

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:	December 5, 2024	Official Plan designation:	Suburban Transect - West
Municipal Address(es):	5000 Robert Grant Avenue	Legal Description:	Block 203 on Plan 4M-1503
Scope of Work:	SPA: Mixed-use development of 3 buildings at 5, 9 and 18 storeys		
Existing Zoning Code:	AM[2152]F(3.5)s437 and AM[2152]F(3.5)s437-h	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area C	Overlays Applicable ¹ :	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):	n/a		
Zoning Provisions ¹	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	Residential and Non-residential	Residential and Retail	Y
Lot Width	N/A	135 m	Y
Lot Area	N/A	20,174 m ²	Y
Front Yard Set Back ²	S.437	3m	Y
Corner Side Yard Setback	S.437	3m	Y
Interior Side Yard Setback	S.437	Area B: 7.5; Area C: 15 m; Area D: 15 m	Y
Rear Yard Setback	S.437	7.5m	Y
Lot Coverage Floor Space Index (F.S.I.)	N/A	N/A	Y
Building Height ³	S.437	A: 4 storeys B: 5 storeys C: 6 storeys D: 18 storeys E: 9 storeys	Y
Accessory Buildings Section 55	N/A	N/A	Y



Zoning Provisions ¹	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Projections into Height Limit Section 64	N/A	N/A	Y
Projections into Required Yards Section 65	a) uncovered, unenclosed features such as decks or platforms where the walking surface is not higher than 0.6 m above adjacent grade ; (i) in the interior side yard and rear yard: no limit	Ground floor outdoor terrace at Pavilion C	Y
Required Parking Spaces Section 101 and 103	649 spaces	651 spaces	Y
Visitor Parking spaces Section 102	101 spaces	101 spaces	Y
Size of Space Section 105 and 106	At least 2.6m wide; Not more than 3.1m wide; At least 5.2m long	small: 2.4 m width, 4.6 m length; standard: 2.6 m width, 5.2 m length	Y
Driveway Width Section 107	Driveway: 6 m min	6.1 m for parking lot	Y
Aisle Width Section 107	Drive aisle: 6.7 max	6.1 m for ramp	Y
Location of Parking Section 109	Section 109(2)	Complies	Y
Refuse Collection Section 110	Section 110(3)	indoor	Y
Bicycle Parking Rates Section 111	252 spaces	252 spaces	Y
Amenity Space Section 137	private: 3,024 m ² ; communal: 1,512 m ²	private: 4,848 m ² ; communal: 1,625 m ²	Y
Other applicable relevant Provision(s)			

¹ This template represents a small selection of applicable provisions. Please consider the lot's geography (i.e. corner/through lot, proximity to water, inside/outside Greenbelt) and proposed land use (i.e. drive through operation, outdoor commercial patio, Planned Unit Development, long semi) and consult the by-law to determine which other sections of the By-law must be met. This can be attached in a separate document.

² Note that different performance standards apply to low-rise residential development inside the Greenbelt. Please reference Section 144 for these standards, where applicable.



³ This includes maximum building height, minimum building height and stepback provisions, where they exist

E. Comments / Calculations

Schedule 437:

Front Yard Setback:

Mixed-use: no minimum

Residential: 3m

Corner Side Yard Setback:

Mixed-use: no minimum

Residential: 3m

Interior Side Yard Setback:

Area B: 7.5 m

Area C: 15 m

Area D: 15 m

Rear Yard Setback:

Residential: 7.5 m

Building Height:

Area A: 15m/4 storeys

Area B: 19m/5 storeys

Area C: 22m/6 storeys

Area D: 60m/18 storeys

Area E: more than 30m from property line abutting R1-R4 zone: 30m/9 storeys

We trust that this information is satisfactory.

Sincerely,



Jillian Simpson, MCIP RPP
Planner



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

As part of a Zoning By-law Amendment application, the applicant is required to identify all required relief from the Zoning By-law for the development that is the subject of the application. Below is an example of how the applicant should structure this component of the submission requirements for the Zoning Confirmation Report Draft List of Requested Relief.

- **The Draft List of Requested Relief from Zoning is a list of those items indicated as “not compliant” as identified through Component 1: Zoning Confirmation Report Checklist.** A template list is provided below, with examples.
- The list is required so that City staff can review the requested relief and determine if the application is complete and consistent. The onus is placed on the applicant to identify all needed relief for the proposed development.
- **A draft zoning schedule is required to be provided with Annex 2, if it is anticipated to be required.** A zoning schedule may be required when specific relief such as for height, setbacks, stepbacks or land uses need to be isolated to certain locations on the lot.

Draft List of Requested Relief from Zoning		
By-law Requirement or Applicable Section	Requirement	Proposed
Ex. Permitted land uses in GM2 (s. 188)	N/A	Museum ¹
Ex. Front yard setback (Table 187)	3 m	2.5 m
Ex. Parking Rate (s. 101)	20 spaces	12 spaces

¹ Only the non-compliant land use(s) needs to be listed in this column.