

# Zoning Confirmation Report

## 245-275 Lamarche Avenue

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April 2, 2025

### Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
<b>Review Date</b>	April 2, 2025	<b>Official Plan Designation</b>	Suburban Transect, Mainstreet and Neighbourhood
<b>Municipal Address(es)</b>	245-275 Lamarche Ave.	<b>Legal Description</b>	Blocks 147, 173 and 175 and Part of Block 148 Registered Plan 4M-1629
<b>Scope of Work</b>	Zoning By-law Amendment / Site Plan Control		
<b>Existing Zoning Code</b>	DR	<b>By-law Number</b>	2008-250
<b>Schedule 1 / 1A Area</b>	C	<b>Overlays Applicable</b>	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)
<b>Proposed Zone/Subzone (Zoning By-law Amendments only):</b>	<b>R4Z [xxxx], AM10 and O1</b> <i>*summary below is for the R4Z[xxxx] zone as the others do not require any exceptions</i>		
<b>Principal Land Use(s)</b>	Low-rise residential	Stacked dwellings	Y
<b>Lot Width</b>	18 m	292 m	Y
<b>Lot Area</b>	1,400 m <sup>2</sup>	45,201 m <sup>2</sup>	Y
<b>Front Yard Setback</b>	3 m	3.10 m	Y
<b>Corner Side Yard Setback</b>	3 m	N/A	N/A
<b>Interior Side Yard Setback</b>	6 m	6.0 m	Y
<b>Rear Yard Setback</b>	6 m	6.0 m	Y
<b>Lot Coverage Floor Space Index (F.S.I.)</b>	N/A	N/A	N/A
<b>Building Height</b>	15 m	13.5 m	Y
<b>Accessory Buildings Section 55</b>	N/A	N/A	N/A
<b>Projections into Height Limit Section 64</b>	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)
<b>Projections into Required Yards</b> 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	Ground level steps: 0.6 m from front 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	1.52 m, >1 m from lot line	Y
<b>Required Parking Spaces</b> Section 101 and 103	1.2 spaces per unit 468 x 1.2 = 562	468 (1:1)	N
<b>Visitor Parking spaces</b> Section 102	0.2 spaces per unit 468 x 0.2 = 94	87 (0.185:1)	N
<b>Size of Space</b> Section 105 and 106	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	Y
<b>Driveway Width</b> Section 107	6 m	6.1 m	Y
<b>Aisle Width</b> Section 107	6 m	6.1 m	Y
<b>Location of Parking</b> Section 109	Not in front or corner side yard	Interior to the site	Y
<b>Refuse Collection</b> 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	In-ground container with soft landscaping	Y
<b>Bicycle Parking Rates</b> Section 111	0.5 spaces per unit 468 x 0.5 = 234	234	Y
<b>Amenity Space</b> Section 137	6 m <sup>2</sup> per unit: 468 x 6 m <sup>2</sup> = 2,808 m <sup>2</sup> Communal area: 50% of total = 1,404 m <sup>2</sup>	Total: 5,585.93 m <sup>2</sup> Communal: 1590.68 m <sup>2</sup>	Y
<b>Other applicable relevant Provision(s)</b>			
<b>Minimum Landscaped Area of Parking Lot</b> Section 110	15%	15.85%	Y
<b>Minimum Landscaped Area</b>	30%	44%	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)
<b>Minimum Separation of Buildings Within a PUD</b> Section 131	1.2 m	5.01 m	Y
<b>Minimum Separation of Buildings from a Private Way</b> Section 131	1.8 m	> 2 m	Y
<b>Minimum width of Private Way</b> Section 131	6 m	6.1 m	Y

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

Section	Requirement	Proposed
<b>Required Parking Spaces</b> Section 101 and 103	1.2 spaces per unit 468 x 1.2 = 562	468 (1:1)
<b>Visitor Parking spaces</b> Section 102	0.2 spaces per unit 468 x 0.2 = 94	87 (0.185:1)

**Conclusion**

This Zoning Confirmation Report demonstrates that the proposed development complies with the applicable requirements of the proposed Arterial Mainstreet Subzone 10 (AM10), Open Space (O1), and Residential Fourth Density Zone, Subzone Z (R4Z), as per the Comprehensive Zoning By-law 2008-250 with site-specific zoning exceptions for minimum parking requirements.

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

Sincerely,



Kenneth Blouin, M.PL.  
 Planner



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