

# Zoning Confirmation Report

## Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
<b>Review Date:</b>	July 14, 2024	<b>Official Plan designation:</b>	Neighbourhood
<b>Municipal Address(es):</b>	609 Longfields Drive	<b>Legal Description:</b>	
<b>Scope of Work:</b>	Develop the subject site with a 8-storey Mid-rise apartment building with ground floor commercial uses		
<b>Existing Zoning Code:</b>	MC[1642]	<b>By-law Number:</b>	2008-250
<b>Schedule 1 / 1A Area:</b>	Area C	<b>Overlays Applicable:</b>	N/A

B. Zoning Review			
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
<b>Proposed Zone/Subzone (Zoning By-law Amendments only):</b>	Same as existing		
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
<b>Principal Land Use(s)</b>	Dwelling units, retail store	Dwelling units, retail store	Yes
<b>Lot Width (exception 1642)</b>	30 m	54.34 m	Yes
<b>Lot Area (exception 1642)</b>	2,000 m <sup>2</sup>	2270.09 m <sup>2</sup>	Yes
<b>Minimum Front Yard Set Back (exception 1642)</b>	3.0 m	3.0 m	Yes
<b>Minimum Corner Side Yard Setback (exception 1642)</b>	N/A		Yes
<b>Minimum Interior Side Yard Setback (exception 1642)</b>	3.0 metres	3.0 m	Yes
<b>Minimum Rear Yard Setback (exception 1642)</b>	6.0 m	9.1 metres	Yes
<b>Lot Coverage Floor Space Index (F.S.I.)</b>	Not identified	2.78	Yes

<b>Density</b> (exception 1642)	Minimum: 300 units / ha Maximum: 400 units / ha	396 units/ha	<b>Yes</b>
<b>Building Height</b> (exception 1642)	Maximum: 24 m or 8 storeys	26.5 metres and 9 storeys	<b>No</b>
	Minimum: 6 Storeys		<b>Yes</b>
<b>Accessory Buildings</b> (Section 55)	N/A	N/A	<b>Yes</b>
<b>Projections into Height Limit</b> (Section 64)	Permitted projections include landscaped areas, roof-top gardens and terraces and associated safety guards and access structures	Indoor rooftop amenity space with height of 3 m and area of 102 m <sup>2</sup> projects above the height limit	<b>No</b>
<b>Projections into Required Yards</b> (Section 65)	N/A	N/A	<b>Yes</b>
<b>Required Parking Spaces</b> (Section 101 and 103, Exception 1642)	Residential: 0.5 spaces / unit – first twelve units 78 units*0.5  = 39 spaces	90 spaces	<b>Yes</b>
	<b>Instructional Facility:</b> 1.7 parking spaces per 100 square metres of gross floor area;  <b>Office:</b> 1.2 parking spaces per 100 square metres of gross floor area;  <b>Medical Facility:</b> 2.6 parking spaces per 100 square metres of gross floor area;  <b>Personal Service Business:</b> 1.7 parking spaces per 100 square metres of gross floor area;  <b>Restaurant:</b> 2.1 parking spaces for the first 50 square metres of gross floor area plus 5 parking spaces per 100 square	Maximum required assuming retail occupying entire commercial GFA of 466 m <sup>2</sup> : 8 spaces  <b>Provided:</b> 9 spaces  Residential visitor parking spaces may be used as provided and required parking for retail store, restaurant and personal service business uses located on the same lot.	<b>Yes</b>

	metres of gross floor area over 50 square metres of gross floor area;  <b>Retail Store:</b> 1.7 spaces per 100 square metres of gross floor area.		
<b>Visitor Parking spaces</b> (Section 102)	0.2 spaces / unit = 18 spaces	18 spaces	<b>Yes</b>
<b>Size of Space</b> (Section 105 and 106)	2.6m x 5.2	2.6m x 5.2m	<b>Yes</b>
<b>Aisle Width</b> (Section 107)	6.0 m	6.0 m	<b>Yes</b>
<b>Location of Parking</b> (Section 109)	no person may park a motor vehicle: in a required and provided front yard;	Parking is entirely located in interior and rear yards and below-grade	<b>Yes</b>
<b>Refuse Collection</b> (Section 110)	All outdoor refuse collection and refuse loading areas contained within or accessed via a parking lot must be: located at least 9.0 metres from a lot line abutting a public street	Located internal to the building	<b>Yes</b>
<b>Bicycle Parking Rates</b> (Section 111)	0.5 spaces / unit 45 spaces	112 spaces	<b>Yes</b>
<b>Amenity Space</b> (Section 137)	6.0 m <sup>2</sup> per dwelling unit Total: 540 m <sup>2</sup> Communal: 270 m <sup>2</sup>	Total: 942 m <sup>2</sup> Communal: 404 m <sup>2</sup>	<b>Yes</b>

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

Draft List of Requested Relief from Zoning		
By-law Requirement or Applicable Section	Requirement	Proposed
<b>Exception 1642 Maximum Building Height</b>	Maximum Building Height: 24 m or 8 storeys	27 metres and 9 storeys  <i>**note that 1 storey is mezzanine accommodating storage lockers, occupying only 160 m<sup>2</sup> of the floorplate</i>
<b>Section 64 Projections into Height Limit</b>	Enclosed interior amenity areas are not considered a permitted projection above the height limit as per Section 64 of the Zoning By-law.	Enclosed interior amenity area projects above the height limit.