

5. Annex 1 - Zoning Confirmation Report Checklist

| A. Project Information | | | |
|------------------------|--|------------------------------------|----------|
| Review Date: | | Official Plan designation: | |
| Municipal Address(es): | | Legal Description: | |
| Scope of Work: | | | |
| Existing Zoning Code: | | By-law Number: | 2008-250 |
| Schedule 1 / 1A Area: | | Overlays Applicable ¹ : | |

¹ Mature Neighbourhoods Overlay, Floodplain Overlay, and/or Heritage Overlay.

| 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): | | | |
| Zoning Provisions ¹ | By-law Requirement or Applicable Section, Exception or Schedule Reference | Proposal | Compliant (Y/N) |
| Principal Land Use(s) | | | |
| Lot Width | | | |
| Lot Area | | | |
| Front Yard Set Back ² | | | |
| Corner Side Yard Setback | | | |
| Interior Side Yard Setback | | | |
| Rear Yard Setback | | | |
| Lot Coverage Floor Space Index (F.S.I.) | No greater than 50% of the maximum permitted floor space index may be used for permitted non-residential uses | | |
| Building Height ³ | | | |
| Accessory Buildings Section 55 | | | |



| Zoning Provisions ¹ | By-law Requirement or Applicable Section, Exception or Schedule Reference | Proposal | Compliant (Y/N) |
|--|---|----------|-----------------|
| Projections into Height Limit Section 64 | | | |
| Projections into Required Yards Section 65 | | | |
| Required Parking Spaces Section 101 and 103 | | | |
| Visitor Parking spaces Section 102 | | | |
| Size of Space Section 105 and 106 | | | |
| Driveway Width Section 107 | | | |
| Aisle Width Section 107 | | | |
| Location of Parking Section 109 | | | |
| Refuse Collection Section 110 | | | |
| Bicycle Parking Rates Section 111 | | | |
| Amenity Space Section 137 | | | |
| Other applicable relevant Provision(s) | | | |
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¹ This template represents a small selection of applicable provisions. Please consider the lot's geography (i.e. corner/through lot, proximity to water, inside/outside Greenbelt) and proposed land use (i.e. drive through operation, outdoor commercial patio, Planned Unit Development, long semi) and consult the by-law to determine which other sections of the By-law must be met. This can be attached in a separate document.

² Note that different performance standards apply to low-rise residential development inside the Greenbelt. Please reference Section 144 for these standards, where applicable.



³ This includes maximum building height, minimum building height and setback provisions, where they exist

E. Comments / Calculations

Maximum Building Height [S.186(8)(c)]:

Required: (ii) in any area up to and including 20m from a property line abutting a R4 zone: 15m

Proposed: 84m / 24 storeys (Building 1)

Complies: No

Required: (iii) in any area over 20m and up to and including 30m from a property line abutting a R1-R4 zone: 20m

Proposed: 105m / 33 storeys (Building 4)

Complies: No

Required: (iv) more than 30m from a property line abutting a R1-R4 zone: 50m

Proposed: 132m / 39 storeys (Building 2) | 109m / 33 storeys (Building 3)

Complies: No

Building height greater than 4-storeys [S.186(8)(g)]:

Required: The second, third or fourth storey must be stepped back a further 2.5 metres from the front wall of the storey below and each storey above the fourth storey is to have the same minimum setback as required for the fourth storey.

Proposed: 2.0m (Building 1) | 2.9m (Building 2) | 2.5m (Building 3) | 15.0m (Building 4)

Complies: No

Lot Width along Bank Street [S.186(8)(h)]:

Required: At least 70% of the lot width measured at the building setback along Bank Street must be occupied by one or more building walls.

Provided: <70%

Complies: No



6. Annex 2 - Zoning Confirmation Report Draft List of Requested Relief from Zoning

As part of a Zoning By-law Amendment application, the applicant is required to identify all required relief from the Zoning By-law for the development that is the subject of the application. Below is an example of how the applicant should structure this component of the submission requirements for the Zoning Confirmation Report Draft List of Requested Relief.

- **The Draft List of Requested Relief from Zoning is a list of those items indicated as “not compliant” as identified through Component 1: Zoning Confirmation Report Checklist.** A template list is provided below, with examples.
- The list is required so that City staff can review the requested relief and determine if the application is complete and consistent. The onus is placed on the applicant to identify all needed relief for the proposed development.
- **A draft zoning schedule is required to be provided with Annex 2, if it is anticipated to be required.** A zoning schedule may be required when specific relief such as for height, setbacks, stepbacks or land uses need to be isolated to certain locations on the lot.

| Draft List of Requested Relief from Zoning | | |
|--|-------------|---------------------|
| By-law Requirement or Applicable Section | Requirement | Proposed |
| Ex. Permitted land uses in GM2 (s. 188) | N/A | Museum ¹ |
| Ex. Front yard setback (Table 187) | 3 m | 2.5 m |
| Ex. Parking Rate (s. 101) | 20 spaces | 12 spaces |
| | | |
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| | | |

¹ Only the non-compliant land use(s) needs to be listed in this column.