

Zoning Confirmation Report

250 Forestglade Crescent

April 8, 2025

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Annex 1 - Zoning Confirmation Report Checklist

| A. Project Information | | | |
|------------------------|---------------------|---------------------------|---|
| Review Date | 2025-04-08 | Official Plan Designation | Neighbourhood |
| Municipal Address(es) | 250 Forestglade Cr. | Legal Description | Block 90 of R-Plan 4M-842 PIN 04165-0476 |
| Scope of Work | Site Plan Control | | |
| Existing Zoning Code | R3L[3025] H(12) | By-law Number | 2008-250 |
| Schedule 1 / 1A Area | Area C | Overlays Applicable | |

| B. Zoning Review | | | |
|--|---|---|--------------------|
| For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing. | | | |
| Zoning Provisions Section 159-160 | By-law Requirement | Proposed | Compliant (Y/N) |
| Proposed Zone/Subzone (Zoning By-law Amendments only): | | | |
| Principal Land Use(s) | Residential Care Facility | Residential Care Facility | Y |
| Minimum Lot Width | 12 m | ±31 m | Y |
| Minimum Lot Area | 360 m ² | 2,339.6 m ² | Y |
| Minimum Front Yard Set Back Blohm Dr | 3 m | 4.30 m | Y |
| Minimum Corner Side Yard Setback Forestglade Cr | 3 m | 5.42 m | Y |
| Minimum Interior Side Yard Setback Multi-use Path | 1.2 m | 7.73 m | Y |
| Minimum Rear Yard Setback | 7.5 m | 20.84 m | Y |
| Building Height | 12 m | 11.7 m | Y |
| Accessory Buildings or Structures Section 55 | Minimum front yard setback – same as for principal building (3 m) | Front yard setback – >3 m Interior side yard setback – >3.86 m | Y |

B. Zoning Review

For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.

| Zoning Provisions Section 159-160 | By-law Requirement | Proposed | Compliant (Y/N) |
|---|---|---|------------------------|
| | Minimum setback from interior side lot line – same as principal building (1.2 m) | | |
| | Minimum distance from other buildings on the lot - 1.2 m Maximum height in the R3 zone - 3.6 m Cannot exceed a lot coverage of 50% | Distance from main building - 9m Height - 2.9 m Lot coverage does not exceed 50% | Y |
| Projections into Required Yards Section 65 | Eaves, eave-troughs and gutters - 1 m, but not closer than 0.3 m to a lot line | Rain chain projects 0.5 m into required front yard | Y |
| Required Parking Spaces Section 101 Area C Schedule 1A | Residential Care Facility: 0.25 per dwelling unit or rooming unit plus 1 per 100m ² of gross floor area used for medical, health or personal services 0.25 * 13 = 3.25 657m ² / 100 = 6.57 Total Required = 9.82 | 11 parking spaces | Y |
| Size of Space Section 106 | Standard Size: 2.6 x 5.2 m Maximum width: 3.1 m | Standard - 2.7 x 5.4 m Accessible space - 3.4 x 5.4 m Van space - 3.9 x 5.4 m | Y |
| Location of Parking Section 109 | Parking spaces cannot be located in a required and provided front yard, corner side yard or extension of corner side yard into the rear yard | Parking is located in the rear yard and is not located in a required front or corner side yard | Y |
| Parking Lot Landscape Buffer Section 110 | Minimum Width / 1.5 m not abutting a street / 3 m abutting a street Minimum area - 15% area of parking lot must be perimeter or interior landscaped area | / 3 m landscape buffer abutting Forestglade Cr. / 1.5 m landscape buffer on other three sides / 25% of the parking lot area is landscaped | Y |
| Refuse Collection Section 110 | Refuse collection area accessed via a parking lot must be: / Be located at least 9.0 metres from a lot line abutting a public street; | / 1.2 m from interior lot line / > 3 m from the other property lines / 2 m opaque screening provided | N |

| B. Zoning Review For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing. | | | |
|--|--|---|------------------------|
| Zoning Provisions Section 159-160 | By-law Requirement | Proposed | Compliant (Y/N) |
| | / Be located at least 3.0 metres from any other lot line; and / Screened from view by an opaque screen with a minimum height of 2.0 metres. | / Bins to be brought to street for pick up. | |
| Bicycle Parking Rates Section 111 | Table 111A(i) 1 per 1500 m ² GFA 1531 m ² = 1 | 9 bike parking spaces provided | Y |
| Amenity Area Section 137 | Residential Care Facility - 10% of GFA of each rooming unit all of which must be communal 687.7 m ² * 10% = 68.7 m ² | All amenity space is communal >300 m ² | Y |
| Other applicable relevant Provision(s) | | | |
| Loading Space Table 113A(e) | Residential uses: None required | Not Applicable | N/A |
| Waste Management Section 143 | In the R1, R2, R3 or R4 zone, any building exceeding 400m ² must provide / An unobstructed 1.2m wide path between the garbage storage area and the street <ul style="list-style-type: none"> o May be a driveway or walkway | 1.6 m path provided | Y |

Conclusion

We trust that this information is satisfactory.

Sincerely,



Saide Sayah, MCIP RPP
Principal, Planning & Development



Genessa Bates, M.Pl.
Planner