

# Zoning Confirmation Report

## 250 Forestglade Crescent

May 14, 2025

### Annex 1 - Zoning Confirmation Report Checklist

| A. Project Information |                     |                           |   |
|------------------------|---------------------|---------------------------|---|
| Review Date            | 2025-05-14          | Official Plan Designation | Neighbourhood                               |
| Municipal Address(es)  | 250 Forestglade Cr. | Legal Description         | Block 90 of R-Plan 4M-842<br>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<br>Section 159-160   | By-law Requirement   | Proposed                             | Compliant<br>(Y/N) |
| Proposed Zone/Subzone<br>(Zoning By-law<br>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<br>Back<br>Blohm Dr   | 3 m  | 4.30 m                               | Y                  |
| Minimum Corner Side Yard<br>Setback<br>Forestglade Cr  | 3 m  | 5.42 m                               | Y                  |
| Minimum Interior Side Yard<br>Setback<br>Multi-use Path  | 1.2 m  | 7.73 m                               | Y                  |
| Minimum Rear Yard<br>Setback   | 7.5 m  | 20.84 m                              | Y                  |
| Building Height  | 12 m   | 11.7 m                               | Y                  |
| Accessory Buildings or<br>Structures<br>Section 55   | Minimum front yard setback –<br>same as for principal building (3 m) | Gazebo<br>/ Front yard setback - 3 m | Y<br>Y             |

## B. Zoning Review

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

| Zoning Provisions<br>Section 159-160                             | By-law Requirement  | Proposed  | Compliant<br>(Y/N) |
|--|---|---|--------------------|
|  | Minium setback from interior side lot line – same as principal building (1.2 m)   | / Interior side yard setback - 3.86 m<br><u>Garbage Enclosure</u><br>/ Front yard setback - >3 m<br>/ Interior side yard setback - 1.2 m        |                    |
|  | Minimum distance from other buildings on the lot - 1.2 m  | <u>Gazebo</u><br>/ Distance from main building - 9m<br>/ Height - 2.9 m   | Y                  |
|  | Maximum height in the R3 zone - 3.6 m   | / Lot coverage does not exceed 50%<br><u>Garbage Enclosure</u>  | Y                  |
|  | Cannot exceed a lot coverage of 50%   | / Distance from main building – 3.35 m<br>/ Height – 3.03 m<br>/ Lot coverage does not exceed 50%   |                    |
| <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<br>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<br><br>0.25 * 13 = 3.25<br>657m <sup>2</sup> / 100 = 6.57<br>Total Required = 9.82 | 11 parking spaces   | Y                  |
| <b>Size of Space</b> Section 106                                 | Standard Size: 2.6 x 5.2 m<br>Maximum width: 3.1 m  | Standard - 2.7 x 5.4 m<br>Accessible space - 3.4 x 5.4 m<br>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<br>/ 1.5 m not abutting a street<br>/ 3 m abutting a street<br><br>Minimum area - 15% area of parking lot must be perimeter or interior landscaped area   | / 3 m landscape buffer abutting Forestglade Cr.<br>/ 1.5 m landscape buffer on other three sides<br>/ 25% of the parking lot area is landscaped | Y                  |
| <b>Bicycle Parking Rates</b> Section 111                         | Table 111A(i)<br>1 per 1500 m <sup>2</sup> GFA  | 9 bike parking spaces provided  | Y                  |

| <b>B. Zoning Review</b><br><b>For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.</b> |   |   |                        |
|--|---|---|------------------------|
| <b>Zoning Provisions</b><br>Section 159-160  | <b>By-law Requirement</b>   | <b>Proposed</b>                                   | <b>Compliant (Y/N)</b> |
|  | 1531 m <sup>2</sup> = 1   |   |                        |
| <b>Amenity Area</b><br>Section 137   | Residential Care Facility - 10% of GFA of each rooming unit all of which must be communal<br><br>687.7 m <sup>2</sup> * 10% = 68.7 m <sup>2</sup>   | All amenity space is communal >300 m <sup>2</sup> | Y                      |
| <b>Other applicable relevant Provision(s)</b>  |   |   |                        |
| <b>Loading Space</b><br>Table 113A(e)  | Residential uses: None required   | None required                                     | Y                      |
| <b>Waste Management</b><br>Section 143   | In the R1, R2, R3 or R4 zone, any building exceeding 400m <sup>2</sup> must provide<br><br>/ An unobstructed 1.2m wide path between the garbage storage area and the street<br>o May be a driveway or walkway | 1.6 m path provided                               | Y                      |

## Conclusion

We trust that this information is satisfactory.

Sincerely,



Saide Sayah, MCIP RPP  
Principal, Planning & Development



Genessa Bates, M.Pl.  
Planner