

# Zoning Confirmation Report

## 6259, 6267, 6271, and 6273 Renaud Road

July 3, 2025

### Annex 1 - Zoning Confirmation Report Checklist

| A. Project Information       |  |                                  |   |
|------------------------------|--|----------------------------------|---|
| <b>Review Date</b>           | June 30, 2025                              | <b>Official Plan Designation</b> | Suburban Transect, Neighbourhood Designation                  |
| <b>Municipal Address(es)</b> | 6259, 6267, 6271, and 6273 Renaud Road     | <b>Legal Description</b>         | Part 2 of Plan 4r-24060, Block 121 of Registered Plan 4M-1545 |
| <b>Scope of Work</b>         | Zoning By-law Amendment, Site Plan Control |                                  |   |
| <b>Existing Zoning Code</b>  | DR, I1A                                    | <b>By-law Number</b>             | 2008-250  |
| <b>Schedule 1 / 1A Area</b>  | C  | <b>Overlays Applicable</b>       |   |

| 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) |
| <b>Proposed Zone/Subzone (Zoning By-law Amendments only):</b>  | <b>R3Z</b>   |  |                 |
| <b>Principal Land Use(s)</b>   | Low-rise residential, including Townhouse Dwellings, Planned Unit Development        | Planned Unit Development of back-to-back townhouse dwellings | <b>Y</b>        |
| <b>Lot Width</b>   | 18 metres  | 45.83 metres   | <b>Y</b>        |
| <b>Lot Area</b>  | 1,400 square metres  | 13,295.58 square metres                                      | <b>Y</b>        |
| <b>Front Yard Set Back</b>   | 3 metres   | 5.10 metres  | <b>Y</b>        |
| <b>Corner Side Yard Setback</b>  | 3 metres   | 5.67 metres  | <b>Y</b>        |
| <b>Interior Side Yard Setback</b>  | 1.2 metres for the first 21 metres back from the street lot line, 6 metres otherwise | 1.99 metres  | <b>N</b>        |
| <b>Rear Yard Setback</b>   | 3 metres (Section 135(1))  | 5.00 metres  | <b>Y</b>        |
| <b>Lot Coverage</b>  | n/a  | 21.1%  | n/a             |
| <b>Floor Space Index (F.S.I.)</b>  | n/a  | 0.798  | n/a             |
| <b>Building Height</b>   | 11 metres  | 10.82 metres   | <b>Y</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>Accessory Buildings</b><br>Section 55  |  | none   | n/a                    |
| <b>Projections into Height Limit</b><br>Section 64  | Mechanical, service, elevator, stairway penthouse; roof-top gardens and terraces; etc.   | n/a  | Y                      |
| <b>Projections into Required Yards</b><br>Section 65  | Balcony, pock, deck within 0.6 m of grade, front yard: 2 metres, or 50% of required yard, no closer than 1 metre to lot line<br>Above 0.6 metres: 2 metres, no closer than 1 metre to lot line | 4.30 metres from lot line (Blocks 2 & 3)       | Y                      |
|   | Stoops, landings, steps at or below first floor: no closer than 0.6 metres from front or corner side lot line.   | 2.29 metres from lot line (Blocks 2 & 3)       | Y                      |
| <b>Required Parking Spaces</b><br>Section 101 and 103   | Townhouse: 1 per dwelling unit   | 1 per dwelling unit (garage)                   | Y                      |
| <b>Visitor Parking spaces</b><br>Section 102  | Where a townhouse dwelling has a driveway accessing a garage: n/a  | 10 visitor spaces                              | Y                      |
| <b>Size of Parking Space</b><br>Section 105 and 106   | Standard Size: 2.6 x 5.2 metres  | 2.6 x 5.2 metres                               | Y                      |
| <b>Driveway Width</b><br>Section 107  | Double traffic lane providing access to a parking lot: 6 metres  | 6 metres                                       | Y                      |
|   | Providing access to spaces other than a parking lot: 2.6 metres, less than 50% of front yard area  | 3 metres (half of paired driveway)             | Y                      |
| <b>Aisle Width</b><br>Section 107   | Serving parking space at 90 degrees in lot accessory to a residential use: 6 metres  | 6 metres                                       | Y                      |
| <b>Location of Parking</b><br>Section 109   | In a driveway permitted under S.107 (S.109(4))   | In a driveway permitted under S.107 (S.109(4)) | Y                      |
| <b>Refuse Collection</b><br>Section 110   | Refuse collection and loading accessed via parking lot   | n/a  | n/a                    |
| <b>Bicycle Parking Rates</b><br>Section 111   | Back-to-back townhouse: n/a  | n/a  | Y                      |
| <b>Other applicable relevant Provision(s)</b>   |  |  |                        |

| <b>B. Zoning Review</b><br>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>Minimum Width of Private Way</b><br>Section 131  | 6 metres   | 6 metres        | Y                      |
| <b>Minimum Setback of a Residential Wall to a Private Way</b><br>Section 131  | 1.8 metres   | 2.90 metres     | Y                      |
| <b>Minimum Setback for Garage Entrance from Private Way</b><br>Section 131  | 5.2 metres   | 5.2 metres      | Y                      |
| <b>Minimum Separation Between Buildings in a PUD</b><br>Section 131   | 1.2 metres   | 4 metres        | Y                      |

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

| <b>Section</b> | <b>By-law Requirement</b>  | <b>Requirement</b>   | <b>Proposed</b> |
|----------------|----------------------------|--|-----------------|
| <b>160</b>     | Interior Side Yard Setback | 1.2 metres for the first 21 metres back from the street lot line, 6 metres otherwise | 1.9 metres      |

## Conclusion

We trust that this information is satisfactory.

Sincerely,



Kenneth Blouin, M.PL.  
Planner



Nico Church, MCIP RPP  
Senior Planner