

# Zoning Confirmation Report

## 1052 - 1076 St. Laurent Boulevard

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January 29, 2026

### Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	January 7, 2026	Official Plan Designation	Inner Urban Transect, Mainstreet Corridor
Municipal Address(es)	1052, 1060 and 1064 St. Laurent Boulevard	Legal Description	PART OF LOTS 1, 2, 3 AND 4 REGISTERED PLAN 79
Scope of Work	Official Plan Amendment / Zoning By-law Amendment		
Existing Zoning Code	AM10[2199], AM	By-law Number	2008-250
Schedule 1 / 1A Area	Z	Overlays Applicable	Evolving 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 (Zoning By-law Amendments only):	AM[XXXX]		
Principal Land Use(s)	Apartment dwelling, mid rise Retail food store Retail store Restaurant	Mixed-use apartment dwelling, high rise	<b>N</b>
Lot Width	No minimum	79.4 m	<b>Y</b>
Lot Area	No minimum	3,561 m <sup>2</sup>	<b>Y</b>
Front Yard Set Back	No minimum	1 m	<b>Y</b>
Corner Side Yard Setback	N/A	N/A	N/A
Interior Side Yard Setback	No minimum	1 m	<b>Y</b>
Rear Yard Setback	7.5 m abutting residential zone	7.5 m	<b>Y</b>
Lot Coverage Floor Space Index (F.S.I.)	N/A	N/A	N/A

<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>Building Height</b>	in any area up to and including 20 metres from a property line abutting a R4 zone (By-law 2011-124) – 15 m	92.3 m	<b>N</b>
	in any area over 20 metres and up to and including 30 metres from a property line abutting a R1, R2, R3 or R4 zone (By-law 2011-124) – 20 m	92.3 m	<b>N</b>
<b>Accessory Buildings Section 55</b>	N/A	N/A	N/A
<b>Projections into Height Limit - Section 64</b>	N/A	N/A	N/A
<b>Projections into Required Yards - Section 65</b>	N/A	N/A	N/A
<b>Required Parking Spaces Section 101 and 103</b>	0 spaces for first 12 units 0.5 spaces / unit for 389 units = 195 spaces	201 spaces	<b>Y</b>
<b>Visitor Parking spaces Section 102</b>	Visitor: <i>Areas X, Y and Z no more than 30 visitor parking spaces are required - Section 102(3) = 30 spaces</i>	30 spaces	<b>Y</b>
<b>Size of Space Section 105 and 106</b>	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	<b>Y</b>
<b>Driveway Width Section 107</b>	6.0 m	Minimum 6.0 m	<b>Y</b>
<b>Aisle Width Section 109</b>	Garage: 6.0 m	Garage: 6.0 m	<b>Y</b>
<b>Location of Parking Section 109</b>	N/A	N/A	N/A
<b>Refuse Collection Section 110</b>	N/A	N/A	N/A
<b>Bicycle Parking Rates Section 111</b>	Residential (0.5 per dwelling unit): 201	440 Spaces	<b>Y</b>
	Commercial (1 / 250m <sup>2</sup> x 600.5m <sup>2</sup> ): 3	7 Spaces	<b>Y</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>Amenity Space Section 137</b>	6m <sup>2</sup> / unit for 401units = 2406m <sup>2</sup>	4539m <sup>2</sup>	<b>Y</b>
<b>Other applicable relevant Provision(s)</b>			
<b>Minimum lot area for a tower on an interior lot</b>	1,350 m <sup>2</sup>	3,561 m <sup>2</sup>	<b>Y</b>
<b>Minimum interior side and rear yard setback for a tower.</b>	Rear (west): 10 m	Rear: 19.11 m	<b>Y</b>
	Interior (south): 10 m	Interior: 3.5 m	<b>N</b>

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

<b>Section</b>	<b>Requirement</b>	<b>Proposed</b>
<b>Maximum building height Section 191</b>	20 m	92.3 m
<b>Minimum interior side and rear yard setback for a tower. Section 77</b>	Interior (south): 10 m	3.5 m

## Conclusion

We trust that this information is satisfactory.

Sincerely,



Mark Ouseley, MES  
Planner



Scott Alain, RPP MCIP  
Senior Planner