 spaces x 30 units = 7.5 parking spaces Required: 8 parking spaces Proposed Uses: Ellwood House Extension (2262 Braeside Ave.): = 0.25 spaces x 38 units = 9.5 parking spaces Required: 10 spaces	Yes – 18 spaces
Minimum visitor parking spaces – Sec. 102, Table 102		None required for the existing and proposed uses	N/A	Yes – 0 spaces are provided; however, visitors may use parking reserved for St. Thomas Church
Dimension requirements for a motor vehicle parking space – Sec. 106(1)	(a) Width	Minimum width of 2.6 m; maximum width of 3.1 m	N/A	Yes – Regular parking spaces have a width of 2.6 m and a length of 5.2 m
	(b) Length	5.2 m	N/A	
Minimum number accessible parking spaces – City of Ottawa Traffic and Parking By-law No. 2017-301, Part C, Sec. 111 (2)		For a public parking area with a capacity of 100-199 spaces: 2 spaces to be reserved for persons with disabilities	N/A	Yes – 8 barrier-free parking spaces are provided
Parking space requirements for persons with disabilities – City of Ottawa Traffic and Parking By-law No. 2017-301, Part C, Sec. 112		(a) width: 3.66 m each (b) length: same length as the other parking spaces in the same parking facility (c) hard surfaced	N/A	No – Barrier-free parking spaces #11, 12, 13 and 14 in Parking Lot 4 have been designed in accordance with

Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
	(d) level (e) placed so as to be accessible to persons with disabilities whether via ramps, depressed curbs, or other appropriate means, and so placed as to permit easy access by such persons to or from a motor vehicle parked therein; and (f) identified by authorized signs as prescribed in subsection 114(1).		the City of Ottawa Accessibility Design Standards for Type B spaces (2.4 m width x 5.2 m length, plus a 1.5 m access aisle which may be shared between spaces)
Minimum width of driveway providing access to a parking lot – Sec. 107(1)(a) (i)	3 m for a single traffic lane	N/A	Yes – 4 m (Braeside Avenue)
Minimum width of driveway providing access to a parking lot – Sec. 107(1)(a) (i)	6 m for a double traffic lane	N/A	Yes – 6.7 m and 6.9 m (Alta Vista Ave.)
Private Approach – By-law No. 2003-447, Sec. 11(1)	A private approach shall have a minimum width of 2.4 metres and a maximum width of 9.0 metres, and in no case shall the width exceed 50% of the frontage on which the approach or approaches are located.	N/A	Yes – New private approach on the north side of 2262 Braeside Ave. has a width of 4.0 m (14% of frontage)
Minimum aisle width – Sec. 107, Table 107	6.7 m for angle of parking that is 90 degrees	N/A	No – 6.1 m for one aisle in Parking Lot 4 between Spaces #51 to #63

Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
Landscaping Provisions for Parking Lots – Sec. 110(1), Table 110	Minimum 15% of the parking lot area must be provided as perimeter or interior landscaped area comprised of:	15% of parking lot area: $= 0.15 \times (7,029 \text{ m}^2)$ $= 1,054.35 \text{ m}^2$ landscaped area required	Yes – 2,580 m ²
	<p>(a) a landscaped buffer between the perimeter of the parking lot and a lot line; a driveway may cross the landscaped buffer; (b) in addition to the landscaped buffer, interior landscaping may be provided including various landscaped island, landscaped medians, pedestrian pathways or public plazas to meet the minimum 15% requirement.</p> <p>Parking Lot 1, Parking Lot 2, Parking Lot 3: Requirement for landscaped buffer for parking lot containing 10 or fewer spaces:</p> <ul style="list-style-type: none"> - Abutting a street: 3 m - Not abutting a street: None <p>Parking Lot 4, Parking Lot 5: Requirement for a parking lot containing more than 10 but fewer than 100 spaces:</p> <ul style="list-style-type: none"> - Abutting a street: 3 m 	N/A	No – 0 m landscape buffer between Parking Lot 4 and southern lot line of St. Thomas the Apostle Anglican Church property, which is an existing condition.

Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
	<ul style="list-style-type: none"> - Not abutting a street: 1.5 m 		
Outdoor loading and refuse collection areas within a parking lot – Sec. 110(3)	Requirements: <ul style="list-style-type: none"> - 9 m from a lot line abutting a public street - 3 m from any other lot line - Screened from view by an opaque screen with a min. height of 2 m 	N/A	N/A – no outdoor loading or refuse collection
Minimum number of bicycle parking spaces– Sec. 111(2), Table 111A	(a) Retirement home; rooming unit other than within a post secondary educational facility: 0.25 per dwelling unit (e) Daycare: 1 per 250 m ² of gross floor area	Existing Uses Nursery School (Daycare): GFA: 284.7 m ² = 284.7 m ² / 250 m ² = 1.14 bicycle parking spaces Required: 1 bicycle parking space Braeside House (Group Home): = 0.25 spaces x 8 dwelling units = 2 bicycle parking spaces Required: 2 bicycle parking spaces Ellwood House (Retirement Home): = 0.25 spaces x 30 dwelling units = 7.5 bicycle parking spaces Required: 8 bicycle parking spaces	Yes – 21 exterior spaces provided

Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
		<p>Proposed Uses Ellwood House Extension (Retirement Home): = 0.25 spaces x 38 dwelling units = 9.5 bicycle parking spaces Required: 10 bicycle parking spaces</p>	
Bicycle parking space location – Sec. 111 (3)	Must be located on the same lot as the use or building for which it is provided	N/A	No – “one lot for zoning purposes” is requested to permit distribution of bicycle parking spaces across St. Thomas campus
Bicycle parking space location – Sec. 111 (4)	Must be located in order to provide convenient access to main entrances or well-used areas	N/A	Yes – all proposed bicycle parking spaces are in easily accessible areas, in proximity to main entrances
Bicycle parking spaces location in landscaped area – Sec. 111 (7)	Max. of 50% or 15 spaces, whichever is greater	$11 / 2 = 5.5$ spaces Requirement: Max. 6 spaces	Yes – 5 bicycle parking spaces are located in a soft landscaped area (NE corner of 2270 Braeside Avenue)
Minimum bicycle parking space dimensions – Sec. 111 (8), Table 111B	(a) Horizontal: Width: 0.6 m Length: 1.8 m	N/A	Yes – bicycle parking spaces will be 0.6 m x 1.8 m as shown on site plan
Minimum bicycle parking aisle width - Sec. 111 (9)	A bicycle parking space must have access from aisle having a min. width of 1.5 m	N/A	Yes – 1.5 m as shown on site plan
Minimum number of vehicle loading spaces required – Sec. 113, Table 113A	(a) Place of worship: (IV) 1000-1999 m ² : 1 loading space required	St. Thomas the Apostle Church GFA: 1,027.8 m ² = 1 loading space required	No – no loading space currently exists for St. Thomas the Apostle Anglican

Zoning Provision	Requirement	Calculation (if applicable)	Compliance (Yes or No)
			Church and none is proposed
Minimum width of driveway accessing loading space – Sec. 113, Table 113B(a)	(i) – Single traffic lane – 3.5 m (ii) Double traffic lane – 6 m	N/A	N/A
Minimum width of aisle accessing loading space, by angle of loading Space – Sec. 113, Table 113B(b)	For a standard space: (i) 45 degrees or less – 5 m (ii) Between 45 and 60 degrees – 6.3 m (iii) 60 to 90 degrees – 9 m	N/A	N/A
Minimum width of loading space - Sec. 113, Table 113B(c)	For a standard space: 3.5 m	N/A	N/A
Minimum length in metres of loading space - Sec. 113, Table 113B(d)	For a standard space: (i) Parallel – 9 m (ii) Other cases – 7 m	N/A	N/A
Minimum vertical clearance for loading space - Sec. 113, Table 113B(e)	4.2 m	N/A	N/A
Permitted location of loading space - Sec. 113, Table 113B(f)	Permitted in all locations other than in a required front yard or required corner side yard, or in a required yard abutting a residential zone	N/A	N/A