



BUILDING SERVICES DIVISION - ZONING SECTION  
**ZONING AMENDMENT AND  
SITE PLAN COMMENT FORM**

**DATE:** April 16, 2025  
**TO:** Diya Matroja  
**FROM:** Bennett Hannam, Zoning Examiner  
**RE: Comments for App. Nos.: ZBLA-25-0003, 1<sup>st</sup> Submission**  
  
Location: 31 – 33 Laurier Avenue

---

I have reviewed the submitted Architectural drawings, dated March 7, 2024, against the provided draft Zoning By-law, as well as the remaining applicable regulations under parent By-law 313-96, as amended, and offer the following comments:

1. If Section 2(c)(iv) of the draft by-law is accurate in wanting a *maximum* width of front wall face, the proposed front wall faces for both dwellings exceed the maximum permitted 2.7 m. Applicant to revise the draft by-law, or architectural plans, accordingly. Additionally, I suggest that this regulation be revised to note the requirement for the 'ground floor front wall face', to be consistent with the provisions of parent By-law 313-96.
2. Otherwise, the proposed development appears to comply with the applicable zoning regulations, as proposed to be amended by the site-specific By-law.

"BENNETT HANNAM"

---

Bennett Hannam, Zoning Examiner