

Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	November 6, 2025	Reviewed Plans:	Site Plan Drawing A100 REV J, prepared by Neuf Architects, dated September 29, 2025
Municipal Address(es):	2380 Tenth Line Road	Official Plan designation:	Corridor – Minor Evolving Neighbourhood Overlay
Legal Description:	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		
Scope of Work:	Site Plan Control and Zoning By-law Amendment (Major) applications		
Existing Zoning Code:	General Mixed Urban Exception 950 – GM[950]	By-law Number:	2008-250
Schedule 1 / 1A Area:	Schedule 1: Area C / Schedule 1A: Area C “Suburban”	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):	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)
Principal Land Use(s)	Urban Exception 950	Land Uses Prohibited: - funeral home place of assembly - place of worship - residential use building	Residential Use: Retirement Home	NO

Lot Width	Section 187, Table 187, Row (b)	No minimum	104.49 m	YES
Lot Area	Section 187, Table 187, Row (a)	No minimum	6,245.23 m ²	YES
Minimum Front Yard Set Back	Urban Exception 950	4 m	7 m	YES
Minimum Interior Side Yard Setback	Urban Exception 950	4 m	7.12 m (Tenth Line Rd) 19.74 m (David Lewis Private)	YES
Minimum Rear Yard Setback	Urban Exception 950	4 m	13.79 m	YES
Maximum Gross Leasable Floor Area	Urban Exception 950	For a lot less than 4 hectares in area 9999 m ²	6587 m ²	YES
Maximum Lot Coverage Floor Space Index (F.S.I.)	Section 187, Table 187, Row (g)	2	1.09	YES
Maximum Building Height	Section 187, Table 187, Row (f)	18 m	20.50 m	NO
Projections into Height Limit Section 64	Section 64	MPH	MPH	YES
	Section 64	Parapet	Parapet	YES
Projections into Required Yards Section 65	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
Required Parking Spaces Section 101	Section 101, Table 101, Row R20, Column IV	0.25 per dwelling unit or rooming unit plus 1 per 100 m ² of gross floor area used for medical,	Interior: 37 - Regular: 34 - Compact: 3 Exterior: 14 - Regular: 9 - Compact: 6	YES

		<p>health or personal services</p> <p>0.25 x 141 = 35</p> <p>1 per 100 m²: 179 m² = 1</p> <p>Total: 36</p>	Total: 51	
<p>Accessible Parking (By-law 2017-301)</p> <p>Section 112</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>Size of Space</p> <p>Section 106</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>Driveway Width</p> <p>Section 107</p>	Section 107 (1) (a) (ii) (iii)	(a) A driveway providing access to a parking lot or parking garage	6.0 m	YES

		must have a minimum width of; (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; (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
Minimum Aisle Width Section 107	Section 107, Table 107, Row (d), Column II	(d) Angle of Parking (degrees): 71-90 Aisle Width: 6.7 m	6.7 m	YES
Location of Parking Section 109	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: (a) in a required front yard; (b) in a required corner side yard; or (c) in the extension of a required corner side yard into a rear yard		
Landscaping Provisions for Parking Lots Section 110	Section 110, Table 110 (a), Column III	(a) abutting a street 3 m	0.47 m	NO
Bicycle Parking Rates Section 111	Section 111, Table 111A, Row (a)	0.25 per dwelling unit or rooming unit 0.25 x 141 = 35 Total: 35	Interior: 22 Exterior: 14 Total: 36	YES
Amenity Space Section 137	Section 137, Table 137, Row (7), Column II – Total Amenity Area	6m ² per dwelling unit, and 10% of the gross floor area of each rooming unit 6 m ² x 141 = 846 m ²	2,153 m ² (Private Amenity: 315 m ²)	YES
	Section 137, Table 137, Row (7), Column III – Communal Amenity Area	A minimum of 50% of the required total amenity area 846 m ² /2 = 432 m ²	1,838 m ²	YES
Other applicable relevant Provision(s)				
Loading Space Rates and Provisions Section 113	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: Urban Exception 950	Land Uses Prohibited: <ul style="list-style-type: none"> - funeral home - place of assembly - place of worship - residential use building 	Residential Use: Retirement Home
Maximum Building Height: Section 187, Table 187, Row (f)	18 m	20.50 m
Location of Parking: 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"> (a) in a required front yard; (b) in a required corner side yard; or (c) in the extension of a required corner side yard into a rear yard 	Parking permitted in required front yard setback
Landscaping Provisions for Parking Lots: Section 110, Table 110 (a), Column III	(a) abutting a street 3 m	0.47 m

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

Yours truly,

NOVATECH

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