

Zoning Confirmation Report

298 Axis Way

April 29, 2025

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	April 29, 2025	Official Plan Designation	Suburban Transect, Minor Corridor and Neighbourhood with Evolving Neighbourhood Overlay
Municipal Address(es)	298 Axis Way	Legal Description	Block 139 and Part 1 of 4R-35191, Block 140 of Plan 4M-1544
Scope of Work	Zoning By-law Amendment / Site Plan Control		
Existing Zoning Code	DR	By-law Number	2008-250
Schedule 1 / 1A Area	C	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:	R5E[XXXX] H(13.5)		
Principal Land Use(s)	High density residential uses, from stacked dwellings to high-rise apartments, planned unit developments, and ancillary uses	Planned Unit Development of Stacked dwellings and Back-to-Back Townhouses	N
Lot Width	N/A	20 m	Y
Lot Area	1,400 m ²	27,315.28 m ²	Y
Front Yard Setback	6 m	Axis Way: >30 m	Y
Corner Side Yard Setback	4.5 m	5.39 m	Y
Interior Side Yard Setback	2.5 m, 6 m, 7.5 m (see SP A100)	4.5 m (south), 6.69 m (west)	N
Rear Yard Setback	6 m (through lot, s.135)	Brian Coburn Blvd: 6.58 m	Y
Lot Coverage	N/A	25.2%	N/A
Floor Space Index (F.S.I.)	N/A	0.76	N/A
Building Height	13.5 m	Stacked: 11.62 metres Townhouse: 10.34 metres	Y
Accessory Buildings Section 55	Maximum Height: 3.6 m	3.25 m	Y
	Maximum Floor Area: 55 m ²	32.49 m ²	Y
	Minimum exterior lot line setback: 1.2 m	4.5 m	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)
	Minimum distance from other building on same lot: 1.2 m		>7 m	Y
Projections into Required Yards Section 65	<u>Stairways, steps, landings</u> <i>At or below first level:</i> no limit in rear or interior side yard, 0.6 m from lot line in front or corner side yard <i>Other cases:</i> 1.5 m, no closer than 1 m from lot line		5.51 metres from lot line (at first level, corner side yard)	Y
	<u>Balcony, porch, deck</u> <i>Rear or interior side yard:</i> no limit <i>Other cases:</i> greater of 2 m or 50% of required yard, no closer than 1 m from lot line		3.048 metres (36%), 4.61 metres from lot line (corner side yard)	Y
Required Parking Spaces Section 101 and 103	Stacked: 1.2 spaces per unit	192	160 (1 per unit)	N
	Townhouse: 1 space per unit	40	40	Y
Visitor Parking spaces Section 102	Stacked: 0.2 spaces per unit	32	17 (0.1 per unit)	N
	Townhouse: N/A		N/A	N/A
Parking Space Dimensions Section 105 and 106	Standard Spaces: 2.6 x 5.2 m		2.6 x 5.2 m	Y
	Parallel Spaces: 2.6 x 6.7 m		2.6 x 7 m	Y
Driveway Width Section 107	6 m		6 m	Y
Aisle Width Section 107	6 m		6.7 m	Y
Location of Parking Section 109	Not in front or exterior side yard		Internal yard and interior side yard	Y
Refuse Collection Section 110	<u>Setbacks</u> From street: 9 m From other lot lines: 3 m		>20 metres from Brian Coburn Boulevard 6.22 metres from interior side lot line	Y
	<u>Screening</u> Opaque 2 m screen, or soft landscaping if in-ground container		In-ground containers screened with soft landscaping	Y
Bicycle Parking Rates Section 111	0.5 spaces per unit 160 x 0.5 = 80 spaces		80 spaces	Y
Amenity Space Section 137	Total: 6 m ² per stacked unit = 960 m ²		2,782.2 m ²	Y
	Communal area: 50% of total = 480 m ²		644.8 m ²	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)
Other applicable relevant Provision(s)			
Barrier-free Parking	0 spaces	2 spaces	Y
Minimum Landscaped Area of Parking Lot Section 110	15%	37.5%	Y
Minimum Landscaped Area	30%	45.7 %	Y
Minimum Separation of Buildings Within a PUD Section 131	1.2 m	5.1 m	Y
Minimum Width of Private Way Section 131	6 m	6 m	Y
Minimum Setback from a Private Way Section 131	Residential use: 1.8 m	4.20 m	Y
	Garage entrance: 5.2 m	6.05 m	Y

Annex 2 – Draft List of Requested Relief from Zoning

Section	Requirement	Proposed
Required Parking Spaces Section 101 and 103	Stacked: 1.2 spaces per unit = 192 spaces	1 per unit = 160 spaces
Visitor Parking spaces Section 102	Stacked: 0.2 spaces per unit = 32 spaces	0.1 per unit = 16 spaces
Building Height	Stacked dwellings: 11 metres	13.5 metres
Minimum Interior Side Yard Setback	Equal to required rear yard setback for dwelling typology = 7.5 metres	4 metres

Conclusion

This Zoning Confirmation Report demonstrates that the proposed development complies with the applicable requirements of the proposed Residential Fifth Density Zone, Subzone E – R5E, as per the Comprehensive Zoning By-law 2008-250 with site-specific zoning exceptions to permit back-to-back townhouses, reduced resident and visitor parking rates, a reduced interior side yard setback, as well as a height suffix of 13.5 metres.

Should you have any questions related to the contents of this letter or the application, please do not hesitate to contact the undersigned.

Sincerely,



Kenneth Blouin, M.P.L.
Planner



Paul Black, MCIP RPP
Principal