

Zoning Confirmation Report

312 Lisgar St

July 23, 2025

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Annex 1 - Zoning Confirmation Report Checklist

| A. Project Information | | | |
|------------------------------|-------------------|----------------------------------|---|
| Review Date | 2025-07-23 | Official Plan Designation | Hub |
| Municipal Address(es) | 312 Lisgar St | Legal Description | Part of Lot 36 South Lisgar Street R-Plan 12281 |
| Scope of Work | Site Plan Control | | |
| Existing Zoning Code | I1A[1912] | By-law Number | 2008-250 |
| Schedule 1 / 1A Area | Area B / Area X | Overlays Applicable | Mature Neighbourhoods Overlay |

| B. Zoning Review | | | |
|---|--|---|-----------------|
| Zoning Provisions | By-law Requirement or Applicable Section, Exception or Schedule Reference | Proposal | Compliant (Y/N) |
| Proposed Zone/Subzone (Zoning By-law Amendments only): | | | |
| Principal Land Use(s) | place of worship; community health and resource centre | place of worship; community health and resource centre | Y |
| Lot Width Exception [1912] | 10.06 metres | 10.06m | Y |
| Lot Area Exception [1912] | 344m ² | 344.8m ² | Y |
| Front Yard Set Back Exception [1912] | 1.7m | 1.75m – Main Floor 0m – 2 nd Floor and above | N |
| Interior Side Yard Setback Exception [1912] | 0m | East: 0m West: 0m | Y |
| Rear Yard Setback Exception [1912], Section 170 | 0m for first storey Otherwise - 4.5m | 0m – 1 st storey 4.5m – 2 nd Floor and above | Y |
| Building Height | 15m | 15m | Y |
| Projections into Height Limit Section 64 | mechanical and service equipment penthouse, elevator or stairway penthouses; parapet; and | 1.62m | Y |

| B. Zoning Review | | | |
|--|--|---|------------------------|
| Zoning Provisions | By-law Requirement or Applicable Section, Exception or Schedule Reference | Proposal | Compliant (Y/N) |
| | roof-top gardens and terraces and associated safety guards and access structures; | | |
| Projections into Required Yards Section 65 | Ornamental elements such as sills, belt courses, cornices, parapets and pilasters - 1.2 m, but not closer than 0.6 m to a lot line | To remain within property lines (i.e., 0m setback for interior yards) | Y |
| Required Parking Spaces Exception [1912] | No parking required for a place of worship or community health and resource centre | None | Y |
| Bicycle Parking Rates Section 111 | Other non-residential uses: 1 per 1500 m ² of gross floor area Total GFA = 1,218m ² 0 required | 0 | Y |
| Other applicable relevant Provision(s) | | | |
| Place of Worship and Place of Assembly Section 96 | The cumulative gross floor area of all ancillary uses must not exceed the gross floor area of worship space | 676 (50.5%) 662 (49.5%) | Y |
| Exception [1912] | Community health and resource centre may occupy a maximum of 38% of the GFA of the building | 676 (50.5%) 662 (49.5%) | N |

Annex 2 – Draft List of Requested Relief from Zoning

| Section | By-law Requirement | Requirement | Proposed |
|------------------|---------------------------|---|--|
| Exception [1912] | Front Yard Set Back | 1.7m | 1.75m – Main Floor 0m – 2 nd Floor and above |
| Exception [1912] | Exception Provision | Community health and resource centre may occupy a maximum of 38% of the GFA of the building | 676 (50.5%) 662 (49.5%) |

Conclusion

Zoning deficiencies are noted in this initial submission. Our client would like feedback before considering any revisions to their site plan and/or Minor Variance applications to the Committee of Adjustment. We trust that this information is satisfactory.

Sincerely,



Saide Sayah, MCIP RPP
Principal



Genessa Bates, M.Pl.
Planner