

# Zoning Confirmation Report

## 170 Slater Street

Provided below, are the relevant zoning provisions for the proposed development, seeking Site Plan Control. Please note that the proposed development meets all zoning provisions and contemplates a permitted use within the Mixed-Use Downtown zone.

### 1.0 Project Information

<b>Review Date</b>		<b>Official Plan Designation</b>	Mainstreet Corridor
<b>Municipal Address</b>	170 Slater Street	<b>Legal Description</b>	Lot 36-42 and Part of Lot 43 Registered Plan 3922
<b>Scope of Work</b>	Four-storey residential building		
<b>Existing Zone</b>	MD[132] S33	<b>By-law Number</b>	2008-250
<b>Schedule 1</b>	Area A	<b>Overlays</b>	Evolving Neighbourhood

### 2.0 Zoning Review

<b>Proposed Zone</b>	MD[132] S33		
<b>Zoning Provisions</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Compliance</b>
<b>Principal Land Use</b>	Mixed	Mixed	Yes
<b>Lot Width</b>	No Minimum	91.17 metres	Yes
<b>Lot Area</b>	No Minimum	8010.00 square metres	Yes
<b>Front Yard Setback</b>	No Minimum	0.6 metres	Yes
<b>Corner Yard Setback</b>	No Minimum	No Corner Yard	Yes
<b>Interior Yard Setback</b>	No Minimum	0.5 metres	Yes
<b>Rear Yard Setback</b>	No Minimum	0.6 metres	Yes
<b>Maximum GFA (Urban Exception 132)</b>	71,301 square metres	68,503.2 square metres	Yes
<b>Building Height (Schedule 33)</b>	Between 141.4 metres and 155.1 metres above sea level	Less than 141.4-155.1 metres above sea level	Yes

<b>Accessory Buildings</b>	Garbage enclosure – 0.6 metres	N/A	N/A
<b>Projections into Height Limit</b>	N/A	N/A	N/A
<b>Projections into Required Yards</b>	N/A	N/A	N/A
<b>Required Parking Spaces</b>	0 parking spaces	98 parking spaces	Yes
<b>Visitor Parking Spaces</b>	30 parking spaces	30 parking spaces	Yes
<b>Size of Parking Space</b>	5.2 x 2.6 metres	5.2 x 2.6 metres	Yes
<b>Driveway Width</b>	6 metres	6.7 metres	Yes
<b>Aisle Width</b>	6 metres	6.7 metres	Yes
<b>Location of Parking</b>	N/A	Below Grade	Yes
<b>Refuse Collection</b>	N/A	Interior of Building	Yes
<b>Bicycle Parking Rate</b>	295	297	Yes
<b>Amenity Space</b>	3,516 square metres	3732.6 square metres	Yes
<b>Front Yard Softscaping</b>	N/A	0 square metres	Yes
<b>Rear Yard Softscaping</b>	N/A	0 square metres	Yes

**The proposed development meets all zoning provisions related to the subject property.**

Sincerely



Tyler Yakichuk, MCIP RPP  
Planner