

Memorandum

To: City of Ottawa Planning, Development, and Building Services
From: Ivan Ho, Planner
Cc: Dwight Breault, Director, Construcion Services The Ottawa Hospital
Pamela Whyte, MCIP, RPP - Manager of Planning, Parsons
Subject: The Ottawa Hospital Riverside Campus (1967 Riverside Drive) – Zoning Confirmation Report

A. Project Information

| | | | |
|-------------------------------|-----------------------------------|-----------------------------------|---|
| REVIEW DATE: | November 4, 2024 | OFFICIAL PLAN DESIGNATION: | Major Corridor, Minor Corridor, Neighbourhood |
| MUNICIPAL ADDRESS(ES): | 1967 Riverside Drive | LEGAL DESCRIPTION: | PART OF LOT 30 CONCESSION 1 (RIDEAU FRONT) |
| SCOPE OF WORK: | Hospital parking area development | | |
| EXISTING ZONING CODE: | I2 F(1.0) | BY-LAW NUMBER: | 2008-250, as amended |
| SCHEDULE 1/1A AREA: | Area B Outer Urban/Inner Suburban | OVERLAYS APPLICABLE: | Evolving Neighbourhood Overlay |

This Zoning Confirmation Report is being provided to assist in the review of a Site Plan Control application for the property at 1967 Riverside Drive in the Town of Ottawa, legally described as NORTHERLY AND SOUTHERLY PART OF PIN 04201-191 (**Figure 1**). This application proposes the development of two new parking areas to replace the parking spaces displaced by the approved Schlegel Villages development. The parking areas are proposed to be located to the southern and western portions of the property (referred to as Lot C and D). A zoning compliance plan of the property, including the proposed parking areas, existing buildings, and Schlegel Villages, is appended to this memo.

Figure 1. Subject Site



B. Zoning Review

The subject site is zoned as *Major Institutional (I2 F(1.0))* in the City of Ottawa Zoning By-law 2008-250, as amended (**Figure 2**). **Table 1** below summarizes the general and zone-specific provisions applicable to the property and provides a review of the proposed and existing site conditions. The proposed development demonstrates compliance to the applicable zoning provisions and does not require zoning relief. Note the proposal is to construct two associated parking lots for the Riverside Hospital; no new buildings are being proposed and as such, many of the zone provisions will not apply to this development.

Figure 2. Existing Zoning

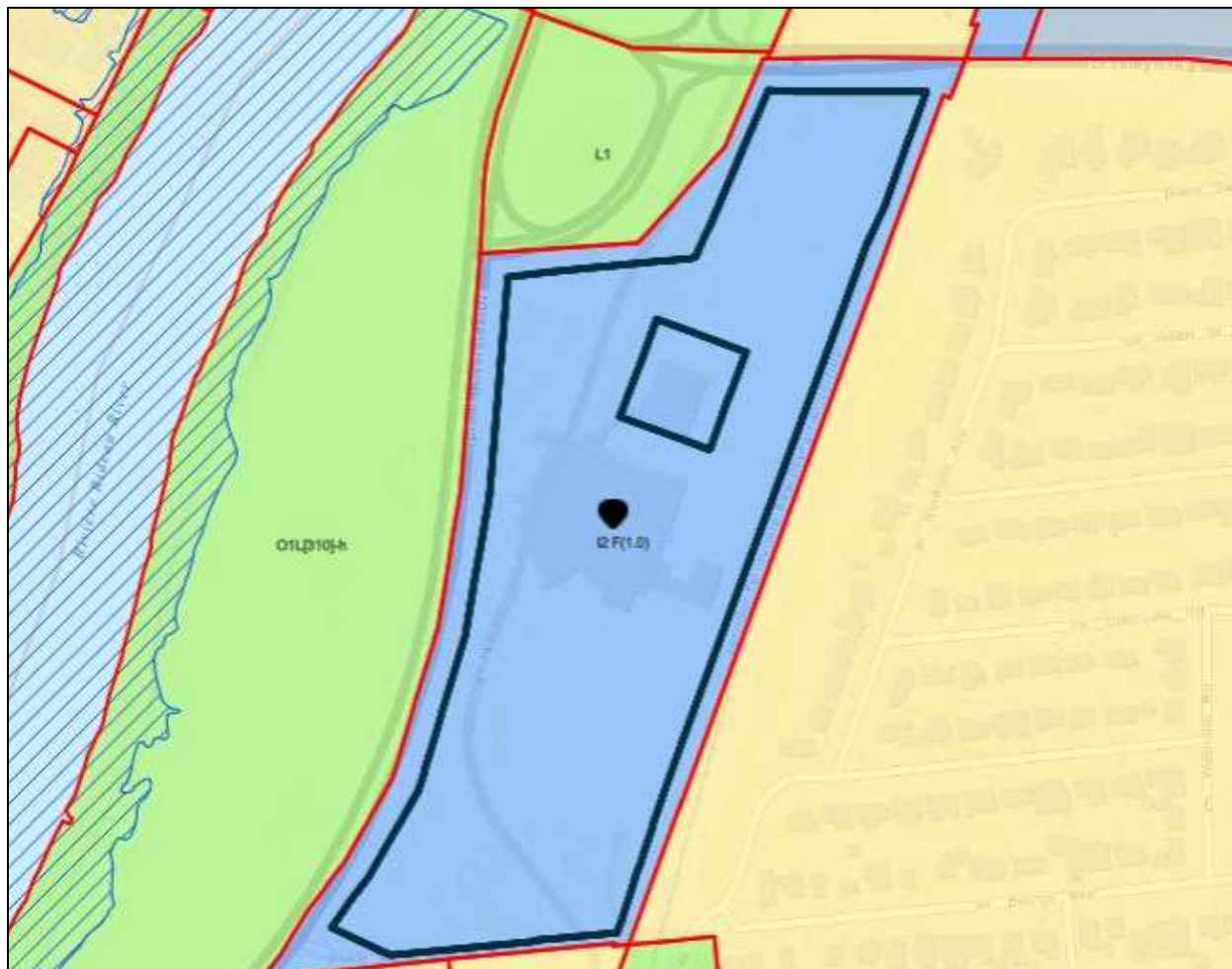


Table 1: Zoning Compliance Summary

| ZONING PROVISIONS | BY-LAW REQUIREMENT OR APPLICABLE SECTION, EXCEPTION OR SCHEDULE REFERENCE | PROPOSAL | COMPLIANT (Y/N) |
|--|---|---|-----------------|
| Principal Land Use(s) | (Section 171) | Hospital, residential care facility | Y |
| Lot Width | No minimum (Section 171) | 100.5m (North property boundary) | Y |
| Lot Area | No minimum (Section 171) | 75,968m ² | Y |
| Front Yard Setback (Smyth Road) | Minimum 7.5m (Section 171) | N/A – No Building Proposed | Y* |
| Rear Yard Setback (Sarah Billings Place) | Minimum 7.5m (Section 171) | N/A – No Building Proposed | Y |
| Interior Side Yard Setback (East Property Line) | Minimum 7.5m (Section 171) | N/A – No Building Proposed | Y |
| Corner Side Yard Setback (Riverside Drive) | Minimum 7.5m (Section 171) | N/A – No Building Proposed | Y |
| Building Height | Maximum 15m (within 12m of an R1, R2, or R3 Zone) No maximum (other cases) (Section 171) | N/A – No Building Proposed | Y |
| Landscaped Area Along All Lot Lines | Minimum 3m (Section 171) | 1.5m along West property boundary | Y* |
| Floor Space Index | Maximum 1.0 FSI (zoning code) | N/A – No Building Proposed | Y |
| Minimum Required Parking Spaces | <u>Hospital Areas</u> Hospital: 209 spaces (29,922m ²) (0.7/100m ²) Medical Building: 68 spaces (3,380m ²) (2.0/100m ²) <u>Schlegel Villages</u> Residential Care Units: 32 spaces (256 units) (0.125/unit) Retirement Home Units: 68 spaces (270 units) (0.25/unit) Residential Care Services: 2 spaces (350m ²) (0.5/100m ²) Retirement Home Services: 4 spaces (350m ²) (1.0/100m ²) Visitor Spaces: 27 spaces (270 units) (0.1/Retirement Dwelling Unit) <u>TOTAL</u> 410 spaces (Section 101 and 102) | <u>Hospital Areas</u> 574 spaces <u>Schlegel Villages</u> 272 spaces <u>TOTAL</u> 846 spaces | Y |
| Maximum Parking Spaces | Hospital: 479 spaces (29,922m ²) (1.6/100m ²) Medical Building: 169 spaces (3,380m ²) (5/100m ²) <u>TOTAL</u> 648 spaces (Section 103) | <u>TOTAL</u> 574 spaces | Y |
| Size Of Spaces | Standard: 2.6m x 5.2m Reduced Size: 2.4m x 4.6m (Section 106) | 2.6m x 5.2m 2.4m x 4.6m | Y |
| Compact Car Parking Spaces | Maximum 50% (Section 106) | <u>Lot C</u> 11% (5 compact car spaces) | Y |

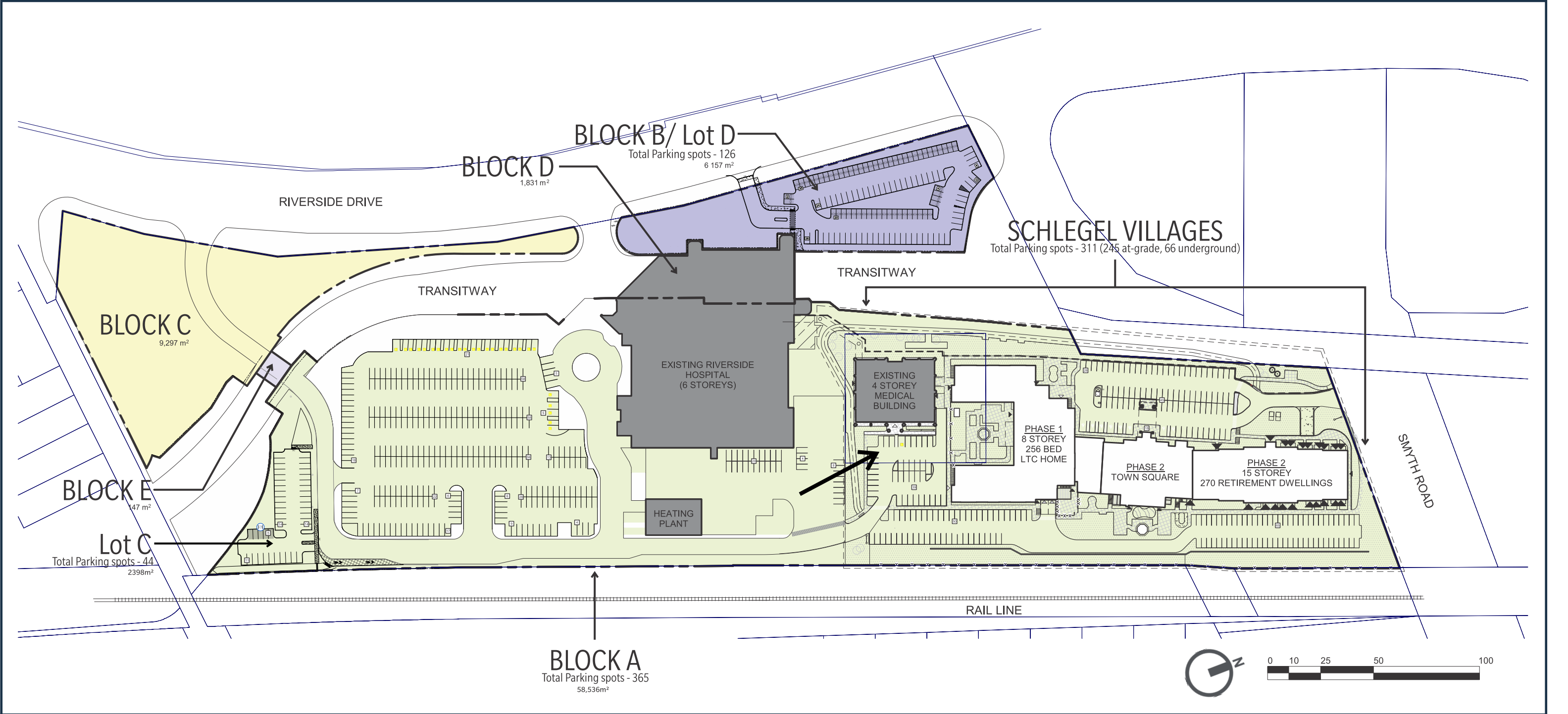
| ZONING PROVISIONS | BY-LAW REQUIREMENT OR APPLICABLE SECTION, EXCEPTION OR SCHEDULE REFERENCE | PROPOSAL | COMPLIANT (Y/N) |
|--|--|---|-----------------|
| | | <u>Lot D</u> 47% (60 compact car spaces) <u>TOTAL PROPOSED</u> 11% (65 spaces) | |
| Driveway Width | Minimum 6.0m (Section 107) | 6.7m (Lot C) 7.0m (Lot D) | Y |
| Aisle Width | Minimum 6.7m (Section 107) | 6.7m (Lot C and D) | Y |
| Parking Lot Landscape Buffer | Lot C: Minimum 1.5m (lot containing between 10 – 100 spaces, not abutting a street) Lot D: Minimum 3m (lot abutting a street) (Section 110) | 1.5m (Lot C) 3.0m (Lot D) | Y |
| Parking Lot Landscaped Area | Minimum 15% Lot C: 360m ² Lot D: 924m ² (Section 110) | Lot C: 33% (792m ²) Lot D: 23% (1,441m ²) | Y |
| * The proposed parking lots are in compliance; Variances have been requested for as part of Schlegel Villages development approval | | | |

C. Other (Comments, Calculations, Draft List of Requested Relief)

There is no relief requested to support this proposed development.

Appendix

1. Zoning Compliance Map



ZONING INFORMATION:

Site Area (Entire Hospital): 75,968m²
Zone: Major Institutional (I2 F(1.0))
Schedule 1: Area B
Schedule 1A: Area X
Schedule 2: Within 300 m of a Rapid Transit Station

PARKING PROVISIONS:

ENTIRE HOSPITAL SITE

| Zoning Provision | REQUIRED | PROVIDED |
|--|--|----------|
| Minimum Required Parking Spaces | | |
| HOSPITAL | 209 | |
| (Area - 29,922 m ²) | (Minimum 0.7 spaces/ 100m ²) | |
| MEDICAL BUILDING | 68 | |
| (Area - 3,380 m ²) | (Minimum 2.0 spaces/ 100m ²) | |

| | | |
|-----------------------------------|------------|------------|
| Total (Hospital Buildings) | 365 | 574 |
|-----------------------------------|------------|------------|

Maximum Parking Spaces

| | REQUIRED | PROVIDED |
|-----------------------------------|----------------------------------|------------|
| Hospital | 479 | |
| (Area - 29,922 m ²) | (1.6 spaces/ 100m ²) | |
| Medical Building | 169 | |
| (Area - 3,380 m ²) | (5.0 spaces/ 100m ²) | |
| Total (Hospital Buildings) | 648 | 574 |

**Minimum Barrier Free Parking Spaces
(By-law 2017-301)**

| | |
|----|----|
| 14 | 26 |
|----|----|

Minimum Parking Lot Landscaping

| | |
|----------------------------|-----------------------------|
| Lot C – 360 m ² | Lot C – 792m ² |
| Lot D – 924m ² | Lot D – 1,441m ² |
| (15% of parking lot area) | |

| Minimum Required Parking Spaces | REQUIRED | PROVIDED |
|---|---|---|
| Residential Care Units (256 units) | 32 (0.125 per unit) | |
| Retirement Home Units (270 units) | 68 (0.25 per unit) | |
| Residential Care Services (Area – 350 m ²) | 2 (0.5 spaces per 100 m ²) | |
| Retirement Home Services (Area – 350 m ²) | 4 (1.0 per 100 m ²) | |
| Total (Schlegel Villages) | 133 | 272 (Including 66 underground spaces) |