

Zoning Confirmation Report Checklist

A. Project Information

Review Date:	November 28, 2025	Reviewed Plans:	Site Plan – A037, Rev 2, dated 2025-07-18
Municipal Address(es):	3045 Baseline Road	Official Plan designation:	Greenbelt Transect, Greenbelt Facility, Greenbelt Rural, Greenspace
Legal Description:	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.		
Scope of Work:	The proposed development is an expansion of the Queensway Carleton Hospital.		
Existing Zoning Code:	RI[307r] H(20)	By-law Number:	2008-250
Schedule 1 / 1A Area:	C / C	Overlays Applicable:	N/A

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):	RI[307r] H(32)			
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s)	Section 223(1); Exception 307r	Hospital	Hospital	Yes
Lot Width	Section 223(2), Table 233(a)	30 m	115 m	Yes
Lot Area	Section 223(2), Table 233(b)	2000 m ²	318,391 m ² (31.84 ha)	Yes
Front Yard Set Back	Section 223(2), Table 233(c)	6 m	205 m	Yes
Corner Side Yard Setback	Section 223(2), Table 233(f)	6 m	N/A	Yes
Interior Side Yard Setback	Section 223(2), Table 233(e)	6 m	30 m / 139 m	Yes
Rear Yard Setback	Section 223(2), Table 233(d)(ii)	7.5 m	92.6 m	Yes
Lot Coverage Floor Space Index (F.S.I.)	Exception 307r	30%	19.3%	Yes

Building Height	Height Suffix H(20)	20 m	32 m	No
Accessory Buildings Section 55	Section 55	<p>Minimum Setbacks – same as principal building</p> <p>Minimum Distance from Any Other Building – 1.2 m</p> <p>Maximum Height – 6 m</p> <p>Maximum Size – greater of 5% of lot area or 150 m²</p>	<p>Parking Structure: Setbacks – 113 m / 33 m</p> <p>Minimum Distance from Other Buildings – 21 m</p> <p>Maximum Height – 22 m</p> <p>Maximum Size – 0.9% of lot area</p>	No
Projections into Height Limit Section 64	Section 64	Mechanical and service equipment penthouse, elevator or stairway penthouse	Elevator or stairway penthouse proposed.	Yes
Projections into Required Yards Section 65	Section 65	N/A	N/A	N/A
Required Parking Spaces Section 101 and 103	Section 101, Table 101, Row N43	1.4 per 100 m ² of gross floor area (1,017.2 spaces)	1,742 spaces	Yes
Visitor Parking spaces Section 102	N/A	N/A	N/A	N/A
Size of Space Section 105 and 106	Section 106(1)	At least 2.6 m wide and 5.2 m long	2.6 m wide and 5.2 m long	Yes
Driveway Width Section 107	Section 107(1)(a)(ii)	6 m	6 m	Yes
Aisle Width Section 107	Section 107(1)(c)(i), Table 107	6.7 m	6 m	No
Location of Parking Section 109	N/A	N/A	N/A	
Landscaping Provisions for Parking Lots Section 110	Section 110(1)(a) Table 110	15% of area of parking lot must be landscaped Landscape	276% of parking lot (61,396 m ²) 115.7 m	Yes

		Buffer – 3 m		
Bicycle Parking Rates Section 111	Section 111, Table 111(g)	1 space per 1000 m ² of gross floor area (72.6 spaces)	112 spaces	Yes
Amenity Space Section 137	N/A	N/A	N/A	N/A
Other applicable relevant Provision(s)				
Minimum Landscaped Area	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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