

Zoning Confirmation Report

Terms of Reference

1. Description

The purpose of the Zoning Confirmation Report (ZCR) is to identify all zoning compliance issues, if any, at the outset of a *Planning Act* application.

2. When Required

- All zoning by-law amendment applications; and
- All site plan control applications.

3. Contents

The Zoning Confirmation Report comprises two components depending on the type of application submitted:

Component 1 – Zoning Confirmation Report Checklist

Is required for all Site Plan Control applications and all Zoning By-law amendment applications. The intent of the ZCR Checklist is to determine whether a proposal meets the requirements of the Zoning By-law or whether relief is required before the application can be deemed complete. The applicant is required to fill out the ZCR Checklist that forms part of this Terms of Reference.

- ZCR Checklist - Refer to Annex 1

Component 2 – Zoning Confirmation Report Draft List of Requested Relief

Is required for all Zoning By-law amendment applications only and consists of a draft list of requested relief from the Zoning By-law. The intent is for the applicant to ensure that the requested relief is comprehensive, specific and consistent with the rest of the Zoning By-law.

- ZCR Draft List of Requested Relief - Refer to Annex 2

NOTE: The requirements of the two ZCR components may be modified by staff on a case-by-case basis to suit the development.

4. Roles and Responsibilities / Qualifications

A Zoning Confirmation Report must be signed by the applicant or an authorized representative of the applicant.



5. Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date:	July 8, 2024	Official Plan designation:	Mainstreet Corridor
Municipal Address(es):	917 Merivale Road	Legal Description:	
Scope of Work:	Redevelop the site with a 6-storey Mid-rise apartment building		
Existing Zoning Code:	TM[2196]	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area B	Overlays Applicable¹:	N/A

¹ Mature Neighbourhoods Overlay, Floodplain Overlay, and/or Heritage Overlay.

B. Zoning Review			
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Proposed Zone/Subzone (Zoning By-law Amendments only):	TM[2196]		
Zoning Provisions¹	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	Apartment dwelling, mid-rise	Apartment dwelling, mid-rise	Yes
Lot Width	No minimum	13.73 metres	Yes
Lot Area	No minimum	481.5 m ²	Yes
Front Yard Set Back²	Maximum 2 metres	0.76 metres	Yes
Corner Side Yard Setback	N/A		Yes
Interior Side Yard Setback	1.2 metres	1.2 metres	Yes
Rear Yard Setback	7.5 metres	7.9 metres	Yes
Lot Coverage Floor Space Index (F.S.I.)	No maximum	2.78	Yes
Building Height³	20 metres but no more than 6 storeys	20 metres to roof midpoint	Yes
Accessory Buildings Section 55	N/A	N/A	Yes



Projections into Height Limit Section 64	N/A	N/A	Yes
Projections into Required Yards Section 65	N/A	N/A	Yes
Required Parking Spaces Section 101 and 103	Residential: 0.5 spaces / unit – first twelve units = 8 units*0.5= 4 spaces	Residential: 4 spaces	Yes
Visitor Parking spaces Section 102	Visitor: 0.1 spaces / unit – first twelve units = 8 units*0.5= 1 space	Visitor: 1 space	Yes
Size of Space Section 105 and 106	2.6m x 5.2m	2.6m x 5.2m	Yes
Driveway Width Section 107	Maximum 3.6 metres	3.6 metres	Yes
Aisle Width Section 107	Minimum 6.7 metres	6.7 metres	Yes
Location of Parking Section 109	no person may park a motor vehicle: in a required and provided front yard;	Parking is entirely located in the rear yard	Yes
Refuse Collection 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 indoors	Yes
Bicycle Parking Rates Section 111	0.5 spaces / unit 10 spaces	20 spaces (stacked)	Yes
Minimum Bicycle Parking Space Dimensions (Stacked)	Width: 0.37 metres Length: 1.8 metres	Width: 0.43 metres Length: 1.8 metres	Yes
Minimum Aisle Width	1.5 metres	1.5 metres	Yes
Amenity Space Section 137	6.0 m ² per dwelling unit Total: 120 m ² Communal: 60 m ²	Total: 268 m ² Communal: 97 m ²	Yes