

Zoning Confirmation Report

400 Jessie Chenevert Walk

November 18, 2025

1

Annex 1 - Zoning Confirmation Report Checklist

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

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)
Minimum Frontage S. 191(19)(i)	Where 1 st 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"> – the combined width of permitted driveways and walkways giving access to the back of the lot, or 10% of the lot frontage.	Not applicable; as the proposed building is minimum 5.3 m from lot line abutting street	Yes
Front Façade Glazing 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
Active Entrance 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
Amenity Space 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 ²	1,300 m ² (walking path area) + 1,800 m ² (communal courtyard) = 3,100 m ² total.	Yes
Landscaped Area 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
Minimum Required Parking Spaces S. 101	Residential Care Facility 0.25 x 256 beds + 1 per 100 m ² of GFA used for medical, health or personal services = 79 parking spaces	94 parking spaces	Yes

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)
	<i>Maximum parking provisions set out in Section 103 do not apply to the residential care facility use.</i>		
Size of Space S. 106	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	Yes
Driveway Width S. 107	Double Traffic Lane: 6m	6 m	Yes
Minimum Drive Aisle Width - 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	No
Location of Parking 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	Yes
Landscaping Provisions for Parking Lots 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 15% of parking area = 353 m ²	514.5 m ²	Yes
Minimum Required Width of a Landscaped Buffer of a Parking Lot	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	Yes

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)
Minimum Number of Vehicle Loading Spaces Required Table 113A(d)	GFA 10,000 – 14,999 m ² : 2 loading spaces	2 loading spaces	Yes
Minimum Width in Metres of Driveway Accessing Loading Space S. 113	Single traffic lane – 3.5 m Double traffic lane – 6 m	6 m	Yes
Minimum Width in metres of Aisle Accessing Loading Space	60° to 90°: 9 m	6 m	No
Minimum Size of Loading Space Table 113B	Width: 3.5 m Length: 7 m Parallel Space Length – 9 m	5 m wide 20 m long	Yes
Permitted Location of Loading Space 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	Yes
Refuse Collection 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	No
Bicycle Parking Rates S. 111	1 per 1,500 m ² of GFA = 10 required	15 bicycle parking spaces	Yes
Minimum Bicycle Parking Space Dimensions 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	Yes

Annex 2 – Draft List of Requested Relief from Zoning

Section	By-law Requirement	Requirement	Proposed
Section 191	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
Section 191(19)(h)	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%
Section 191(19)(k)	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
Section 107	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
Section 113	Minimum Width in Metres of Aisle Accessing Loading Space	60° to 90°: 9 m	6 m
Section 110	Refuse Collection	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

Conclusion

We trust that this information is satisfactory.

Sincerely,



Nico Church, RPP MCIP
Senior Planner



Genessa Bates, M.Pl.
Planner