

Zoning Confirmation Report

312 Lisgar St

July 23, 2025

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Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	2025-07-23	Official Plan Designation	Hub
Municipal Address(es)	312 Lisgar St	Legal Description	Part of Lot 36 South Lisgar Street R-Plan 12281
Scope of Work	Site Plan Control		
Existing Zoning Code	I1A[1912]	By-law Number	2008-250
Schedule 1 / 1A Area	Area B / Area X	Overlays Applicable	Mature Neighbourhoods Overlay

B. Zoning Review			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Proposed Zone/Subzone (Zoning By-law Amendments only):			
Principal Land Use(s)	place of worship; community health and resource centre	place of worship; community health and resource centre	Y
Lot Width Exception [1912]	10.06 metres	10.06m	Y
Lot Area Exception [1912]	344m ²	344.8m ²	Y
Front Yard Set Back Exception [1912]	1.7m	1.75m – Main Floor 0m – 2 nd Floor and above	N
Interior Side Yard Setback Exception [1912]	0m	East: 0m West: 0m	Y
Rear Yard Setback Exception [1912], Section 170	0m for first storey Otherwise - 4.5m	0m – 1 st storey 4.5m – 2 nd Floor and above	Y
Building Height	15m	15m	Y
Projections into Height Limit Section 64	mechanical and service equipment penthouse, elevator or stairway penthouses; parapet; and	1.62m	Y

B. Zoning Review			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
	roof-top gardens and terraces and associated safety guards and access structures;		
Projections into Required Yards Section 65	Ornamental elements such as sills, belt courses, cornices, parapets and pilasters - 1.2 m, but not closer than 0.6 m to a lot line	To remain within property lines (i.e., 0m setback for interior yards)	Y
Required Parking Spaces Exception [1912]	No parking required for a place of worship or community health and resource centre	None	Y
Bicycle Parking Rates Section 111	Other non-residential uses: 1 per 1500 m ² of gross floor area Total GFA = 1,218m ² 0 required	0	Y
Other applicable relevant Provision(s)			
Place of Worship and Place of Assembly Section 96	The cumulative gross floor area of all ancillary uses must not exceed the gross floor area of worship space	676 (50.5%) 662 (49.5%)	Y
Exception [1912]	Community health and resource centre may occupy a maximum of 38% of the GFA of the building	676 (50.5%) 662 (49.5%)	N

Annex 2 – Draft List of Requested Relief from Zoning

Section	By-law Requirement	Requirement	Proposed
Exception [1912]	Front Yard Set Back	1.7m	1.75m – Main Floor 0m – 2 nd Floor and above
Exception [1912]	Exception Provision	Community health and resource centre may occupy a maximum of 38% of the GFA of the building	676 (50.5%) 662 (49.5%)

Conclusion

Zoning deficiencies are noted in this initial submission. Our client would like feedback before considering any revisions to their site plan and/or Minor Variance applications to the Committee of Adjustment. We trust that this information is satisfactory.

Sincerely,



Saide Sayah, MCIP RPP
Principal



Genessa Bates, M.Pl.
Planner