



ZONING CONFIRMATION REPORT

A. Project Information			
Review Date:		Official Plan designation:	Suburban Southeast Transect, Neighbourhood Designation
Municipal Address(es):	3290 Findlay Creek Drive	Legal Description:	Block 258, Registered Plan 4M-1659, Block 224, Registered Plan 4M-1624
Scope of Work:	New elementary school		
Existing Zoning Code:	R4Z/I1A / N4B	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area D	Overlays Applicable:	None

B. Zoning Review			
Proposed Zone/Subzone (Zoning By-law Amendments only):	N/A		
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	169.(1)(b)	Elementary School	Y
Lot Width	Min. 15m	112m	Y
Lot Area	Min. 400m ²	22,498.5m ²	Y
Front Yard Set Back	Min. 6m	9.5m	Y
Corner Side Yard Setback	Min. 4.5m	5.53m	Y
Interior Side Yard Setback	Min. 3m	50.41m	Y
Rear Yard Setback	Min. 7.5m	122.61m	Y
Lot Coverage Floor Space Index (F.S.I.)	N/A	N/A	Y



Building Height	Min. 15m	11m	Y
Accessory Building Section 55	55	None	Y
Projections into Height Limit Section 64	64	None	Y
Projections to Required Yards Section 65	65	None	Y
Required Parking Spaces Section 101 and 103	46	47	Y
Visitor Parking spaces Section 102	N/A	N/A	Y
Size of Space Section 105 and 106	2.6 x 5.2m	2.6 x 5.2m	Y
Driveway Width Section 107	Min. 6.0m	7.0m	Y
Aisle Width Section 107	Min. 6.7m	7.0m 10.0m	Y
Location of Parking Section 109	N/A	N/A	Y
Refuse Collection Section 110	Min. 7m to Lot Line Min. 9m abutting street	19.48m 40.28m	Y
Bicycle Parking Rates Section 111	Min. 33	42	Y
Amenity Space Section 137	N/A	N/A	Y
Loading Spaces Section 113	Min. 1	1	Y
Barrier-free Parking Spots	Min. 1	2	Y
Barrier-free Parking Space Dimensions	Type A: 3.4 x 5.2m Type B: 2.4 x 5.2m	Type A: 3.4 x 5.2m Type B: 2.4 x 5.2m	Y
Landscaping Provision for Parking Lot Section 110	Min 15%	25.2%	Y



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E. Comments / Calculations

Refer to tables on Drawing A001