

Zoning Confirmation Report

640 Compass Street

May 21, 2025

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	May 21, 2025	Official Plan Designation	Suburban Transect, Minor Corridor
Municipal Address(es)	640 Compass Street	Legal Description	Part 1 of 4R-35191, Block 140 of Plan 4M-1544
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	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)
Proposed Zone/Subzone (Zoning By-law Amendments only):	R4Z		
Principal Land Use(s)	Low-rise residential uses	Stacked dwellings	Y
Lot Width	18 m	83.3 m	Y
Lot Area	1,400 m ²	9,559 m ²	Y
Front Yard Setback	3 m	6.0 m	Y
Corner Side Yard Setback	3 m	6.9 m	Y
Interior Side Yard Setback	6 m	6.05 m	Y
Rear Yard Setback	6 m	6.0 m	Y
Lot Coverage Floor Space Index (F.S.I.)	N/A	N/A	N/A
Building Height	15 m	9.38 m	Y
Accessory Buildings Section 55	Maximum Height: 4.5 m	4.02 m	Y
	Maximum Floor Area: 200 m ²	77.5 m ²	Y
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, landings</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	Steps at or below first level: set back a minimum of 2.16 m from front and corner side lot lines.	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	Set back minimum 4 m from front and corner side lot lines.	Y
Required Parking Spaces Section 101 and 103	1.2 spaces per unit $66 \times 1.2 = 79$	80	Y
Visitor Parking spaces Section 102	0.2 spaces per unit $66 \times 0.2 = 13$	13	Y
Parking Space Dimensions Section 105 and 106	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	Y
	Proportion of compact 2.4-metre-wide spaces: 50%	17 spaces: 18%	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 and interior side yard	Y
Refuse Collection Section 110	<u>Setbacks</u> From street: 9 m From other lot lines: 3 m	Over 30 m	Y
	<u>Screening</u> Opaque 2 m screen, or soft landscaping if in-ground container	Contained in amenity building	Y
Bicycle Parking Rates Section 111	0.5 spaces per unit $66 \times 0.5 = 33$	38	Y
Amenity Space Section 137	Total: 6 m ² per unit = 396 m ²	929 m ²	Y
	Communal area: 50% of total = 198 m ²	500 m ²	Y
Other applicable relevant Provision(s)			
Barrier-free Parking	1 space	4 spaces	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 of Parking Lot Section 110	15%	44.8%	Y
Minimum Landscaped Area	30%	45.6%	Y
Minimum Separation of Buildings within a PUD Section 131	1.2 m	4 m	Y
Minimum Separation of Residential Buildings from Private Way Section 131	1.8 m	3 m	Y
Minimum width of Private Way Section 131	6 m	6 m	Y

Annex 2 – Draft List of Requested Relief from Zoning

Provision	Requirement	Proposed	Plan
Front Yard Setback	3 m	5.9 m	6.0 m
Corner Side Yard Setback	3 m	6 m	6.9 m
Rear Yard Setback	6 m	5.9 m	6.0 m
Prohibited Uses	None	Detached, semi-detached, linked-detached, townhome, duplex, three-unit dwellings	Stacked dwellings

Conclusion

This Zoning Confirmation Report demonstrates that the proposed development complies with the applicable requirements of the proposed Residential Fourth Density Zone, Subzone Z - R4Z, as per the Comprehensive Zoning By-law 2008-250 with the site-specific zoning exceptions proposed by City planning staff.

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

Sincerely,



Kenneth Blouin, M.PL.
Planner



Bria Aird, MCIP RPP
Senior Planner