



ST. PATRICK'S HOME SENIOR APARTMENTS

ZONING CONFIRMATION REPORT

PREPARED BY

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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 |

| | | | |
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| 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 |
|--------------------------------------|--|---|---|

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.