

# Zoning Confirmation Report

## 245-275 Lamarche Avenue

December 17, 2024

### Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	December 17, 2024	Official Plan Designation	Suburban Transect, Mainstreet and 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	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):	<b>R4Z [xxxx], AM10 and O1</b> <i>*summary below is for the R4Z[xxxx] zone as the others do not require any exceptions</i>		
Principal Land Use(s)	Low-rise residential	Stacked dwellings	Y
Lot Width	18 m	292 m	Y
Lot Area	1,400 m <sup>2</sup>	45,201 m <sup>2</sup>	Y
Front Yard Setback	3 m	3.1 m	Y
Corner Side Yard Setback	3 m	N/A	N/A
Interior Side Yard Setback	6 m	5.0 m	N
Rear Yard Setback	6 m	5.0 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)
<b>Projections into Required Yards</b> 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	1.65 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	1.52 m, >1 m from lot line	Y
<b>Required Parking Spaces</b> Section 101 and 103	1.2 spaces per unit 476 x 1.2 = 571	476 (1:1)	N
<b>Visitor Parking spaces</b> Section 102	0.2 spaces per unit 476 x 0.2 = 95	36 (0.076:1)	N
<b>Size of Space</b> Section 105 and 106	Standard Size: 2.6 x 5.2 m Parallel Parking Size: 2.6 x 6.7 m	2.6 x 5.2 m 2.6 x 6.7 m for parallel	Y
<b>Driveway Width</b> Section 107	6 m	6.1 m	Y
<b>Aisle Width</b> Section 107	6 m	6.1 m	Y
<b>Location of Parking</b> Section 109	Not in front or corner side yard	Interior to the site	Y
<b>Refuse Collection</b> 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	In-ground container with soft landscaping	Y
<b>Bicycle Parking Rates</b> Section 111	0.5 spaces per unit 476 x 0.5 = 238	238	Y
<b>Amenity Space</b> Section 137	6 m <sup>2</sup> per unit: 476 x 6 m <sup>2</sup> = 2856 m <sup>2</sup> Communal area: 50% of total = 1428 m <sup>2</sup>	Total: 5,508.6 m <sup>2</sup> Communal: 1563.75 m <sup>2</sup>	Y
<b>Other applicable relevant Provision(s)</b>			
<b>Barrier-free Parking</b>	2 spaces	2 spaces	Y
<b>Minimum Landscaped Area of Parking Lot</b> Section 110	15%	15.85%	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 (Y/N)
Minimum Landscaped Area	30%	44%	Y
Minimum Separation of Buildings Within a PUD Section 131	1.2 m	5 m	Y
Minimum Separation of Buildings from a Private Way Section 131	1.8 m	4.5 m	Y
Minimum width of Private Way Section 131	6 m	6.1 m	Y

## Annex 2 – Draft List of Requested Relief from Zoning

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

## Conclusion

This Zoning Confirmation Report demonstrates that the proposed development complies with the applicable requirements of the proposed Arterial Mainstreet Subzone 10 (AM10), Open Space (O1), and Residential Fourth Density Zone, Subzone Z (R4Z), as per the Comprehensive Zoning By-law 2008-250 with site-specific zoning exceptions for interior side yard setback, rear yard setback, and minimum parking requirements.

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



Kenneth Blouin, M.PL.  
Planner



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