

Zoning Confirmation Report

6259, 6267, 6271, and 6273 Renaud Road

July 3, 2025

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	June 30, 2025	Official Plan Designation	Suburban Transect, Neighbourhood Designation
Municipal Address(es)	6259, 6267, 6271, and 6273 Renaud Road	Legal Description	Part 2 of Plan 4r-24060, Block 121 of Registered Plan 4M-1545
Scope of Work	Zoning By-law Amendment, Site Plan Control		
Existing Zoning Code	DR, I1A	By-law Number	2008-250
Schedule 1 / 1A Area	C	Overlays Applicable	

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):	R3Z		
Principal Land Use(s)	Low-rise residential, including Townhouse Dwellings, Planned Unit Development	Planned Unit Development of back-to-back townhouse dwellings	Y
Lot Width	18 metres	45.83 metres	Y
Lot Area	1,400 square metres	13,295.58 square metres	Y
Front Yard Set Back	3 metres	5.10 metres	Y
Corner Side Yard Setback	3 metres	5.67 metres	Y
Interior Side Yard Setback	1.2 metres for the first 21 metres back from the street lot line, 6 metres otherwise	1.99 metres	N
Rear Yard Setback	3 metres (Section 135(1))	5.00 metres	Y
Lot Coverage	n/a	21.1%	n/a
Floor Space Index (F.S.I.)	n/a	0.798	n/a
Building Height	11 metres	10.82 metres	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)
Accessory Buildings Section 55		none	n/a
Projections into Height Limit Section 64	Mechanical, service, elevator, stairway penthouse; roof-top gardens and terraces; etc.	n/a	Y
Projections into Required Yards Section 65	Balcony, pock, deck within 0.6 m of grade, front yard: 2 metres, or 50% of required yard, no closer than 1 metre to lot line Above 0.6 metres: 2 metres, no closer than 1 metre to lot line	4.30 metres from lot line (Blocks 2 & 3)	Y
	Stoops, landings, steps at or below first floor: no closer than 0.6 metres from front or corner side lot line.	2.29 metres from lot line (Blocks 2 & 3)	Y
Required Parking Spaces Section 101 and 103	Townhouse: 1 per dwelling unit	1 per dwelling unit (garage)	Y
Visitor Parking spaces Section 102	Where a townhouse dwelling has a driveway accessing a garage: n/a	10 visitor spaces	Y
Size of Parking Space Section 105 and 106	Standard Size: 2.6 x 5.2 metres	2.6 x 5.2 metres	Y
Driveway Width Section 107	Double traffic lane providing access to a parking lot: 6 metres	6 metres	Y
	Providing access to spaces other than a parking lot: 2.6 metres, less than 50% of front yard area	3 metres (half of paired driveway)	Y
Aisle Width Section 107	Serving parking space at 90 degrees in lot accessory to a residential use: 6 metres	6 metres	Y
Location of Parking Section 109	In a driveway permitted under S.107 (S.109(4))	In a driveway permitted under S.107 (S.109(4))	Y
Refuse Collection Section 110	Refuse collection and loading accessed via parking lot	n/a	n/a
Bicycle Parking Rates Section 111	Back-to-back townhouse: n/a	n/a	Y
Other applicable relevant Provision(s)			

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 Width of Private Way Section 131	6 metres	6 metres	Y
Minimum Setback of a Residential Wall to a Private Way Section 131	1.8 metres	2.90 metres	Y
Minimum Setback for Garage Entrance from Private Way Section 131	5.2 metres	5.2 metres	Y
Minimum Separation Between Buildings in a PUD Section 131	1.2 metres	4 metres	Y

Annex 2 – Draft List of Requested Relief from Zoning

Section	By-law Requirement	Requirement	Proposed
160	Interior Side Yard Setback	1.2 metres for the first 21 metres back from the street lot line, 6 metres otherwise	1.9 metres

Conclusion

We trust that this information is satisfactory.

Sincerely,



Kenneth Blouin, M.PL.
Planner



Nico Church, MCIP RPP
Senior Planner