

## 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             |

|  |                                 |   |   |           |
|--|---------------------------------|---|---|-----------|
| <b>Building Height</b>   | Height Suffix H(20)             | 20 m  | <b>32 m</b>   | <b>No</b> |
| <b>Accessory Buildings<br/>Section 55</b>                      | Section 55                      | Minimum Setbacks – same as principal building<br>Minimum Distance from Any Other Building – 1.2 m<br>Maximum Height – 6 m<br>Maximum Size – greater of 5% of lot area or 150 m <sup>2</sup> | <b>Parking Structure:</b><br>Setbacks – 113 m / 33 m<br><br>Minimum Distance from Other Buildings – 21 m<br><br><b>Maximum Height – 22 m</b><br><br>Maximum Size – 0.9% of lot area | <b>No</b> |
| <b>Projections into Height Limit<br/>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<br/>Section 65</b>          | Section 65                      | N/A   | N/A   | N/A       |
| <b>Required Parking Spaces<br/>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<br/>Section 102</b>                  | N/A                             | N/A   | N/A   | N/A       |
| <b>Size of Space<br/>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<br/>Section 107</b>                          | Section 107(1)(a)(ii)           | 6 m   | 6 m   | Yes       |
| <b>Aisle Width<br/>Section 107</b>                             | Section 107(1)(c)(i), Table 107 | 6.7 m   | <b>6 m</b>  | <b>No</b> |
| <b>Location of Parking<br/>Section 109</b>                     | N/A                             | N/A   | N/A   |           |
| <b>Landscaping Provisions for Parking Lots<br/>Section 110</b> | Section 110(1)(a) Table 110     | 15% of area of parking lot must be landscaped<br>Landscape  | 276% of parking lot (61,396 m <sup>2</sup> )<br><br>115.7 m   | Yes       |

|   |                              |   |            |     |
|---|------------------------------|---|------------|-----|
|   |                              | Buffer – 3 m  |            |     |
| <b>Bicycle Parking Rates<br/>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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