

Zoning Confirmation Report

69 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)	69 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
Proposed Zone/Subzone (Zoning By-law Amendments only):	R4UD [xxxx]		
Principal Land Use(s)	Low-rise residential	Low-rise residential	Y
Lot Width	7.5 m	9.3 m	Y
Lot Area	225 m ²	192.6 m ²	N
Front Yard Setback	Align with neighbouring lot	2.28 m	Y
Corner Side Yard Setback	Align with neighbouring lot	N/A	N/A
Interior Side Yard Setback	1.2 m / 0.6 m	1.23 m / 0.6 m	Y
Rear Yard Setback	5.18 m (25% of lot depth)	5.21 m	Y
Lot Coverage Floor Space Index (F.S.I.)	N/A	N/A	N/A
Building Height	11 m	10.27 m	Y
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
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	Steps (front yard): 0.8 m, 1.4 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	Porch (front yard): 0.2 m, 2 m from front lot line	Y
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	2.6 x 5.2 m	Y
Driveway Width Section 107	2.6 - 3 m	2.6 m	Y
Aisle Width Section 107	N/A	N/A	N/A
Location of Parking Section 109	Not in front or exterior side yard	Garage	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%	>30%	Y
Minimum Rear Yard Area Section 144	25% of total lot area: 48.15 m ²	48.45 m ²	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
Separation of Driveway from Lot Line Section 139	15 cm	> 2 m	Y
Heritage Provision Section 60	Buildings removed or destroyed must be rebuilt with the same character, scale, massing, floor area and in the same location as prior state	New building of different characteristics to replaced demolished garage	N
Attached Garage Mature Neighbourhood Overlay	Front-facing not permitted	Front-facing attached garage	N
Access Character Mature Neighbourhood Overlay	Single or double-wide permitted	Single	Y
Main Door Character Mature Neighbourhood Overlay	Facing front lot line	Facing front lot line	Y

Annex 2 – Draft List of Requested Relief from Zoning

Section	Requirement	Proposed
Minimum Lot Area	225 m ²	192 m ²
Heritage Provision Section 60	Buildings removed or destroyed must be rebuilt with the same character, scale, massing, floor area and in the same location as prior state	Building which adheres to neighbourhood character with increased scale, massing, floor area, and front yard setback compared to demolished non-contributing building.
Attached Garage Mature Neighbourhood Overlay	Front-facing not permitted	Front-facing attached garage

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