

Zoning Confirmation Report

280 Laurier Avenue East

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 R4UD zone.

1.0 Project Information

Review Date		Official Plan Designation	Minor Corridor
Municipal Address	280 Laurier Avenue East	Legal Description	Lot 5 and Part of Lot 6, Registered Plan 14349
Scope of Work	Four-storey residential building		
Existing Zone	R4UD [2807]	By-law Number	2008-250
Schedule 1	Area A	Overlays	Evolving Neighbourhood

2.0 Zoning Review

Proposed Zone	R4UD [2807]		
Zoning Provisions	Requirement	Proposed	Compliance
Principal Land Use	Residential	Residential	Yes
Lot Width	15 metres	27.95 metres	Yes
Lot Area	450 square metres	895.5 square metres	Yes
Front Yard Setback	4.25 metres	4.25 metres	Yes
Corner Yard Setback	1.5 metres	0 metres (existing)	Yes
Interior Yard Setback	1.5 metres	1.5 metres	Yes
Rear Yard Setback	6.4 metres	6.4 metres	Yes
Lot Coverage (FSI)	N/A	N/A	N/A
Building Height	14.5 metres	14.5 metres	Yes
Accessory Buildings	Garbage enclosure – 0.6 metres	0.6 metres	Yes

Projections into Height Limit	N/A	N/A	N/A
Projections into Required Yards	2 metres, but no closer than 1 metre from any lot line	<2 metres, but no closer than 1 metre from any lot line	Yes
Required Parking Spaces	0 parking spaces	0 parking spaces	Yes
Visitor Parking Spaces	0 parking spaces	0 parking spaces	Yes
Size of Parking Space	N/A	N/A	Yes
Driveway Width	N/A	N/A	Yes
Aisle Width	N/A	N/A	Yes
Location of Parking	N/A	N/A	Yes
Refuse Collection	N/A	N/A	Yes
Bicycle Parking Rate	28	30	Yes
Amenity Space	0 square metres	125 square metres	Yes
Front Yard Softscaping	40%	60.8%	Yes
Rear Yard Softscaping	50%	50.3%	Yes

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

Sincerely



Lisa Dalla Rosa, MCIP, RPP
Associate