

# Zoning Confirmation Report

## 69 Thomas Street

October 7, 2024

### Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
<b>Review Date</b>	October 7, 2024	<b>Official Plan Designation</b>	Suburban Transect, Neighbourhood
<b>Municipal Address(es)</b>	69 Thomas Street	<b>Legal Description</b>	Lot 4 and Part of Lot 5, Block 5, Registered Plan 17
<b>Scope of Work</b>	Zoning By-law Amendment		
<b>Existing Zoning Code</b>	R4UD [900]	<b>By-law Number</b>	2008-250
<b>Schedule 1 / 1A Area</b>	B / X (Inner Urban)	<b>Overlays Applicable</b>	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)
<b>Proposed Zone/Subzone (Zoning By-law Amendments only):</b>	R4UD [xxxx]		
<b>Principal Land Use(s)</b>	Low-rise residential	Low-rise residential	Y
<b>Lot Width</b>	7.5 m	9.3 m	Y
<b>Lot Area</b>	225 m <sup>2</sup>	192.6 m <sup>2</sup>	N
<b>Front Yard Setback</b>	Align with neighbouring lot	2.28 m	Y
<b>Corner Side Yard Setback</b>	Align with neighbouring lot	N/A	N/A
<b>Interior Side Yard Setback</b>	1.2 m / 0.6 m	1.23 m / 0.6 m	Y
<b>Rear Yard Setback</b>	5.18 m (25% of lot depth)	5.21 m	Y
<b>Lot Coverage Floor Space Index (F.S.I.)</b>	N/A	N/A	N/A
<b>Building Height</b>	11 m	~9.5 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

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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	existing	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	existing	Y
<b>Required Parking Spaces</b> Section 101 and 103	none	1	Y
<b>Visitor Parking spaces</b> Section 102	none	none	Y
<b>Size of Space</b> Section 105 and 106	2.6 x 5.2 m	2.6 x 5.2 m	Y
<b>Driveway Width</b> Section 107	2.6 - 3 m	2.6 m	Y
<b>Aisle Width</b> Section 107	N/A	N/A	N/A
<b>Location of Parking</b> Section 109	Not in front or exterior side yard	Garage	Y
<b>Refuse Collection</b> 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
<b>Bicycle Parking Rates</b> Section 111	N/A	N/A	N/A
<b>Amenity Space</b> Section 137	N/A	N/A	N/A
<b>Other applicable relevant Provision(s)</b>			
<b>Minimum front yard landscaping</b> Section 139	20%	>30%	Y

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<b>Zoning Provisions</b>	<b>By-law Requirement or Applicable Section, Exception or Schedule Reference</b>	<b>Proposal</b>	<b>Compliant (Y/N)</b>
<b>Separation of Driveway from Lot Line</b> Section 139	15 cm	> 2 m	<b>Y</b>
<b>Attached Garage</b> Mature Neighbourhood Overlay	Front-facing not permitted	Front-facing attached garage	<b>N</b>
<b>Access Character</b> Mature Neighbourhood Overlay	Single or double-wide permitted	Single	<b>Y</b>
<b>Main Door Character</b> Mature Neighbourhood Overlay	Facing front lot line	Facing front lot line	<b>Y</b>

Section	Requirement	Proposed
<b>Minimum Lot Area</b>	225 m <sup>2</sup>	192 m <sup>2</sup>
<b>Attached Garage</b> Mature Neighbourhood Overlay	Front-facing not permitted	Front-facing attached garage