

Zoning Confirmation Report

1

298 Axis Way

June 29, 2026

Annex 1 - Zoning Confirmation Report Checklist (Zoning By-law 2008-250)

A. Project Information			
Review Date	June 29, 2026	Official Plan Designation	Suburban Transect, Minor Corridor and Neighbourhood
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	Evolving Neighbourhood Overlay

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, Back-to-Back Townhouses, and Rear Lane Townhouses	N
Lot Width	N/A	~173 m	Y
Lot Area	1,400 m ²	27,315.28 m ²	Y
Front Yard Setback	6 m	6.92 m (Brian Coburn)	Y
Corner Side Yard Setback	4.5 m	4.50 m	Y
Interior Side Yard Setback	South: 7.5 m (abutting rear yard) West: 1.8 m (abutting vacant lot)	South: 5.90 m West: 7.00 m	N Y
Rear Yard Setback	6 m (through lot, s.135)	Axis: 34.08 m	Y
Lot Coverage	N/A	28.4%	N/A
Floor Space Index (F.S.I.)	N/A	0.85	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	19.25 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)
	Minimum exterior lot line setback: 1.2 m		4.63 m	Y
	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		<i>at first level:</i> ~3.5 metres from lot line (corner side yard)	Y
Required Parking Spaces Section 101 and 103	Stacked: 1.2 spaces per unit	72	60 (1 per unit)	N
	Townhouse: 1 space per unit	104	104	Y
Visitor Parking spaces Section 102	Stacked: 0.2 spaces per unit	12	15	Y
	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 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		>30 m from lot line	Y
	<u>Screening</u> Opaque 2 m screen, or soft landscaping if in-ground container		In-ground containers screened with soft landscaping and fence	Y
Bicycle Parking Rates Section 111	0.5 spaces per unit 60 x 0.5 = 30 spaces		30 spaces	Y
Amenity Space Section 137	Total: 6 m ² per stacked unit = 360 m ²		1,220.66 m ²	Y
	Communal area: 50% of total = 180 m ²		449.33 m ²	Y
Other applicable relevant Provision(s)				
Minimum Landscaped Area of Parking Lot Section 110	15%		37.9%	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 Landscaped Area Section 163	30%	43.2 %	Y
Minimum Separation of Buildings Within a PUD Section 131	1.2 m	2.125 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	4.85 m	Y
	Garage entrance: 5.2 m	6.00 m	Y

Annex 2 – Draft List of Requested Relief from Zoning

Section	Requirement	Proposed
Permitted uses Section 163	High density residential uses, from stacked dwellings to high-rise apartments, planned unit developments, and ancillary uses	Add “back-to-back townhouses” and “rear lane townhouses”
Required Parking Spaces Section 101	Stacked: 1.2 spaces per unit = 72 spaces	1 per unit = 60 spaces
Building Height Section 164	Stacked dwellings: 11 metres	13.5 metres
Minimum Interior Side Yard Setback Section 164	Equal to required rear yard setback for dwelling typology = 7.5 metres	5.9 metres throughout
Front lot line	Shortest lot line abutting a street	Lot line abutting Brian Coburn Boulevard

Annex 3 - Zoning Confirmation Report Checklist (Zoning By-law 2026-50)

A. Project Information			
Review Date	June 29, 2026	Official Plan Designation	Suburban Transect, Minor Corridor and Neighbourhood
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	2026-50

Schedule A3 Area	B	Overlays Applicable	Evolving Neighbourhood Overlay
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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:	N4C[XXXX]		
Principal Land Use(s)	Residential and ancillary uses	Residential	Y
Lot Width	10 m per building	~173 m for 3 buildings	Y
Lot Area	N/A	27,315.28 m ²	Y
Front Yard Setback	4.5 m	6.92 m (Brian Coburn)	Y
Exterior Side Yard Setback	3 m	4.50 m	Y
Interior Side Yard Setback	2.4 m total	South: 5.90 m West: 7.00 m Total: 12.90 m	Y
Rear Yard Setback	4.5 m (through lot)	Axis: 34.08 m	Y
Minimum Large Dwelling Units	One per 6 units in a building must be 80 m ² or 3-bedroom	Stacked: 1 per 6 units 3-bed Back-to-back: 100% 80 m ² Townhouses: 100% 3-bed	Y
Maximum Building Depth	No more than 6 dwelling units or 3 vertically attached dwellings: 20 m	N/A	N/A
Functional Path of Travel	For garbage or bicycle area serving 6 or more dwellings: minimum width of 1.5 m	1.5 m	Y
Lot Coverage	N/A	28.4%	N/A
Floor Space Index (F.S.I.)	N/A	0.85	N/A
Building Height	14.5 m	Stacked: 11.62 metres Townhouse: 10.34 metres	Y
Accessory Buildings Section 202	Maximum Height: 3.6 m	3.25 m	Y
	Maximum Floor Area: 55 m ²	19.25 m ²	Y
	Minimum exterior lot line setback: 1.2 m	4.63 m	Y
	Minimum distance from other building on same lot: 1.2 m	~7 m	Y
Projections into Required Yards Section 204	<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	~3.5 metres from lot line (at first level, corner side yard)	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)
Required Parking Spaces	Stacked: N/A	60	Y
	Townhouse: N/A	104	Y
Visitor Parking spaces Section 603	Stacked: 0.1 spaces per unit over 24 4	15	Y
	Townhouse: N/A	N/A	N/A
Parking Space Dimensions Section 601	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
Garage Interior Dimensions	1-car: 2.8 x 6 m 2-car: 5.2 x 6 m	1-car: 3.05 x 6.10 m 2-car: 5.59 x 6.02 m	Y
Driveway Width Section 607	6 m	6 m	Y
Aisle Width Section 607	6 m	6 m	Y
Location of Parking Section 604	Not in front or exterior side yard	Internal yard and interior side yard	Y
Waste Management Section 217	<u>Area</u> More than 10 dwelling units: 10 m ²	>40 m ²	Y
	<u>Screening</u> Opaque 2 m screen, or 1.5 m soft landscaping if in-ground container	In-ground containers screened with soft landscaping and fence	Y
Bicycle Parking Rates Section 613	Short-term: 2 per building + 1 over 20 units 7	30 spaces	Y
	Long-term: 0.75 per unit 45	0 spaces	N
	Inclusive: over 20 spaces 5%	0 spaces	N
Amenity Space Section 208	Total: 6 m ² per unit = 984 m ²	1,220.66 m ²	Y
	Communal area: 50% of total = 492 m ²	449.33 m ²	N
Minimum Landscaped Area of Parking Lot Section 607	15%	37.9%	Y
	At least one 3.5-metre median or peninsula	Two 5 m peninsulas	Y
Minimum Landscaped Area Section 703	25%	43.2 %	Y
Minimum Front and Exterior Side Yard Landscaping	40%	>50%	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 Rear Yard Landscaping	25%	>50%	Y
Minimum Separation of Buildings Within a PUD Section 703	1.2 m	2.125 m	Y
Minimum Width of Private Way Section 703	6 m	6 m	Y
Minimum Setback from a Private Way Section 703	Residential use: 1.8 m	4.85 m	Y
	Garage entrance: 5.2 m	6.00 m	Y

Annex 4 – Draft List of Requested Relief from Zoning

Section	Requirement	Proposed
Bicycle Parking Rates Section 613	Long-term: 0.75 per unit = 45 spaces	none
	Inclusive: over 20 spaces = 5%	none
Communal Amenity Space Section 208	50% of total = 492 m ²	440 m ² (or “not required for vertically attached dwellings”)
Front lot line	Shortest lot line abutting a street	Brian Coburn Boulevard

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 parking rates, adjust the front lot line to abut Brian Coburn Boulevard, and to implement a height suffix of 13.5 metres.

The proposed amendment to Zoning By-law 2026-50 is to ensure the proposed site plan is zoning-compliant in the event that building permit is sought after the expiration of transition policies of Section 109.

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.PL.
Planner



Paul Black, MCIP RPP
Principal