

Zoning Confirmation Report

815 Roger Griffiths Avenue

July 10, 2025

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	July 10, 2025	Official Plan Designation	Suburban Transect, Neighbourhood Designation
Municipal Address(es)	815 Roger Griffiths Avenue	Legal Description	Block 1, Plan 4M-1675
Scope of Work	Site Plan Control		
Existing Zoning Code	LC	By-law Number	2008-250
Schedule 1 / 1A Area	C	Overlays Applicable	Evolving Neighbourhood

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 (Zoning By-law Amendments only):			
Principal Land Use(s)	Includes stacked and apartment dwellings	Stacked and apartment dwellings	Y
Lot Width	n/a	SP-1a: 51.13 metres SP-1b: 81.85 metres	n/a
Lot Area	n/a	SP-1a: 5,816.7 square metres SP-1b: 8,854.3 square metres	n/a
Front Yard Set Back	3 metres	SP-1a: 9.16 metres SP-1b: 6.04 metres	Y
Corner Side Yard Setback	3 metres	SP-1a: 4.57 metres SP-1b: N/A	Y n/a
Interior Side Yard Setback	Residential use: 1.2 metres	SP-1a: 23.19 metres SP-1b: 3.50 metres	Y
Rear Yard Setback	Abutting a street: 5 metres Residential use: 7.5 metres	SP-1a: 5.05 metres SP-1b: 5.00 metres	Y
Lot Coverage	n/a	SP-1a: 28.46% SP-1b: 25.61%	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)
Floor Space Index (F.S.I.)	n/a	SP-1a: 0.715 SP-1b: 0.740	n/a
Building Height	12.5 metres	SP-1a: 13.01 metres SP-1b: 9.5 metres	N Y
Accessory Buildings Section 55	Front yard setback: 3 metres Street-abutting side or rear yard setback: 0 metres Interior side or rear yard setback: 0 metres	SP-1b: front yard setback >39 metres	Y
	Separation from other building on same lot: 0 metres	SP-1b: >6 metres	Y
	Maximum height: 4.5 metres (Section 131)	3.58 metres	Y
	Maximum size: 200 square metres (Section 131)	83 square metres	Y
Projections into Height Limit Section 64	Mechanical, service, elevator, stairway penthouse; roof-top gardens and terraces; etc.	n/a	Y
Projections into Required Yards Section 65	Balcony, pock, deck within 0.6 m of grade, front yard: 2 metres, or 50% of required yard, no closer than 1 metre to lot line Above 0.6 metres: 2 metres, no closer than 1 metre to lot line	SP-1a: 3.09 metres from lot line SP-1b: 4.24 metres from lot line	Y
	Stoops, landings, steps at or below first floor: no closer than 0.6 metres from front or corner side lot line.	SP-1a: 1.6 metres SP-1b: 2.47 metres	Y
Required Parking Spaces Section 101 and 103	Dwelling, Stacked and Dwelling, Low-rise Apartment: 1.2 per dwelling unit SP-1a = 62 spaces SP-1b = 76 spaces	SP-1a = 71 spaces SP-1b = 77 spaces	Y
Visitor Parking spaces Section 102	0.2 per dwelling unit SP-1a = 10 spaces SP-1b = 13 spaces	SP-1a = 10 spaces SP-1b = 13 spaces	Y
Size of Parking Space Section 105 and 106	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	Y
	Up to 50% of the parking spaces (27) in a parking garage may be reduced to a minimum of 4.6m	SP-1a = 12 spaces SP-1b = 0 spaces	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)
	long and 2.4m wide, provided that the space is visibly identified as being for a compact car, is not a required visitor parking space, and is not abutting an obstruction. SP-1a = 40 spaces SP-1b = 45 spaces		
Driveway Width Section 107	Double traffic lane providing access to 20 or more parking spaces: 6 to 6.7 metres	SP-1a: 6 metres SP-1b: 6.7 metres	Y
Aisle Width Section 107	Serving parking space at 90 degrees in garage or lot accessory to a residential use: 6 to 6.7 metres	SP-1a: 6 metres SP-1b: 6-6.7 metres	Y
Location of Parking Section 109	Not in a required front yard, corner side yard, or extension of corner side yard into rear yard	Not in a required front yard, corner side yard, or extension of corner side yard into rear yard	Y
Refuse Collection Section 110	Refuse collection and loading accessed via parking must be at least 9 metres from lot line abutting public street, 3 metres from other lot line, screened by 2 metre screen	SP-1a: internal to building (underground parking) SP-1b: within accessory building, no closer than 25 metres from any lot line	Y
Bicycle Parking Rates Section 111	0.5 per dwelling unit SP-1a = 26 spaces SP-1b = 32 spaces	SP-1a = 28 spaces SP-1b = 52 spaces	Y
Amenity Space Section 137	Total: 6m ² per dwelling SP-1a: 312 m ² SP-1b: 378 m ²	SP-1a: 696.9 m ² SP-1b: 754.5 m ²	Y
	Communal: 50% of total SP-1a: 156 m ² SP-1b: 189 m ²	SP-1a: 230 m ² SP-1b: 345 m ²	Y
Other applicable relevant Provision(s)			
Landscaped Area of Parking Lot Section 110	15%	SP-1a: 40.2% SP-1b: 28.5%	Y
Landscaped Buffer of Parking Lot Section 110	Abutting a street: 3 metres 10 or fewer spaces, not abutting a street: 0 metres	SP-1a: 4.70 metres abutting a street, 1.92 metres not abutting a street (10 or fewer spaces)	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)
	11 to 100 spaces, not abutting a street: 1.5 metres	SP-1b: 4.50 metres abutting a street, 1.50 metres not abutting a street (11 or more spaces)	
Minimum width of landscaped area Section 189	Abutting a street: 3 metres	SP-1a: 4.57 metres SP-1b: 6.7 metres	Y
Storage Section 189	Completely enclosed within building	Completely enclosed within building	Y
Minimum Width of Private Way Section 131	6 metres	SP-1a: 6 metres SP-1b: 6.7 metres	Y
Minimum Setback of a Residential Wall to a Private Way Section 131	1.8 metres	SP-1a: 2.74 metres SP-1b: 2.80 metres	Y
Minimum Separation Between Buildings in a PUD Section 131	1.2 metres	SP-1a: 13.35 metres SP-1b: 5.28 metres	Y
Maximum Gradient of Driveway Section 108	Driveway serving less than 50 spaces may not exceed 2% within 6 metres of highway line (Private Approach By-law)	SP-1a: 6.9% driveway over 40 metres from highway line	Y

Annex 2 – Draft List of Requested Relief from Zoning

Section	By-law Requirement	Requirement	Proposed
189	Maximum Building Height	12.5 metres	13.1 metres
	Note: to be addressed through Minor Variance prior to Site Plan Approval		

Conclusion

The sole deficiency, maximum height of SP-1a, will be addressed through a Minor Variance Application prior to Site Plan Approval. We trust that this information is satisfactory.

Sincerely,



Scott Alain, MCIP RPP
Senior Planner