NOVATECH
Engineers, Planners & Landscape Architects

Zoning Confirmation Report Checklist

A. Project Information

Review Date:	September 8, 2026	**Reviewed Plans:**	Site Plan – A037, Rev 4, dated 2025-09-04
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:	GBF[307r] H(20)	**By-law Number:**	2026-50
Schedule 1 / 1A Area:	N/A	**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):	GBF[307r] H(20)

Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s)	Exception 307r	Hospital	Hospital	Yes
Lot Width	Section 1403(5), Table 1403(b)	75 m	115 m	Yes
Lot Area	Section 1403(5), Table 1403(a)	1 ha	31.84 ha	Yes
Front Yard Set Back	Section 1403(5), Table 1403(c)	10 m	205 m	Yes
Exterior Side Yard Setback	Section 1403(5), Table 1403(e)	10 m	N/A	Yes
Interior Side Yard Setback	Section 1403(5), Table 1403(d)	10 m	30.5 m / 137.5 m	Yes
Rear Yard Setback	Section 1403(5), Table 1403(f)	10 m	104.9 m	Yes
Lot Coverage Floor Space Index (F.S.I.)	Exception 307r	30%	19.1%	Yes

NOVATECH
Engineers, Planners & Landscape Architects

Building Height	Height Suffix H(20)	20 m	**32.2 m**	**No**
Accessory Buildings Section 202	Section 202	Minimum Setbacks – 0.6 m (where abutting N1-N6 zone) Minimum Distance from Any Other Building – 0 m Maximum Height – 6 m Maximum Size – no maximum	**Parking Structure:** Setbacks – 113 m / 33 m Minimum Distance from Other Buildings – 21 m **Maximum Height – 22.2 m** Maximum Size – 0.9% of lot area	**No**
Projections into Height Limit Section 203	Section 203	Elevator, mechanical and service equipment, or a stairway	Elevator or stairway penthouse proposed.	Yes
Projections into Required Yards Section 204	Section 204	N/A	N/A	N/A
Visitor Parking spaces Section 603	N/A	N/A	N/A	N/A
Size of Space Section 605	Section 605(1)	At least 2.6 m wide and 5.2 m long Up to 50% of spots may be 2.4 m wide and 4.6 m long (for compact car)	2.6 m wide and 5.2 m long	Yes
Driveway Width Section 607	Section 607(2)	3 m – single traffic lane 6 m – double traffic lane	6 m	Yes
Aisle Width Section 607	Section 607, Table 607A	6.7 m	**6 m**	**No**
Location of Parking Section 604	N/A	N/A	N/A	

NOVATECH
Engineers, Planners & Landscape Architects

Landscaping Provisions for Parking Lots Section 607	Section 607(7)(c), Section 607(8)(a)(ii)	20% of parking lot area must be landscaped Landscape Buffer – 5 m 3.5m wide soft landscaped median	276% of parking lot (61,396 m^2) 115.7 m / 26.7 m	Yes
Loading Spaces Rates Section 610	Section 610(5), Table 610A(ii)	3 spaces for GFA above 25,000 m^2	6 loading spaces	
Loading Space Size	Section 610(9), Table 610B(c) and (d)	3.5 m wide and 7 m long	4.5 m wide and 16.5 m long	Yes
Bicycle Parking Rates Section 613	Section 613, Table 613C(I)	Long Term: 1 space per 250 m^2, max of 500 spaces (290.4 spaces) Short Term: 10 spaces with an additional 1 space per 250 m^2 above 2000 m^2, max of 150 spaces (150 spaces)	**120 spaces** **126 spaces**	**No**
Amenity Space Section 208	N/A	N/A	N/A	N/A
Other applicable relevant Provision(s)				

C. Draft List of Recommended Zoning

By-law Requirement or Applicable Section	Requirement	Proposed
Maximum Building Height (Height Suffix H(20))	20 m	32.5 m
Maximum Height for an Accessory Structure (Section 202)	6 m	22.5 m
Minimum Aisle Width (Table 607)	6.7 m	6 m
Minimum Number of Long-Term Bicycle Parking Spaces	290.4 spaces	120 spaces

NOVATECH
Engineers, Planners & Landscape Architects

(Section 613)		
Minimum Number of Short-Term Bicycle Parking Spaces (Section 613)	150 spaces	126 spaces

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

Yours truly,

NOVATECH



Simran Soor, MCIP, RPP
Project Planner | Planning & Development