

# Zoning Confirmation Report

## 240 Presland Road

June 19, 2025

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### Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	June 17, 2025	Official Plan Designation	Neighbourhood, Evolving Neighbourhood Overlay
Municipal Address(es)	240 Presland Road	Legal Description	Parts 1 & 2 of Plan 5R-10485
Scope of Work	Official Plan Amendment + Zoning By-law Amendment + Site Plan Control		
Existing Zoning Code	R4UC	By-law Number	2008-250
Schedule 1 / 1A Area	B / X	Overlays Applicable	Mature 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:	R5AA[XXXX]		
Principal Land Use(s)	Apartment dwelling, mid-rise	Apartment dwelling, mid-rise	Y
Lot Width	22.5 metres	30.7 metres	Y
Lot Area	675 square metres	2008.3 square metres	Y
Front Yard Set Back	2.5 metres	4.73 metres	Y
Corner Side Yard Setback	3 metres	N/A	N/A
Interior Side Yard Setback	1.2 metres	3.52 metres	Y
Rear Yard Setback	3 metres	11.24 metres	Y
Lot Coverage	N/A	25.3%	N/A
Floor Space Index (F.S.I.)	N/A	2.84	N/A
Building Height	4 to 6 storeys	6 Storeys, 20.14 metres	Y
Projections into Height Limit Section 64	Mechanical service equipment, stairwell and elevator penthouses, roof-top terraces, solar panels	Mechanical service equipment, stairwell and elevator penthouses, roof-top terraces, solar panels	Y
Projections into Required Yards Section 65	Canopies and awnings: up to half the depth of the front yard, no closer than 0.6 metres to lot line	Front awning: 0.85 metres into required yard, 1.65 metres from lot line	Y

**B. Zoning Review**

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

<b>Zoning Provisions</b>	<b>By-law Requirement or Applicable Section, Exception or Schedule Reference</b>	<b>Proposal</b>	<b>Compliant (Y/N)</b>
<b>Required Parking Spaces</b> Section 101 and 103	0.5 per dwelling unit over 12 = 25	25 spaces	<b>Y</b>
<b>Visitor Parking spaces</b> Section 102	0.1 per dwelling unit over 12 = 5	3 spaces	<b>N</b>
<b>Size of Parking Space</b> Section 105 and 106	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	<b>Y</b>
	Up to 50% of the parking spaces (28) in a parking garage may be reduced to a minimum of 4.6m long and 2.4m wide, provided that the space is visibly identified as being for a compact car, not a required visitor parking space, not abutting or near a wall, column or similar surface that obstructs the opening of the doors of a parked vehicle or limits access to a parking space = 14 spaces	12 spaces	<b>Y</b>
<b>Driveway Width</b> Section 107	6 metres	6 metres	<b>Y</b>
<b>Aisle Width</b> Section 109	6 metres	6 metres	<b>Y</b>
<b>Location of Parking</b> Section 109	Not in front or corner side yard	Interior side and rear yard	<b>Y</b>
	No more than 70% of rear yard area	45%	<b>Y</b>
<b>Refuse Collection</b> Section 110	9 metres from street, 3 metres from lot line, 2 metre screen height	Interior to building	N/A
<b>Bicycle Parking Rates</b> Section 111	0.5 per dwelling unit = 31	76	<b>Y</b>
<b>Amenity Space</b> Section 137	Total: 6 m <sup>2</sup> per dwelling = 372 m <sup>2</sup>	571.4 square metres	<b>Y</b>
	Communal: 50% of total = 186 m <sup>2</sup>	571.4 square metres	<b>Y</b>
<b>Other applicable relevant Provision(s)</b>			
<b>Landscaped Area</b> Section 163(9)	30%	25.3%	<b>Y</b>
<b>Landscaped Buffer</b> Section 110	3 metres from street	> 5 metres	<b>Y</b>
	1.5 metres from lot line	0.74 metres [maintains existing condition]	<b>N</b>
<b>Utility installations</b> Section 163(11)(b)	Must be entirely enclosed in building	Hydro transformer located in front yard [maintains existing condition]	<b>N</b>

<b>B. Zoning Review</b> <b>For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.</b>			
<b>Zoning Provisions</b>	<b>By-law Requirement or Applicable Section, Exception or Schedule Reference</b>	<b>Proposal</b>	<b>Compliant (Y/N)</b>
<b>Maximum walkway width</b> Section 109	1.8 metres	2.5 metres	<b>N</b>

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

<b>Section</b>	<b>Provision</b>	<b>Requirement</b>	<b>Proposed</b>
<b>164</b>	Rear yard setback	3 metres	7.5 metres
<b>102</b>	Visitor parking	0.1 per dwelling unit over 12 = 5 spaces	3 spaces (0.06 per dwelling over 12)
<b>109</b>	Maximum walkway width	1.8 metres	2.5 metres
<b>110</b>	Landscaped Buffer	1.5 metres	0.74 metres
<b>163</b>	Utility Installations	Must be entirely enclosed within building	Hydro transformer located in front yard

## Conclusion

We trust that this information is satisfactory. Please do not hesitate to contact the undersigned should you have any questions.

Sincerely,



Kenneth Blouin, M.Pl.  
Planner



Bria Aird, MCIP RPP  
Senior Planner