

# Zoning Confirmation Report

## 250 Forestglade Crescent

April 8, 2025

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### Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	2025-04-08	Official Plan Designation	Neighbourhood
Municipal Address(es)	250 Forestglade Cr.	Legal Description	Block 90 of R-Plan 4M-842 PIN 04165-0476
Scope of Work	Site Plan Control		
Existing Zoning Code	R3L[3025] H(12)	By-law Number	2008-250
Schedule 1 / 1A Area	Area C	Overlays Applicable	

  

B. Zoning Review			
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Zoning Provisions Section 159-160	By-law Requirement	Proposed	Compliant (Y/N)
Proposed Zone/Subzone (Zoning By-law Amendments only):			
Principal Land Use(s)	Residential Care Facility	Residential Care Facility	Y
Minimum Lot Width	12 m	±31 m	Y
Minimum Lot Area	360 m <sup>2</sup>	2,339.6 m <sup>2</sup>	Y
Minimum Front Yard Set Back Blohm Dr	3 m	4.30 m	Y
Minimum Corner Side Yard Setback Forestglade Cr	3 m	5.42 m	Y
Minimum Interior Side Yard Setback Multi-use Path	1.2 m	7.73 m	Y
Minimum Rear Yard Setback	7.5 m	20.84 m	Y
Building Height	12 m	11.7 m	Y
Accessory Buildings or Structures Section 55	Minimum front yard setback – same as for principal building (3 m)	Front yard setback – >3 m Interior side yard setback – >3.86 m	Y

**B. Zoning Review**

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

<b>Zoning Provisions</b> Section 159-160	<b>By-law Requirement</b>	<b>Proposed</b>	<b>Compliant (Y/N)</b>
	Minimum setback from interior side lot line – same as principal building (1.2 m)		
	Minimum distance from other buildings on the lot - 1.2 m  Maximum height in the R3 zone - 3.6 m  Cannot exceed a lot coverage of 50%	Distance from main building - 9m  Height - 2.9 m  Lot coverage does not exceed 50%	Y
<b>Projections into Required Yards</b> Section 65	Eaves, eave-troughs and gutters - 1 m, but not closer than 0.3 m to a lot line	Rain chain projects 0.5 m into required front yard	Y
<b>Required Parking Spaces</b> Section 101  Area C Schedule 1A	Residential Care Facility: 0.25 per dwelling unit or rooming unit plus 1 per 100m <sup>2</sup> of gross floor area used for medical, health or personal services  0.25 * 13 = 3.25 657m <sup>2</sup> / 100 = 6.57 Total Required = 9.82	11 parking spaces	Y
<b>Size of Space</b> Section 106	Standard Size: 2.6 x 5.2 m Maximum width: 3.1 m	Standard - 2.7 x 5.4 m Accessible space - 3.4 x 5.4 m Van space - 3.9 x 5.4 m	Y
<b>Location of Parking</b> Section 109	Parking spaces cannot be located in a required and provided front yard, corner side yard or extension of corner side yard into the rear yard	Parking is located in the rear yard and is not located in a required front or corner side yard	Y
<b>Parking Lot Landscape Buffer</b> Section 110	Minimum Width / 1.5 m not abutting a street / 3 m abutting a street  Minimum area - 15% area of parking lot must be perimeter or interior landscaped area	/ 3 m landscape buffer abutting Forestglade Cr. / 1.5 m landscape buffer on other three sides / 25% of the parking lot area is landscaped	Y
<b>Refuse Collection</b> Section 110	Refuse collection area accessed via a parking lot must be: / Be located at least 9.0 metres from a lot line abutting a public street;	/ 1.2 m from interior lot line / > 3 m from the other property lines / 2 m opaque screening provided	N

<b>B. Zoning Review</b> <b>For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.</b>			
<b>Zoning Provisions</b> Section 159-160	<b>By-law Requirement</b>	<b>Proposed</b>	<b>Compliant (Y/N)</b>
	/ Be located at least 3.0 metres from any other lot line; and / Screened from view by an opaque screen with a minimum height of 2.0 metres.	/ Bins to be brought to street for pick up.	
<b>Bicycle Parking Rates</b> Section 111	Table 111A(i) 1 per 1500 m <sup>2</sup> GFA  1531 m <sup>2</sup> = 1	9 bike parking spaces provided	<b>Y</b>
<b>Amenity Area</b> Section 137	Residential Care Facility - 10% of GFA of each rooming unit all of which must be communal  687.7 m <sup>2</sup> * 10% = 68.7 m <sup>2</sup>	All amenity space is communal >300 m <sup>2</sup>	<b>Y</b>
<b>Other applicable relevant Provision(s)</b>			
<b>Loading Space</b> Table 113A(e)	Residential uses: None required	Not Applicable	<b>N/A</b>
<b>Waste Management</b> Section 143	In the R1, R2, R3 or R4 zone, any building exceeding 400m <sup>2</sup> must provide / An unobstructed 1.2m wide path between the garbage storage area and the street <ul style="list-style-type: none"> <li>o May be a driveway or walkway</li> </ul>	1.6 m path provided	<b>Y</b>

## Conclusion

We trust that this information is satisfactory.

Sincerely,



Saide Sayah, MCIP RPP  
Principal, Planning & Development



Genessa Bates, M.Pl.  
Planner