

Zoning Confirmation Report

245-275 Lamarche Avenue

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September 24, 2024

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	September 23, 2024	Official Plan Designation	Suburban Transect, Neighbourhood
Municipal Address(es)	245-275 Lamarche Ave.	Legal Description	Blocks 147, 173 and 175 and Part of Block 148 Registered Plan 4M-1629
Scope of Work	Official Plan Amendment / Zoning By-law Amendment / Site Plan Control		
Existing Zoning Code	DR	By-law Number	2008-250
Schedule 1 / 1A Area	C	Overlays Applicable	Evolving Neighbourhood

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):	R4Z [xxxx]		
Principal Land Use(s)	Low-rise residential	Stacked dwellings	Y
Lot Width	18 m	149.3 m	Y
Lot Area	1,400 m ²	45,201 m ²	Y
Front Yard Setback	3 m	3.14 m	Y
Corner Side Yard Setback	3 m	N/A	N/A
Interior Side Yard Setback	6 m	5.05 m	N
Rear Yard Setback	6 m	5.11 m	N
Lot Coverage Floor Space Index (F.S.I.)	N/A	N/A	N/A
Building Height	15 m	12.1 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 (Y/N)
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		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		Y
Required Parking Spaces Section 101 and 103	1.2 spaces per unit 476 x 1.2 = 571	476	N
Visitor Parking spaces Section 102	0.2 spaces per unit 476 x 0.2 = 95	36	N
Size of Space Section 105 and 106	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	Y
Driveway Width Section 107	6 m	6 m	Y
Aisle Width Section 107	6 m	6 m	Y
Location of Parking Section 109	Not in front or exterior side yard	Internal to the site	Y
Refuse Collection Section 110	<u>Setbacks</u> From street: 9 m From other lot lines: 3 m	> 20 m in all cases	Y
	<u>Screening</u> Opaque 2 m screen, or soft landscaping if in-ground container		Y
Bicycle Parking Rates Section 111	0.5 spaces per unit 476 x 0.5 = 238	280	Y
Amenity Space Section 137	6 m ² per unit: 476 x 6 m ² = 2856 m ² Communal area: 50% of total = 1428 m ²	Total: 6141.18 m ² Communal: 1616.31 m ²	Y
Other applicable relevant Provision(s)			
Barrier-free Parking	2 spaces	2 spaces	Y
Minimum Landscaped Area of Parking Lot Section 110	15%	15.85%	Y

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Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Minimum Landscaped Area	30%	44%	Y
Minimum Separation of Buildings Within a PUD Section 131	1.2 m	5 m	Y
Minimum width of Private Way Section 131	6 m	6 m	Y

Section	Requirement	Proposed
Required Parking Spaces Section 101 and 103	1.2 spaces per unit $476 \times 1.2 = 571$	1 space per unit 476
Visitor Parking spaces Section 102	0.2 spaces per unit $476 \times 0.2 = 95$	0.075 spaces per unit $476 \times 0.075 = 36$
Interior Side Yard Setback	6 m	5.05 m
Rear Yard Setback	6 m	5.11 m