

Zoning Confirmation Report

401 Smyth Road (1Door4Care)

August 28, 2024

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	August 26, 2024	Official Plan Designation	Outer Urban Transect; Mainstreet Corridor
Municipal Address(es)	401 Smyth Road	Legal Description	Part of Lot 15, Junction Gore, Geographic Township of Gloucester
Scope of Work	Site Plan Control		
Existing Zoning Code	I2[370] F(1.5)	By-law Number	2008-250
Schedule 1 / 1A Area	Area B / Area B	Overlays Applicable	None

B. Zoning Review			
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Proposed Zone/Subzone (Zoning By-law Amendments only):	N/A		
Principal Land Use(s)	Hospital	Hospital	Y
Lot Width	No Minimum	~403 metres	Y
Lot Area	No Minimum	138,286.48m ² (13.8ha)	Y
Front Yard Set Back	46 metres	63.1 metres	Y
Interior Side Yard Setback	7.5 metres	19.8 metres	Y
Rear Yard Setback	7.5 metres	>7.5 metres	Y
Lot Coverage Floor Space Index (F.S.I.)	1.5	<1.5	Y
Building Height	No Maximum	34.7 metres	Y
Accessory Buildings Section 55 – Bicycle Enclosure			
Accessory Structure – Front Yard Setbacks	46 metres	~84.2 metres	Y
Accessory Structure – Interior Yard Setback	0.6 metres	>0.6 metres	Y

B. Zoning Review

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Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Accessory Structure – Rear Yard Setback	0 metres	N/A	Y
Accessory Structure – Minimum Required Distance from Any Other Building Located on the same lot	0 metres	~7.62 metres	Y
Accessory Structure – Maximum Permitted Height	6 metres	<6 metres	Y
Required Parking Spaces Section 101 and 103	1.5 spaces per 100m ² GFA: 330 spaces	Total new parking spaces	Y
		Parking Garage: 1,050 spaces 1Door4Care: 72 spaces	
Size of Space Section 105 and 106	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	Y
Minimum Driveway Width Section 107	6 metres	7.6 metres	Y
Minimum Aisle Width Section 109	6.7 metres	7 metres	Y
Landscaping Provisions for Parking Lots Section 110	(b) Not abutting a street: 1.5 metres	~5.7 metres	Y
Bicycle Parking Rates Section 111	1 space per 1,000m ² GFA: 22 spaces	40 spaces (14 large; 26 standard)	Y
Bicycle Parking Space Dimensions	Horizontal: 0.6 metres x 1.8 metres Vertical: 0.5 metres x 1.5 metres	Standard: 0.6 metres x 1.8 metres Large: 0.9 metres x 2.6 metres	Y
Loading Space Rates Section 113	(a) Heavy industrial use, light industrial use, truck transport terminal, warehouse, hospital, museum, place of worship, post secondary educational institution, school, sports arena, theatre, cannabis production facility: 25,000m² or more GFA = 3 spaces	4 spaces	Y
Other applicable relevant Provision(s)			
Urban Exception 370 (i)	Minimum front yard setback 46 metres	63.1 metres	Y

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Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Urban Exception 370 (ii)	No parking permitted within front yard setback	Compliant	Y

