

## Zoning Confirmation Report Checklist

A. Project Information			
<b>Review Date:</b>	Oct. 17, 2024	<b>Reviewed Plans:</b>	Site Plan prepared by Hobin Architecture dated Oct. 17, 2024
<b>Municipal Address(es):</b>	295 Deschâtelets Avenue	<b>Official Plan designation:</b>	Neighbourhood/Evolving Neighbourhood Overlay
<b>Legal Description:</b>	Block 29 on 4M-1596		
<b>Scope of Work:</b>	Zoning By-law Amendment application		
<b>Existing Zoning Code:</b>	Residential Third Density, Subzone Q, Urban Exception 2306 – R3Q[2306]	<b>By-law Number:</b>	2008-250
<b>Schedule 1 / 1A Area:</b>	Area X: Inner Urban on Schedule 1A	<b>Overlays Applicable:</b>	Mature Neighbourhoods Overlay

B. Zoning Review				
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.				
<b>Proposed Zone/Subzone (Zoning By-law Amendments only):</b>	Amend the existing R3Q[2306] site-specific provisions to add the suggested zoning provisions as described below.			
Zoning Provisions	Applicable Section, Exception or Schedule Reference	By-law Requirement	Proposal	Compliant (Y/N)
<b>Principal Land Use(s)</b>	Section 159(1)(d)	Planned Unit Development (Semi-Detached and Townhouse Dwellings)	Planned Unit Development (Semi-Detached and Townhouse Dwellings)	YES
<b>Lot Width</b>	Part 6, Table 160A, Subzone Q, Column IV	Not applicable	Not applicable	YES
<b>Lot Area</b>	Part 6, Table 160A, Subzone Q, Column V	1,400 m <sup>2</sup>	2,520 m <sup>2</sup>	YES
<b>Front Yard Set Back</b>	Part 6, Table 160A, Subzone Q, Column VII	3.0 m	2.0 m	NO
<b>Corner Side Yard Setback</b>	Urban Exception 2306	3.0 m	2.0 m	NO
<b>Interior Side Yard Setback</b>	Part 6, Table 160B - Endnote 1(c)	1.8 m	3.0 m	YES
<b>Rear Yard Setback</b>	Part 6, Table 160B - Endnotes 1 and 2	18.5 m but not exceed 7.5 m	2.0 m	NO
<b>Building Height</b>	Urban Exception 2306	11.0 m	11.0 m	YES

<b>Projections into Required Yards (Balconies)</b> <b>Section 65</b>	Part 2, Section 65(6)(b)(iv)	2.0 m Maximum Projection (Front Yard)	Not applicable	
		1.0 m to Property Line (Front Yard)	Not applicable	
		2.0 m Maximum Projection (Interior Side Yard)	2.5 m	NO
		1.0 m to Property Line (Interior Side Yard)	1.2 m	YES
		2.0 m Maximum Projection (Corner Side Yard)	2.0 m	YES
		1.0 m to Property Line (Corner Side Yard)	0.2 m	NO
		2.0 m Maximum Projection (Rear Yard)	1.6 m	YES
		1.0 m to Property Line (Rear Yard)	0.5 m	NO
<b>Projections into Required Yards (Steps)</b> <b>Section 65</b>	Part 2, Section 65(5)(b)(i)(2)	0.6 m to Property Line (Front Yard)	Not applicable	
		No limit (Interior Side Yard)	1.5 m	YES
		0.6 m to Property Line (Corner Side Yard)	0.2 m	NO
		No limit (Rear Yard)	1.2 m	YES
<b>Required Parking Spaces</b> <b>Section 101</b> <b>(Semi-Detached Dwellings)</b>	Part 4, Section 101 - Schedule 1A: Area "X" - Inner Urban. Table 101, Row R7, Column II	10 spaces (1 space per dwelling unit)	15 spaces	YES
<b>Required Parking Spaces</b> <b>Section 101</b>	Part 4, Section 101 - Schedule 1A: Area "X"	3 spaces (0.75 space)	4 spaces	YES

<b>(Townhouse Dwellings)</b>	- Inner Urban. Table 101, Row R9, Column II	per dwelling unit)		
<b>Visitor Parking spaces Section 102 (Townhouse Dwellings)</b>	Part 4, Sec. 102 (1) - Schedule 1A: Area "X" - Inner Urban. Table 102, Row I, Column II  2) Despite (1), within Areas B, X, Y and Z, no visitor parking spaces are required for the first 12 dwelling units on a lot.	0 spaces (0.1 space per dwelling unit beyond 12 dwelling units)	0 spaces	YES
<b>Other applicable relevant Provision(s)</b>				
<b>Minimum width of private way (PUD) Section 131</b>	Part 5, Table 131, Row 1, Column II	6.0 m	4.5 m	NO
<b>Minimum setback for any wall of a residential use building to a private way (PUD) Section 131</b>	Part 5, Table 131, Row 2, Column II	1.8 m	0 m	NO
<b>Minimum setback for any garage or carport entrance from a private way (PUD) Section 131</b>	Part 5, Table 131, Row 3, Column II	5.2 m	0 m	NO
<b>Minimum separation area between buildings within a Planned Unit Development (PUD) Section 131</b>	Part 5, Table 131, Row 4(a), Column II	1.2 m	2.4 m	YES
<b>Landscaping and Parking (PUD) Section 131</b>	Part 5, Table 131, Row 6, Column II(a)	Soft landscaping req between dwelling unit and private way.	None	NO
<b>Landscaping and Parking (PUD) Section 131</b>	Part 5, Table 131, Row 6, Column II(b)	No wider driveways than parking space, garage, or carport	None	YES
<b>Landscaping and Parking (PUD) Section 131</b>	Part 5, Table 131, Row 6, Column II(c)	Note: Subject to req of Section 139 and 140 but property is exempt per	Not applicable	



Engineers, Planners & Landscape Architects

		Urban Exception 2306		
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## C. Comments/Calculations:

Amend *Zoning By-law 2008-250 Urban Exception 2306* and add the following:

- Minimum front yard setback: 2.0 metres.
- Minimum corner side yard setback: 2.0 metres.
- Minimum rear yard setback: 2.0 metres.
- Maximum permitted projection: 2.5 metres.
- Maximum permitted projection to a property line: 0.2 metres.
- Minimum width of a private way: 4.5 metres.
- Minimum setback for any wall of a residential use building to a private way (Internal Car Court): 0 metres.
- Minimum setback for any garage or carport entrance from a private way (Internal Car Court): 0 metres.
- No soft landscaping is required between the dwelling unit and the private way (Internal Car Court).
- Section 144 does not apply.