

Zoning Confirmation Report

1750 Russell Road (Perley Health Addition)

February 6, 2026

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	2026-01-27	Official Plan Designation	Neighbourhood (Outer Urban Transect)
Municipal Address(es)	1750 Russell Road	Legal Description	
Scope of Work	Site Plan Control		
Existing Zoning Code	I2 [375]	By-law Number	2008-250
Schedule 1 / 1A Area	Area B	Overlays Applicable	N/A

B. Zoning Review			
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Proposed Zone/Subzone (Zoning By-law Amendments only):	N/A		
Principal Land Use(s)	<p>Retirement home Residential care facility Dwelling Unit, Residential use, conditionally permitted where ancillary to a hospital or post-secondary educational institution on the same lot</p> <p>Accessory use as detailed in exception number [313] (per Exception 375)</p> <ul style="list-style-type: none"> Accessory use to a permitted use on land immediately abutting an O1 zone 	Residential Care Facility	Y
Lot Width	No minimum	218.54 m	Y
Lot Area	No minimum	82,980.00 m ²	Y
Front Yard Set Back	7.5 m	N/A	Y
Corner Side Yard Setback	7.5 m	N/A	Y

B. Zoning Review For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Interior Side Yard Setback	7.5 m	81.3 m	Y
Rear Yard Setback	7.5 m	N/A	Y
Lot Coverage Floor Space Index (F.S.I.)	N/A	-	Y
Building Height	15 metres within 12 metres of an R1-R3 zone, otherwise no maximum.	22.35 m	Y
Accessory Buildings Section 55	N/A	None	Y
Projections into Height Limit - Section 64	N/A	N/A	Y
Projections into Required Yards - Section 65	Varies	N/A – no projections into required yards proposed	Y
Required Parking Spaces Section 101 and 103 superseded by Exception 375	Total 278; may be located in abutting Hydro Ottawa lands	No new spaces	Y
Visitor Parking spaces Section 102	N/A	N/A	Y
Size of Space Section 105 and 106	Standard Size: 2.6 x 5.2 m	N/A	Y
	Up to 50% of spaces may be reduced to minimum 4.6 m x 2.4m, provided that the space: <ul style="list-style-type: none"> / Is visibly identified as being for a compact car / Is not a required visitor parking space / Is not abutting or near a wall, column or similar surface that obstructs the opening of the doors of a parked vehicle or limits access to a parking space, in which case the minimum width is 2.6 metres. 	N/A	Y
Driveway Width Section 107	Minimum 6 m	N/A	Y
Aisle Width Section 109	Minimum 6.7 m	N/A	Y

B. Zoning Review For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Location of Parking Section 109	No restriction	N/A	Y
Landscape Provisions for Parking Lots Section 110	Minimum 15% of parking lot area must be soft-landscaped, including a minimum 1.5 m landscaped buffer between the parking lot and interior lot lines.	N/A	Y
Refuse Collection Section 110	Outdoor refuse storage/collection contained within or accessed via a parking lot must be min 9m from lot line abutting a street, 3 m from any other lot line, and screened from view by 2.0 m screen	None proposed	Y
Bicycle Parking Rates Section 111	Residential Care Facility: 1/1,500 m ² GFA → 5,000 m ² = 3 spaces At least 50% must be horizontal spaces at grade, with minimum dimensions of 0.6 m by 1.8 metres. Vertical spaces may have a width of 0.5 m and a height of 1.5 metres. Spaces in a stacked system may have a reduced minimum width of 0.37 m. All spaces must be accessed by minimum 1.5 m aisle Up to 15 spaces may be located in a landscaped area.	3 spaces	Y
Amenity Space Section 137	Total: 10% of the gross floor area of each rooming unit New Proposed Buildings: LTC: 10% x 120 x 25 m ² = 300 m ² Communal: 50% of the minimum required amenity area for the retirement home, and 100% of the required amenity area for the LTC = 150 m ²	810 m ²	Y
Other applicable relevant Provision(s)			

B. Zoning Review
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.

Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Landscaped buffer Section 172	Minimum 3 m landscaped area abutting all lot lines	Provided	Y
Loading Spaces Section 113	For non-residential uses (LTC, health centre): / 2 spaces for GFA greater than 2,000 m ² Must have minimum width of 3.5 metres and minimum length of 7 m (9 m for parallel space), and be accessed by minimum 3.5 m wide driveway (6 m for double traffic lane) Must have an access aisle minimum: / 5 m in width for angle of 45* or less / 6.3 m for 45-60* angle / 9 m for 60-90* angle.	3 Existing	Y

Annex 2 – Draft List of Requested Relief from Zoning

Section	By-law Requirement	Requirement	Proposed
N/A			

Conclusion

We trust that this information is satisfactory.

Sincerely,



Bria Aird, MCIP RPP
 Senior Planner