# Zoning Confirmation Report
# 6259, 6267, 6271, 6273 Renaud Road
October 29, 2026

## Annex 1 - Zoning Confirmation Report Checklist

| A. Project Information | | | |
|---|---|---|---|
| **Review Date** | October 1, 2026 | **Official Plan Designation** | Neighbourhood, Suburban Transect |
| **Scope of Work** | Zoning By-Law Amendment / Site Plan Control | | |
| **Existing Zoning Code** | DR / INZ | **By-law Number** | 2026-50 |
| **Proposed Zoning** | N3B [XXXX] | | |

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

| Zoning Mechanism | Requirement (N3B) | Provided | Compliance |
|---|---|---|---|
| **Permitted Uses** | Dwelling unit, Planned Unit Development | Dwelling unit, Planned Unit Development | Y |
| **Minimum Lot Area** | No minimum | 13,295.5 $m^2$ | Y |
| **Minimum Lot Width** | 7.5 m | 45.8 m | Y |
| **Minimum Lot Width per Vertically Attached Dwelling Unit** | 4.5 m per unit | Melodie: 7.63 m per unit<br>Compass: 10.71 m per unit<br>Renaud: 12.43 m per unit | Y |
| **Maximum Number of Dwelling Units** | 2.5 per 100 $m^2$ = 332 dwellings<br>max 12 per building | 80 dwellings<br>Up to 12 per building | Y |
| **Minimum Front Yard Setback**<br>*Area E of Schedule A1* | 3 m | >4.12 m | Y |
| **Minimum Interior Side Yard Setback** | 0.6 m | 1.99 m | Y |
| **Minimum Exterior Side Yard Setback** | 3 m | 5.59 m post-ROW widening | Y |
| **Minimum Rear Yard Setback** | Through lot: 3 m | 5.0 m | Y |
| **Maximum Building Height** | 11 m, 3 storeys | 10.69 m, 3 storeys | Y |
| **Maximum number of vertically attached dwellings in a single row** | 8 dwellings | 6 dwellings | Y |

| Zoning Mechanism | Requirement (N3B) | Provided | Compliance |
|---|---|---|---|
| **Minimum functional path of travel** | 1.5 m, uninterrupted | 1.5 m | Y |
| **Soft Landscaping Requirements** | Any part of any yard must be soft landscaped, except for those parts occupied by:<br>/ accessory buildings and structures<br>/ bicycle parking areas<br>/ hardscaping for waste and recycling management<br>/ parking exclusion fixtures<br>/ patios and swimming pools<br>/ pedestrian walkways<br>/ permitted driveways, parking aisles and parking spaces<br>/ permitted projections<br>/ features required to meet accessibility standards. | Soft landscaping with bicycle parking, walkways, patios, accessory building, etc. | Y |
| **Soft Landscaping within the Front and Exterior Side Yard** | Lot width < 8.25 m: 30%<br>Lot width 8.25-12 m: 35%<br>Lot width > 12 m: 40% | Melodie:<br>Lot width < 8.25 m: 30.1%<br>Lot width 8.25-12 m: 42.8%<br>Lot width > 12 m: 74.3%<br><br>Renaud:<br>Lot width: > 12 m: 80.4%<br><br>Compass:<br>Lot width < 8.25 m: 31.7%<br>Lot width > 12 m: 62.6% | Y |
| **Minimum Soft Landscaping in a Planned Unit Development** | 25% | 32.9% | Y |
| **Minimum setback from garage entrance to sidewalk** *(public street)* | 5.7 m | 7.32 m | Y |
| **Projections into yards** *(Covered porch (204(9)(e)))* | Minimum setback: 1 m<br>Maximum projection: 2 m | Outside of Required Yard | Y |
| **Accessory Building in a Planned Unit Development** *(garbage, bicycle parking)* | Height: 4.5 m | 4.5 m | Y |
| | Area: 200 $m^2$ | 91.87 $m^2$ | Y |
| | Setback from interior lot line: 0.6 m | 1.6 m | Y |
| **Amenity area** | 6 $m^2$ unit = 480 $m^2$ | Min. 5.5 $m^2$ private amenity per unit + 17.1 $m^2$ communal amenity per unit | Y |
| **Communal amenity area** | 50% of total required = 240 $m^2$ | 1,374 $m^2$ | Y |

| Zoning Mechanism | Requirement (N3B) | Provided | Compliance |
|---|---|---|---|
| **Minimum waste management area** | More than 10 units: 10 $m^2$ | 41 $m^2$ | Y |
| **Minimum building separation** | 1.2 m | 6.5 m | Y |
| **Minimum setback from private way** | 1.8 m | 2.9 m | Y |
| **Minimum width of private way** | 6 m | 6 m | Y |
| **Minimum setback from garage entrance to private way** *(PUD)* | 5.2 m | 5.2 m | Y |
| **Parking Provisions**<br>***Part 6*** | | | |
| **Minimum Visitor Parking**<br>*Area D on Schedule A3* | 0.1 per dwelling unit; less the first 12 units = 2 spaces | 11 spaces | Y |
| **Minimum Parking Space Dimensions** | Length: 5.2 m<br>Width: 2.6 m | Length: 5.2 m<br>Width: 2.6 m | Y |
| **Minimum Driveway Width** | 6 m | 6 m | Y |
| **Minimum Aisle Width** | 6 m | 6 m | Y |
| **Minimum landscaped buffer of parking lot** | 11-99 spaces: 3.5 m | 13.11 m | Y |
| **Minimum landscaped area of parking lot** | <100 spaces: 15% | 49.87% | Y |
| **Driveway width for 1-3 parking spaces** *(public street)* | Minimum: 2.6 m<br>Maximum: 50% of lot width/depth | Total:<br>Shared driveway: 5.84 m<br>Total: 40% of lot width<br><br>Per vertically attached dwelling:<br>Driveway: 2.92 m<br>Total: 47.5% of lot width (6.15 m) (Mélodie) | Y |
| **Maximum width of walkways and driveways** | 50% of lot width/depth | Total:<br>Shared driveway: 5.84 m<br>Total: 40% of lot width<br><br>Per vertically attached dwelling:<br>Driveway: 2.92 m<br>Total: 47.5% of lot width (6.15 m) (Mélodie) | Y |
| **Minimum interior garage dimensions** | 6 m long by 2.8 m wide for a single interior parking space | 5.87 m long by 2.9 m wide | N |
| | Bicycle Parking | | |

| Zoning Mechanism | Requirement (N3B) | Provided | Compliance |
|---|---|---|---|
| | Section 613 | | |
| **Minimum Bicycle Parking Space Dimensions** | Horizontal: 0.6 m x 1.8 m<br>Stacked: 0.37 m x 1.8 m<br>Inclusive: 1 m x 2.75 m<br>Aisle: 1.5 m | Horizontal: 0.6 m x 1.8 m<br>Stacked: 0.37 m x 1.8 m<br>Inclusive: 1 m x 2.75 m<br>Aisle: 1.5 m | Y |
| **Minimum Bicycle Space Requirements**<br>*Building with 5-12 dwelling units.* | Long-term: 1 per dwelling unit = 36<br>Short-term: 0 | Long-term: 42<br>Short-term: 6 | Y |
| **Minimum Inclusive Bicycle Parking Spaces** | 5% of required = 2 spaces | 2 spaces | Y |
| **Location of Long-term Bicycle Parking Spaces** | Secure enclosure inside a building or structure<br>At least 50% horizontal at grade | Securely enclosed inside a building<br>52.3% horizontal at grade | Y |

## Annex 2 – Draft List of Requested Relief from Zoning

| Section | Provision | Requirement | Proposed |
|---|---|---|---|
| **606(7)** | **Minimum interior garage dimensions** | 6 m long by 2.8 m wide for a single interior parking space | 5.87 m long by 2.8 m wide |
| | | | |

## Conclusion

The proposed development meets all of the provisions of the N3B Zone of Zoning By-law 2026-50, except for minimum interior garage dimensions, which are deficient in length by 0.13m. A rationale for the reduction of this provision is provided in the attached cover letter. We trust that this information is satisfactory.

Sincerely,



Kenneth Blouin, MPl
Planner



Nico Church, MCIP RPP
Senior Planner