

## Zoning Confirmation Report Checklist

| A. Project Information        |   |                                   |   |
|-------------------------------|---|-----------------------------------|---|
| <b>Review Date:</b>           | November 6, 2025  | <b>Reviewed Plans:</b>            | Site Plan Drawing A100 REV J, prepared by Neuf Architects, dated September 29, 2025 |
| <b>Municipal Address(es):</b> | 2380 Tenth Line Road  | <b>Official Plan designation:</b> | Corridor – Minor Evolving Neighbourhood Overlay                                     |
| <b>Legal Description:</b>     | PART BLOCK 173 PLAN 4M1526 DESIGNATED AS PARTS 1, 2 AND 5 PLAN 4R31833 SUBJECT TO AN EASEMENT OVER PART 2 PLAN 4R31833 AS IN OC1676424 SUBJECT TO AN EASEMENT OVER PART 2 PLAN 4R31833 AS IN OC1676425 TOGETHER WITH AN EASEMENT OVER PART BLOCK 173 PLAN 4M1526 BEING PART 6 PLAN 4R31833 AS IN OC2111904 SUBJECT TO AN EASEMENT OVER PART 5 PLAN 4R31833 IN FAVOUR OF PART OF BLOCK 173, PLAN 4M1526, SAVE AND EXCEPT PARTS 1, 2 & 5 PLAN 4R31833 AS IN OC2133006 (PARTIALLY RELEASED BY OC2741866) SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1 & 2 4R35420 AS IN OC2600631 CITY OF OTTAWA |                                   |   |
| <b>Scope of Work:</b>         | Site Plan Control and Zoning By-law Amendment (Major) applications  |                                   |   |
| <b>Existing Zoning Code:</b>  | General Mixed Urban Exception 950 – GM[950]   | <b>By-law Number:</b>             | 2008-250  |
| <b>Schedule 1 / 1A Area:</b>  | Schedule 1: Area C / Schedule 1A: Area C “Suburban”   | <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>  | Amend the existing GM [950] site-specific provisions to add the suggested zoning provisions as described below. |   |                                     |                 |
| Zoning Provisions  | Applicable Section, Exception or Schedule Reference   | By-law Requirement  | Proposal                            | Compliant (Y/N) |
| <b>Principal Land Use(s)</b>   | Urban Exception 950   | Land Uses Prohibited:<br>- funeral home place of assembly<br>- place of worship<br>- residential use building | Residential Use:<br>Retirement Home | NO              |

|  |  |   |   |     |
|--|--|---|---|-----|
| <b>Lot Width</b>                                       | Section 187, Table 187, Row (b)            | No minimum  | 104.49 m  | YES |
| <b>Lot Area</b>  | Section 187, Table 187, Row (a)            | No minimum  | 6,245.23 m <sup>2</sup>   | YES |
| <b>Minimum Front Yard Set Back</b>                     | Urban Exception 950                        | 4 m   | 7 m   | YES |
| <b>Minimum Interior Side Yard Setback</b>              | Urban Exception 950                        | 4 m   | 7.12 m (Tenth Line Rd)<br>19.74 m (David Lewis Private)   | YES |
| <b>Minimum Rear Yard Setback</b>                       | Urban Exception 950                        | 4 m   | 13.79 m   | YES |
| <b>Maximum Gross Leasable Floor Area</b>               | Urban Exception 950                        | For a lot less than 4 hectares in area 9999 m <sup>2</sup>  | 6587 m <sup>2</sup>   | YES |
| <b>Maximum Lot Coverage Floor Space Index (F.S.I.)</b> | Section 187, Table 187, Row (g)            | 2   | 1.09  | YES |
| <b>Maximum Building Height</b>                         | Section 187, Table 187, Row (f)            | 18 m  | 20.50 m   | NO  |
| <b>Projections into Height Limit Section 64</b>        | Section 64                                 | MPH   | MPH   | YES |
|  | Section 64                                 | Parapet   | Parapet   | YES |
| <b>Projections into Required Yards Section 65</b>      | Section 65, Table 65 (4) (a) – Canopy      | (a) Residential use buildings other than low-rise apartment dwellings and mid-high rise apartment dwellings: 1.8 m, but not closer than 0.6 m to a lot line | 0.6 m to lot line   | YES |
|  | Section 65, Table 65 (6) (c) – Balcony     | (c) In all other cases: 2 metres, but no closer than 1 metre from any lot line.   | 1.55 m  | YES |
| <b>Required Parking Spaces Section 101</b>             | Section 101, Table 101, Row R20, Column IV | 0.25 per dwelling unit or rooming unit plus 1 per 100 m <sup>2</sup> of gross floor area used for medical,  | Interior: 37<br>- Regular: 34<br>- Compact: 3<br><br>Exterior: 14<br>- Regular: 9<br>- Compact: 6 | YES |

|  |                                |   |   |     |
|--|--------------------------------|---|---|-----|
|  |                                | <p>health or personal services</p> <p>0.25 x 141 = 35</p> <p>1 per 100 m<sup>2</sup>: 179 m<sup>2</sup> = 1</p> <p>Total: 36</p>  | Total: 51   |     |
| <p><b>Accessible Parking (By-law 2017-301)</b></p> <p><b>Section 112</b></p> | Section 112 (2)                | <p>Type A: 1 space</p> <p>Type B: 2 spaces</p>  | <p>Type A: 2 spaces</p> <p>Type B: 2 spaces</p>   | YES |
| <p><b>Size of Space</b></p> <p><b>Section 106</b></p>                        | Section 106 (1)                | <p>(1) Any motor vehicle parking space must be:</p> <p>(a) At least 2.6m wide</p> <p>(b) Not more than 3.1m wide</p> <p>(c) At least 5.2m long</p>  | 2.6 m x 5.2 m   | YES |
|  | Section 106 (3)                | <p>(3) Despite Subsection (1), up to 50% of the parking spaces in a parking lot or parking garage may be reduced to a minimum of 4.6m long and 2.4m wide, provided that any such space:</p> <p>(a) Is visibly identified as being for a compact car</p> | 9 parking spaces reduced to 4.6 m x 2.6 m and are visibly identified as compact car parking | YES |
| <p><b>Driveway Width</b></p> <p><b>Section 107</b></p>                       | Section 107 (1) (a) (ii) (iii) | (a) A driveway providing access to a parking lot or parking garage  | 6.0 m   | YES |

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|  |  | must have a minimum width of;<br>(ii) Parking Lot: 6.0 metres for a double traffic lane; and   |  |     |
|  | Section 107 (1) (a) (iii)                  | (iii) Parking Garage, 6.0 metres for a double traffic lane.  | 6.7 m  | YES |
|  | Section 107 (1) (b) (i)                    | (b) All driveways and aisles providing access to or located within a parking lot or parking garage must have a minimum vertical clearance clear of obstructions such as signs and other structures of;<br>(i) or a parking lot - two metres, | 3.6 m  | YES |
|  | Section 107 (1) (b) (ii)                   | (ii) for a parking garage - in accordance with the Building Code, as amended.  | Clearance bar signage: 'Limit Clearance 2.1 m' | YES |
| <b>Minimum Aisle Width<br/>Section 107</b> | Section 107, Table 107, Row (d), Column II | (d) Angle of Parking (degrees): 71-90<br>Aisle Width: 6.7 m  | 6.7 m  | YES |
| <b>Location of Parking<br/>Section 109</b> | Section 109 (2)                            | (2) In the LC, GM, AM and MC Zones, no person may park a motor   | Parking proposed in required front yard        | NO  |

|  |   |   |  |     |
|--|---|---|--|-----|
|  |   | vehicle:<br>(a) in a required front yard;<br>(b) in a required corner side yard; or<br>(c) in the extension of a required corner side yard into a rear yard |  |     |
| <b>Landscaping Provisions for Parking Lots Section 110</b> | Section 110, Table 110 (a), Column III                              | (a) abutting a street<br>3 m  | 0.47 m   | NO  |
| <b>Bicycle Parking Rates Section 111</b>                   | Section 111, Table 111A, Row (a)                                    | 0.25 per dwelling unit or rooming unit<br><br>0.25 x 141 = 35<br><br>Total: 35  | Interior: 22<br>Exterior: 14<br><br>Total: 36                      | YES |
| <b>Amenity Space Section 137</b>                           | Section 137, Table 137, Row (7), Column II – Total Amenity Area     | 6m <sup>2</sup> per dwelling unit, and 10% of the gross floor area of each rooming unit<br><br>6 m <sup>2</sup> x 141 = 846 m <sup>2</sup>                  | 2,153 m <sup>2</sup><br><br>(Private Amenity: 315 m <sup>2</sup> ) | YES |
|  | Section 137, Table 137, Row (7), Column III – Communal Amenity Area | A minimum of 50% of the required total amenity area<br><br>846 m <sup>2</sup> /2 = 432 m <sup>2</sup>   | 1,838 m <sup>2</sup>   | YES |
| <b>Other applicable relevant Provision(s)</b>              |   |   |  |     |
| <b>Loading Space Rates and Provisions Section 113</b>      | Section 113, Table 113A, Row (e)                                    | Not required  | 1 space proposed   | YES |
|  | Section 113, Table 113B, Row (c)                                    | 3.5 m   | 3.5 m  | YES |
|  | Section 113, Table 113B, Row (d) (ii)                               | 7 m   | 7 m  | YES |

## C. Draft List of Recommended Zoning

| By-law Requirement or Applicable Section   | Requirement   | Proposed   |
|--|---|--|
| Principal Land Use:<br>Urban Exception 950   | Land Uses Prohibited: <ul style="list-style-type: none"> <li>- funeral home</li> <li>- place of assembly</li> <li>- place of worship</li> <li>- residential use building</li> </ul>   | Residential Use: Retirement Home                 |
| Maximum Building Height:<br>Section 187, Table 187, Row (f)                        | 18 m  | 20.50 m  |
| Location of Parking:<br>Section 109 (2)  | (2) In the LC, GM, AM and MC Zones, no person may park a motor vehicle: <ul style="list-style-type: none"> <li>(a) in a required front yard;</li> <li>(b) in a required corner side yard; or</li> <li>(c) in the extension of a required corner side yard into a rear yard</li> </ul> | Parking permitted in required front yard setback |
| Landscaping Provisions for Parking Lots:<br>Section 110, Table 110 (a), Column III | (a) abutting a street<br>3 m  | 0.47 m   |

If you have any questions or comments, please do not hesitate to contact the undersigned.

Yours truly,

**NOVATECH**

Prepared By:

*N. Thomson*

Nicole Thomson, BES (Planning)  
Planner | Planning & Development

Reviewed By:



Robert Tran, M.Pl.  
Project Planner | Planning & Development