

# Zoning Confirmation Report

## 400 Jessie Chenevert Walk

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November 18, 2025

### Annex 1 - Zoning Confirmation Report Checklist

<b>A. Project Information</b>			
<b>Review Date</b>	November 18, 2025	<b>Official Plan Designation</b>	Minor Corridor within a Hub
<b>Municipal Address(es)</b>	400 Jessie Chenevert Walk	<b>Legal Description</b>	Block 1, Plan 4M-1766
<b>Scope of Work</b>	Zoning By-law Amendment / Site Plan Control		
<b>Existing Zoning Code</b>	MC19[2952]	<b>By-law Number</b>	2008-250
<b>Schedule 1 / 1A Area</b>	Area C	<b>Overlays Applicable</b>	
<b>B. Zoning Review</b> 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>Proposed Zone/Subzone (Zoning By-law Amendments only):</b>	MC19[XXXX]		
<b>Principal Land Use(s) S. 191</b>	Residential care facility	Residential care facility	<b>Yes</b>
<b>Lot Width S. 191</b>	No minimum	~ 160 m	<b>Yes</b>
<b>Lot Area S. 191</b>	No minimum	16,323 m <sup>2</sup>	<b>Yes</b>
<b>Front Yard and Corner Side Yard Setback S. 191 S. 192(19)(f)</b>	No minimum Maximum 3.5 m for the first two storeys of the building	Portico Way – 16 m Jessie Chenevert Wlk – 22.9 m	<b>No</b>
<b>Interior Side Yard Setback S. 191</b>	No minimum	1.5 m	<b>Yes</b>
<b>Rear Yard Setback S. 191</b>	No minimum	Earl Armstrong Rd – 5.3 m	<b>Yes</b>
<b>Minimum Building Height Schedule 269</b>	2 storeys	4 storeys 16.6 m	<b>Yes</b>
<b>Maximum Building Height Schedule 269</b>	12 storeys	4 storeys 16.6 m	<b>Yes</b>

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Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
<b>Minimum Frontage</b> S. 191(19)(i)	Where 1 <sup>st</sup> storey building wall is within 3.5 metres of a lot line abutting a public street, a building frontage must occupy the entirety of the lot frontage, minus the greater of: <ul style="list-style-type: none"> <li>– the combined width of permitted driveways and walkways giving access to the back of the lot, or</li> </ul> 10% of the lot frontage.	Not applicable; as the proposed building is minimum 5.3 m from lot line abutting street	Yes
<b>Front Façade Glazing</b> S. 191(19)(h)	A minimum of 50% of the surface area of the ground floor façade of a non-residential or mixed-use building abutting a public street must be comprised of transparent glazing.	Less than 50%	No
<b>Active Entrance</b> S. 191(19)(k)	The building façade of the length of the front wall abutting Earl Armstrong Road must include at least one active entrance serving each residential or non-residential use occupying any part of the ground floor.	Active entrance is located on Portico Way	No
<b>Amenity Space</b> Section 137	Residential Care Facility: 10% of the gross floor area of each rooming unit, all of which must be communal  10% rooming units = 390 m <sup>2</sup>	1,300 m <sup>2</sup> (walking path area) + 1,800 m <sup>2</sup> (communal courtyard) = 3,100 m <sup>2</sup> total.	Yes
<b>Landscaped Area</b> S. 191	No minimum, except that where a yard is provided and not used for required driveways, aisles, parking, loading spaces or outdoor commercial patio, the whole yard must be landscaped.	The provided yards are landscaping except for when occupied by parking, loading, or driveways/aisles	Yes
<b>Minimum Required Parking Spaces</b> S. 101	Residential Care Facility 0.25 x 256 beds + 1 per 100 m <sup>2</sup> of GFA used for medical, health or personal services = 79 parking spaces	94 parking spaces	Yes

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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)
	<i>Maximum parking provisions set out in Section 103 do not apply to the residential care facility use.</i>		
<b>Size of Space</b> S. 106	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	<b>Yes</b>
<b>Driveway Width</b> S. 107	Double Traffic Lane: 6m	6 m	<b>Yes</b>
<b>Minimum Drive Aisle Width</b> - Providing access to parking spaces in a parking lot Section 107	Angle of parking space 71-90°: 6.7m	Minimum 5.8 m Maximum 6.8 m	<b>No</b>
<b>Location of Parking</b> S. 109	Parking is not permitted in the: / in a required front yard; / in a required corner side yard; or / in the extension of a required corner side yard into a rear yard.	Parking is not located in a required yard	<b>Yes</b>
<b>Landscaping Provisions for Parking Lots</b> S.109 & 110	/ all portions of front, and corner side yard not occupied by parking spaces, driveways, aisles, permitted projections, accessory buildings or structures or walkways must be landscaped with soft landscaping  / all portions of any other yard not covered by parking spaces, driveways, aisles, permitted projections, walkways, buildings or structures must be landscaped  / 15% of the area of any parking lot, must be provided as perimeter or interior	514.5 m <sup>2</sup>    15% of parking area = 353 m <sup>2</sup>	<b>Yes</b>
<b>Minimum Required Width of a Landscaped Buffer of a Parking Lot</b>	For a parking lot containing more than 10 but fewer than 100 spaces: / Abutting a street: 3 m / Not abutting a street: 1.5 m	/ Abutting a street: > 3 m / Not abutting a street: 1.5 m	<b>Yes</b>

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Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
<b>Minimum Number of Vehicle Loading Spaces Required</b> Table 113A(d)	GFA 10,000 – 14,999 m <sup>2</sup> : 2 loading spaces	2 loading spaces	<b>Yes</b>
<b>Minimum Width in Metres of Driveway Accessing Loading Space</b> S. 113	Single traffic lane – 3.5 m Double traffic lane – 6 m	6 m	<b>Yes</b>
<b>Minimum Width in metres of Aisle Accessing Loading Space</b>	60° to 90°: 9 m	6 m	<b>No</b>
<b>Minimum Size of Loading Space</b> Table 113B	Width: 3.5 m Length: 7 m Parallel Space Length – 9 m	5 m wide 20 m long	<b>Yes</b>
<b>Permitted Location of Loading Space</b> Table 113B	Permitted in all locations other than in a required front yard or required corner side yard, or in a required yard abutting a residential zone	Loading space is not located in a required yard	<b>Yes</b>
<b>Refuse Collection</b> S. 110	All outdoor refuse collection and refuse loading areas contained within or accessed via a parking lot must be:  / located at least 9 m from a lot line abutting a public street; / located at least 3 m from any other lot line; and / screened from view by an opaque screen with a minimum height of 2 m	Earth bins are located on the interior of the property  / Located >9 m from a lot line abutting a public street; / Located >3 m from the interior lot line / Screened from the building with 1.5 m opaque wall and soft landscaping	<b>No</b>
<b>Bicycle Parking Rates</b> S. 111	1 per 1,500 m <sup>2</sup> of GFA = 10 required	15 bicycle parking spaces	<b>Yes</b>
<b>Minimum Bicycle Parking Space Dimensions</b> S. 111	Horizontal - 0.6 m x 1.8 m Vertical - 0.5 m x 1.5 m  Minimum 50% must be ground level, horizontal  Minimum width of access aisle - 1.5 m	All provided bicycle parking spaces are horizontal	<b>Yes</b>

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

Section	By-law Requirement	Requirement	Proposed
<b>Section 191</b>	Maximum Front Yard and Corner Side Yard Setback	Maximum 3.5 m for the first two storeys of the building	Portico Way – 16 m Jessie Chenevert Walk – 22.9 m
<b>Section 191(19)(h)</b>	Front Façade Glazing	A minimum of 50% of the surface area of the ground floor façade of a non-residential or mixed-use building abutting a public street must be comprised of transparent glazing.	Less than 50%
<b>Section 191(19)(k)</b>	Active Entrance	The building façade of the length of the front wall abutting Earl Armstrong Road must include at least one active entrance serving each residential or non-residential use occupying any part of the ground floor.	Active entrance is located on Portico Way
<b>Section 107</b>	Minimum Drive Aisle Width - Providing access to parking spaces in a parking lot	Angle of parking space 71-90°: 6.7m	Minimum 5.8 m Maximum 6.7 m
<b>Section 113</b>	Minimum Width in Metres of Aisle Accessing Loading Space	60° to 90°: 9 m	6 m
<b>Section 110</b>	Refuse Collection	<p>All outdoor refuse collection and refuse loading areas contained within or accessed via a parking lot must be:</p> <ul style="list-style-type: none"> <li>/ located at least 9 m from a lot line abutting a public street;</li> <li>/ located at least 3 m from any other lot line; and</li> <li>/ screened from view by an opaque screen with a minimum height of 2 m</li> </ul>	<p>Earth bins are located on the interior of the property:</p> <ul style="list-style-type: none"> <li>/ Located &gt;9 m from a lot line abutting a public street;</li> <li>/ Located &gt;3 m from the interior lot line</li> <li>/ Screened from the building with 1.5 m opaque wall and soft landscaping</li> </ul>

### Conclusion

We trust that this information is satisfactory.

Sincerely,



Nico Church, RPP MCIP  
Senior Planner



Genessa Bates, M.Pl.  
Planner