

Zoning Confirmation Report

250 Forestglade Crescent

May 14, 2025

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	2025-05-14	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)	<u>Gazebo</u> / Front yard setback - 3 m	Y 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)	/ Interior side yard setback - 3.86 m <u>Garbage Enclosure</u> / Front yard setback - >3 m / Interior side yard setback - 1.2 m	
	Minimum distance from other buildings on the lot - 1.2 m	<u>Gazebo</u> / Distance from main building - 9m / Height - 2.9 m	Y
	Maximum height in the R3 zone - 3.6 m	/ Lot coverage does not exceed 50% <u>Garbage Enclosure</u>	Y
	Cannot exceed a lot coverage of 50%	/ Distance from main building – 3.35 m / Height – 3.03 m / Lot coverage does not exceed 50%	
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
Bicycle Parking Rates Section 111	Table 111A(i) 1 per 1500 m ² GFA	9 bike parking spaces provided	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)
	1531 m ² = 1		
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	None required	Y
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 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