

## Zoning Confirmation Report

A. Project Information			
<b>Review Date:</b>	July 3, 2024	<b>Official Plan designation:</b>	Neighbourhood
<b>Municipal Address(es):</b>	112 & 134 Nelson Street	<b>Legal Description:</b>	
<b>Scope of Work:</b>	Redevelop the site with a 9-storey Mid-rise apartment building		
<b>Existing Zoning Code:</b>	R5B[2664] S421-c	<b>By-law Number:</b>	2008-250
<b>Schedule 1 / 1A Area:</b>	Area B	<b>Overlays Applicable<sup>1</sup>:</b>	Mature Neighbourhood Overlay

<sup>1</sup> Mature Neighbourhoods Overlay, Floodplain Overlay, and/or Heritage Overlay.

B. Zoning Review			
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
<b>Proposed Zone/Subzone (Zoning By-law Amendments only):</b>			
Zoning Provisions <sup>1</sup>	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
<b>Principal Land Use(s)</b>	Apartment dwelling, mid-rise	Apartment dwelling, mid-rise	Yes
<b>Lot width</b> Exception 2664	18.4m	28m	Yes
<b>Lot area</b> Section 164	1,400m <sup>2</sup>	3,648m <sup>2</sup>	Yes
<b>Front yard setback</b> Schedule 421	Minimum 3m	3m	Yes
<b>Interior side yard setback</b> Schedule 421	Southern interior lot line: 1.5m-4.5m  Eastern interior lot line: 4.5m  Northern interior lot line (abutting 110 Nelson Street): 4.5m	4.7m-5.9m  6.3m  4.6m	Yes



<b>Rear yard setback</b> Schedule 421	3m-6.3m	3m-7.1m	Yes
<b>Building height</b> Schedule 421	32m, as per Site Specific Zoning Schedule	32m, as per Site Specific Zoning Schedule	Yes
<b>Minimum landscaped area</b> Section 163 (9)	30% of lot area: 1,093m <sup>2</sup>	1,149m <sup>2</sup>	Yes
<b>Minimum driveway width</b> Exception 2664	6m	6m	Yes
<b>Minimum aisle width</b> Exception 2664	6m	6m	Yes
<b>Minimum residential parking space rate</b> Exception 2664	0.04 space per dwelling unit	17 spaces	Yes
<b>Minimum visitor parking space rate</b> Exception 2664	0.04 spaces per dwelling unit	17 spaces	Yes
<b>Minimum parking space dimensions</b>	Length: 5.2m Width: 2.6m	Length: 5.2m Width: 2.6m	Yes
<b>Minimum bicycle parking spaces</b> Exception 2664	1 spaces per unit 421 spaces	422 spaces	Yes
<b>Bicycle parking access</b> Section 111	Minimum Aisle Width: 1.5m	1.5m	Yes
<b>Bicycle parking space dimensions</b> Section 111	Length: 1.8m Width: 0.6m	Length: 1.8m Width: 0.6m	Yes
<b>Minimum amenity area</b> Section 137	Total: 6m <sup>2</sup> per unit = 2,526m <sup>2</sup> Communal: 50% of total amenity space = 1,263m <sup>2</sup>	Total: 2,584m <sup>2</sup> Communal: 1,771m <sup>2</sup>	Yes