

Zoning Confirmation Report

245-275 Lamarche Avenue

September 24, 2024

Annex 1 - Zoning Confirmation Report Checklist

| A. Project Information | | | |
|------------------------|---|---------------------------|---|
| Review Date | September 23, 2024 | Official Plan Designation | Suburban Transect, Neighbourhood |
| Municipal Address(es) | 245-275 Lamarche Ave. | Legal Description | Blocks 147, 173 and 175 and Part of Block 148 Registered Plan 4M-1629 |
| Scope of Work | Official Plan Amendment / 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 |

| 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): | R4Z [xxxx] | | |
| Principal Land Use(s) | Low-rise residential | Stacked dwellings | Y |
| Lot Width | 18 m | 149.3 m | Y |
| Lot Area | 1,400 m ² | 45,201 m ² | Y |
| Front Yard Setback | 3 m | 3.14 m | Y |
| Corner Side Yard Setback | 3 m | N/A | N/A |
| Interior Side Yard Setback | 6 m | 5.05 m | N |
| Rear Yard Setback | 6 m | 5.11 m | N |
| Lot Coverage Floor Space Index (F.S.I.) | N/A | N/A | N/A |
| Building Height | 15 m | 12.1 m | Y |
| Accessory Buildings Section 55 | N/A | N/A | N/A |
| Projections into Height Limit Section 64 | N/A | N/A | 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) |
|--|---|---|-----------------|
| Projections into Required Yards Section 65 | <u>Stairways, steps, landing</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 | | Y |
| | <u>Balcony, porch, deck</u> <i>Rear or interior side yard:</i> no limit <i>Other cases:</i> greater of 2 m or 50% of required yard, no closer than 1 m from lot line | | Y |
| Required Parking Spaces Section 101 and 103 | 1.2 spaces per unit $476 \times 1.2 = 571$ | 476 | N |
| Visitor Parking spaces Section 102 | 0.2 spaces per unit $476 \times 0.2 = 95$ | 36 | N |
| Size of Space Section 105 and 106 | Standard Size: 2.6 x 5.2 m | 2.6 x 5.2 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 to the site | Y |
| Refuse Collection Section 110 | <u>Setbacks</u> From street: 9 m From other lot lines: 3 m | > 20 m in all cases | Y |
| | <u>Screening</u> Opaque 2 m screen, or soft landscaping if in-ground container | | Y |
| Bicycle Parking Rates Section 111 | 0.5 spaces per unit $476 \times 0.5 = 238$ | 280 | Y |
| Amenity Space Section 137 | 6 m ² per unit: $476 \times 6 \text{ m}^2 = 2856 \text{ m}^2$ Communal area: 50% of total = 1428 m ² | Total: 6141.18 m ² Communal: 1616.31 m ² | Y |
| Other applicable relevant Provision(s) | | | |
| Barrier-free Parking | 2 spaces | 2 spaces | Y |
| Minimum Landscaped Area of Parking Lot Section 110 | 15% | 15.85% | 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 | 30% | 44% | Y |
| Minimum Separation of Buildings Within a PUD Section 131 | 1.2 m | 5 m | Y |
| Minimum width of Private Way Section 131 | 6 m | 6 m | Y |

| Section | Requirement | Proposed |
|---|---|--|
| Required Parking Spaces Section 101 and 103 | 1.2 spaces per unit $476 \times 1.2 = 571$ | 1 space per unit 476 |
| Visitor Parking spaces Section 102 | 0.2 spaces per unit $476 \times 0.2 = 95$ | 0.075 spaces per unit $476 \times 0.075 = 36$ |
| Interior Side Yard Setback | 6 m | 5.05 m |
| Rear Yard Setback | 6 m | 5.11 m |