

Zoning Confirmation Report

1995 Carling Avenue

June 19, 2025

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Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	June 19, 2025	Official Plan Designation	Mainstreet Corridor; Inner Urban Transect
Municipal Address(es)	1995 Carling Avenue	Legal Description	
Scope of Work	Zoning By-law Amendment / Site Plan Control		
Existing Zoning Code	AM10	By-law Number	2008-250
Schedule 1 / 1A Area	B / X	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):	AM10[XXXX] (H86.6)		
Principal Land Use(s)	[...]; Apartment Dwelling, high rise; [...]	Apartment Dwelling, high rise	Y
Lot Width	None	1,461 m ²	Y
Lot Area	None	30.97 metres	Y
Front Yard Set Back	0 metres	3.0 metres (front) 0 metres (corner side)	Y
Transparent Glazing	Min 50% of ground floor façade (up to 4.5 metres)	Front: 76% Corner: 56%	Y
Max. Front / Corner Side Yard Setback	50% within 4.5 metres of front lot line = 15.5 metres along Carling (front) and 20.5 metres along Bromley	Front: 42% Corner: 76%	N
Interior Side Yard Setback	3 metres within 20 metres of front lot line; otherwise 7.5 metres	2.5 metres	N
Rear Yard Setback	3 metres within 20 metres of front lot line; otherwise 7.5 metres	1.2 metres	N

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)
Building Height	30 metres	68.6 metres	N
Min. Building Height	Ground Floor: 4.5 metres (total 7.5 metres and 2 storeys)	Ground floor: 4.5 metres	Y
Tower Separation	10 metre setback from interior side and rear lot lines for portion of building above 9 storeys	Interior Side: 7.08 metres Rear: 4.1 metres	N N
Active Entrances	One facing each of front and corner side lot lines	1 (front) 1 (corner side)	Y
Amenity Area	Total: 822m ² (min. 6 m ² /unit) Communal: min. 50% required area: 411m ²	Total: 1,704 m ² Communal: 1,047 m ²	Y
Required Parking Spaces	137 units @ 0.5/unit after the first 12 units (resident) = 54 spaces 10% reduction in required resident parking when all spaces provided below-grade, therefore total required parking (resident and visitor) = 70 spaces	118 spaces	Y
Visitor Parking spaces	0.1/unit after the first 12 units (visitor) = 11 spaces	11 spaces	Y
Barrier-Free Spaces	3 Type A (3.4 metres width) and 3 Type B (2.4 metres width) + 1.5 metres access aisle (may be shared)	3 Type A 3 Type B	Y
Bicycle Parking Rates	137 units @ 0.5/unit = 69 spaces	121 spaces	Y

Annex 2 – Draft List of Requested Relief from Zoning

Section	By-law Requirement	Requirement	Proposed
185	Maximum Building Height	30 metres	68.6 metres
185	Interior Side Yard Setback	3 metres within 20 metres of front lot line; otherwise 7.5 metres	2.5 metres
185	Rear Yard Setback	3 metres within 20 metres of front lot line; otherwise 7.5 metres	1.2 metres

Section	By-law Requirement	Requirement	Proposed
77	Tower Separation	10 metre setback from interior side and rear lot lines for portion of building above 9 storeys	Interior: 7.08 metres Rear: 4.1 metres
185	Maximum Front Yard Setback	50% within 4.5 metres of front lot line = 15.5 metres along Carling (front) and 20.5 metres along Bromley	42%

Conclusion

We trust that this information is satisfactory.

Sincerely,



Evan Saunders, MCIP RPP
Planner



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