

Zoning Confirmation Report

71 Thomas Street

December 3, 2024

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	December 3, 2024	Official Plan Designation	Suburban Transect, Neighbourhood
Municipal Address(es)	71 Thomas Street	Legal Description	Lot 4 and Part of Lot 5, Block 5, Registered Plan 17
Scope of Work	Zoning By-law Amendment		
Existing Zoning Code	R4UD [900]	By-law Number	2008-250
Schedule 1 / 1A Area	B / X (Inner Urban)	Overlays Applicable	Mature Neighbourhood, Heritage

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):	R4UD [xxxx]		
Principal Land Use(s)	Low-rise residential	Low-rise residential	Y
Lot Width	6 m	8.85 m	Y
Lot Area	180 m ²	209.8 m ²	Y
Front Yard Setback	Align with neighbouring lot	1.65 m	Existing
Corner Side Yard Setback	Align with neighbouring lot	3.45 m	Existing
Interior Side Yard Setback	1.2 m	N/A	N/A
Rear Yard Setback	1.2 m	3.23 m	Y
Lot Coverage Floor Space Index (F.S.I.)	N/A	N/A	N/A
Building Height	10 m	Existing	Existing
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	Existing	Existing
	<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	Existing	Existing
Required Parking Spaces Section 101 and 103	none	1	Y
Visitor Parking spaces Section 102	none	none	Y
Size of Space Section 105 and 106	2.6 x 5.2 m	2.4 x 5.2 m	N
Driveway Width Section 107	2.6 - 3 m	2.4 m	N
Aisle Width Section 107	N/A	N/A	N/A
Location of Parking Section 109	Not in front or exterior side yard	Interior side yard	Y
Refuse Collection Section 110	<u>Setbacks</u> From street: 9 m From other lot lines: 3 m	N/A	N/A
	<u>Screening</u> Opaque 2 m screen, or soft landscaping if in-ground container	N/A	N/A
Bicycle Parking Rates Section 111	N/A	N/A	N/A
Amenity Space Section 137	N/A	N/A	N/A
Other applicable relevant Provision(s)			
Minimum front yard landscaping Section 139	20%	100%	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)
Separation of Driveway from Lot Line Section 139	15 cm	>30 cm	Y
Attached Garage Mature Neighbourhood Overlay	Front-facing not permitted	None	Y
Access Character Mature Neighbourhood Overlay	Single or double-wide permitted	Single	Y
Main Door Character Mature Neighbourhood Overlay	Facing front lot line	Facing side lot line	Existing

Annex 2 – Draft List of Requested Relief from Zoning

Section	Requirement	Proposed
Minimum Driveway Width Section 107	2.6 m	2.4 m
Minimum Parking Space Dimensions Section 106	2.6 x 5.2 m	2.4 x 5.2 m

Conclusion

This Zoning Confirmation Report demonstrates the required site-specific exceptions to the existing Residential Fourth Density Zone, Subzone UC - R4UC, as per the Comprehensive Zoning By-law 2008-250, to permit the proposed development.

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



Kenneth Blouin, M.PL.
Planner



Timothy Beed, MCIP RPP
Associate