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ZONING CONFIRMATION REPORT

SITE PLAN CONTROL

SUBJECT SITE: 1541 ST. JOSEPH BLVD.



REPORT DATE: SEPTEMBER 16 2025 | REVISION: 1

REPORT PREPARED FOR: SIENNA LIVING

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This Zoning Confirmation Report is prepared in support of a Site Plan Control Application for the proposed development at 1541 St. Joseph Blvd.

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1.0 PROJECT INFORMATION

PROJECT INFORMATION			
Review Date	September 2025	Official Plan Designation	Greenbelt Rural
Municipal Addresses	1541 and 1533 St. Joseph Blvd.	Legal Description	Part of the North-East Quarter, Section 13, Township of Cumberland, as shown on Reference Plan 5R-5726, being lot 13 on Plan 4R-2372.
Scope of Work	Redevelopment and building addition / renovation of an existing, vacant institutional building and lot to be used as a residential care facility retirement home.		
Existing Zoning Code	R15[472r]	By-Law Number	2008-250
Schedule 1 / 1A Area	Area C – Suburban	Overlays Applicable	N/A

2.0 ZONING REVIEW

The City of Ottawa zones this site as **RI5[472r] – Rural Institutional Subzone 5, Exception 472** in the City of Ottawa Zoning By-law 2008-250, as identified on the map below. The Rural Institutional zone is intended to permit a range of community-oriented and emergency service uses which serve the needs of the rural population, to ensure that development will have a minimal impact on adjacent land uses and will respect the character of the surrounding village or rural areas.



Figure 3: City of Ottawa Zoning Map (GeoOttawa)

3.1 Use Permissions

The subject site permits a variety of uses under the Rural Institutional Zone, including the following related use(s): residential care facility

3.2 Performance Standard Review

The following table reviews the applicable site performance standards against the proposed development.

Details:

Lot Area: 36,743 m²

Lot Width: 237.92 m

Total Gross Floor Area: 7,666.74 m²

Rooms: 224

Existing Zone	RI5 [472r] – Rural Institutional Subzone 5, Exception 472		
Zoning Provisions	By-Law Requirement	Proposed	Compliance
Principal Land Use(s)	Various permissions, including Residential Care Facility	Residential Care Facility	Yes
Min Lot Width	75 m	237.92 m	Yes
Min Lot Area	10,000 m ²	36,743 m ²	Yes
Min Front Yard Setback	9 m	12.749 m	Yes
Min Interior Side Yard Setback	9 m	17.7 m (west) 41.11 (east)	Yes
Min Rear Yard Setback	10 m	74.787 m	Yes
Maximum Lot Coverage	30 %	12.8%	Yes
Max Building Height	12 m	10.4 m	Yes
Minimum Required Vehicle Parking Spaces (Area C - Suburban)	<p>Residential Care Facility (N73) 0.25 per dwelling unit or rooming unit plus 1 per 100 m² of gross floor area used for medical, health or personal services:</p> <p>0.25 x 224 units = 56 1 per 100 (429.15 m²) = 4.29 (4) Total: 60</p>	92	Yes

Bicycle parking required	Other 1 per 1500 m2 of gross floor area = 8	8	Yes
Loading Space Requirements	(d) (VI) =2	2	Yes
Exception 472			
Additional permitted uses	Residential care facility, retirement home		



ZONING COMPLIANT

5.0 CONCLUSION

This compliance report concludes that the proposed building addition to the lot and the renovation of the existing vacant building for a new proposed development of a Residential Care Facility at 1541 St. Joseph Blvd is considered compliant with regards to Zoning By-law performance standards as per the plans submitted with the Site Plan Control Application.

Yours truly,



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