

# Zoning Confirmation Report

## Annex 1 - Zoning Confirmation Report Checklist

| A. Project Information        |  |                                   |               |
|-------------------------------|--|-----------------------------------|---------------|
| <b>Review Date:</b>           | July 14, 2024  | <b>Official Plan designation:</b> | Neighbourhood |
| <b>Municipal Address(es):</b> | 609 Longfields Drive   | <b>Legal Description:</b>         |               |
| <b>Scope of Work:</b>         | Develop the subject site with a 8-storey Mid-rise apartment building with ground floor commercial uses |                                   |               |
| <b>Existing Zoning Code:</b>  | MC[1642]   | <b>By-law Number:</b>             | 2008-250      |
| <b>Schedule 1 / 1A Area:</b>  | Area C   | <b>Overlays Applicable:</b>       | N/A           |

| B. Zoning Review   |   |                              |                 |
|--|---|------------------------------|-----------------|
| For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing. |   |                              |                 |
| <b>Proposed Zone/Subzone (Zoning By-law Amendments only):</b>  | Same as existing  |                              |                 |
| Zoning Provisions  | By-law Requirement or Applicable Section, Exception or Schedule Reference | Proposal                     | Compliant (Y/N) |
| <b>Principal Land Use(s)</b>   | Dwelling units, retail store  | Dwelling units, retail store | Yes             |
| <b>Lot Width (exception 1642)</b>  | 30 m  | 54.34 m                      | Yes             |
| <b>Lot Area (exception 1642)</b>   | 2,000 m <sup>2</sup>  | 2270.09 m <sup>2</sup>       | Yes             |
| <b>Minimum Front Yard Set Back (exception 1642)</b>  | 3.0 m   | 3.0 m                        | Yes             |
| <b>Minimum Corner Side Yard Setback (exception 1642)</b>   | N/A   |                              | Yes             |
| <b>Minimum Interior Side Yard Setback (exception 1642)</b>   | 3.0 metres  | 3.0 m                        | Yes             |
| <b>Minimum Rear Yard Setback (exception 1642)</b>  | 6.0 m   | 9.1 metres                   | Yes             |
| <b>Lot Coverage Floor Space Index (F.S.I.)</b>   | Not identified  | 2.78                         | Yes             |



|  |   |   |            |
|--|---|---|------------|
| <b>Density</b> (exception 1642)                                      | Minimum: 300 units / ha<br>Maximum: 400 units / ha  | 396 units/ha  | <b>Yes</b> |
| <b>Building Height</b> (exception 1642)                              | Maximum: 24 m or 8 storeys  | 26.5 metres and 9 storeys   | <b>No</b>  |
|  | Minimum: 6 Storeys  |   | <b>Yes</b> |
| <b>Accessory Buildings</b> (Section 55)                              | N/A   | N/A   | <b>Yes</b> |
| <b>Projections into Height Limit</b> (Section 64)                    | Permitted projections include landscaped areas, roof-top gardens and terraces and associated safety guards and access structures  | Indoor rooftop amenity space with height of 3 m and area of 102 m <sup>2</sup> projects above the height limit  | <b>No</b>  |
| <b>Projections into Required Yards</b> (Section 65)                  | N/A   | N/A   | <b>Yes</b> |
| <b>Required Parking Spaces</b> (Section 101 and 103, Exception 1642) | Residential: 0.5 spaces / unit – first twelve units 78 units*0.5<br><br>= 39 spaces   | 90 spaces   | <b>Yes</b> |
|  | <p><b>Instructional Facility:</b> 1.7 parking spaces per 100 square metres of gross floor area;</p> <p><b>Office:</b> 1.2 parking spaces per 100 square metres of gross floor area;</p> <p><b>Medical Facility:</b> 2.6 parking spaces per 100 square metres of gross floor area;</p> <p><b>Personal Service Business:</b> 1.7 parking spaces per 100 square metres of gross floor area;</p> <p><b>Restaurant:</b> 2.1 parking spaces for the first 50 square metres of gross floor area plus 5 parking spaces per 100 square</p> | <p>Maximum required assuming retail occupying entire commercial GFA of 466 m<sup>2</sup>: 8 spaces</p> <p><b>Provided:</b> 9 spaces</p> <p>Residential visitor parking spaces may be used as provided and required parking for retail store, restaurant and personal service business uses located on the same lot.</p> | <b>Yes</b> |



|  |   |  |            |
|--|---|--|------------|
|  | metres of gross floor area over 50 square metres of gross floor area;<br><br><b>Retail Store:</b> 1.7 spaces per 100 square metres of gross floor area.                             |  |            |
| <b>Visitor Parking spaces</b><br>(Section 102) | 0.2 spaces / unit<br>= 18 spaces  | 18 spaces  | <b>Yes</b> |
| <b>Size of Space</b><br>(Section 105 and 106)  | 2.6m x 5.2  | 2.6m x 5.2m  | <b>Yes</b> |
| <b>Aisle Width</b><br>(Section 107)            | 6.0 m   | 6.0 m  | <b>Yes</b> |
| <b>Location of Parking</b><br>(Section 109)    | no person may park a motor vehicle: in a required and provided front yard;  | Parking is entirely located in interior and rear yards and below-grade | <b>Yes</b> |
| <b>Refuse Collection</b><br>(Section 110)      | All outdoor refuse collection and refuse loading areas contained within or accessed via a parking lot must be: located at least 9.0 metres from a lot line abutting a public street | Located internal to the building                                       | <b>Yes</b> |
| <b>Bicycle Parking Rates</b><br>(Section 111)  | 0.5 spaces / unit<br>45 spaces  | 112 spaces   | <b>Yes</b> |
| <b>Amenity Space</b><br>(Section 137)          | 6.0 m <sup>2</sup> per dwelling unit<br>Total: 540 m <sup>2</sup><br>Communal: 270 m <sup>2</sup>   | Total: 942 m <sup>2</sup><br>Communal: 404 m <sup>2</sup>              | <b>Yes</b> |

## Annex 2 - Zoning Confirmation Report Draft List of Requested Relief from Zoning

| Draft List of Requested Relief from Zoning          |  |   |
|---|--|---|
| By-law Requirement or Applicable Section            | Requirement  | Proposed  |
| <b>Exception 1642<br/>Maximum Building Height</b>   | Maximum Building Height:<br>24 m or 8 storeys  | 27 metres and 9 storeys<br><br><i>**note that 1 storey is mezzanine accommodating storage lockers, occupying only 160 m<sup>2</sup> of the floorplate</i> |
| <b>Section 64<br/>Projections into Height Limit</b> | Enclosed interior amenity areas are not considered a permitted projection above the height limit as per Section 64 of the Zoning By-law. | Enclosed interior amenity area projects above the height limit.   |