A. Project Information					
Review Date:	19-Jul-24	Official Plan Designation:	Neighbourhood		
Municipal Address(es):	1136 Gabriel St	Legal Description:			
Scope of work	Site Plan - 4 Storey Low Rise Apartment - 20 units				
Existing Zoning Code:	R5A - RESIDENTIAL ZONE 5	By-Law Number:	2008-250		
Schedule 1/1A Area:	Area Z	Overlays Applicable:	Evolving neighbourhood		

## B. Zoning Review

For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing

Proposed
Zone/Subzone (Zoning
By-law Amendements
only):

only):			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Complaint (Y/N)
Principal Land Use	Residential	Low Rise Apartment	Yes
Lot Width	18m	20.7m	Yes
Lot Area	540 square metres	786.1 sq.m.	Yes
Front Yard Set Back	6m	6m	Yes
Corner Side Yard			
Setback	N/A		Yes
Interior Side Yard			
Setback	3m	3m	Yes
Rear Yard Setback	6m	6m	Yes
Lot Coverage Floor			
Space Index (F.S.I.)	N/A		Yes
Building Height	15m	14.8m	Yes
Accessory Buildings		· · · · · · · · · · · · · · · · · · ·	
Section 55	N/A		Yes
	300		
Projections into Height			
Limit Section 64	N/A		Yes
Projections into	IN/A		162
•			
Required Yards Section			.,
65	N/A		Yes
Required Parking			
Spaces Section 101 and			
103	motor vehicle parking is required to be provided	0	Yes
Visitor Parking Spaces	0.1 per dwelling unit but none for the first 12 spaces - Visitor		
Section 102	Parking for 7 spaces - required 1 visitor paking space	1	Yes
Size of Space Section			
105 and 106	Regular Space - 2.6m by 5.2m - Accessible Space 3.66m by 5.2m	1	Yes
<b>Driveway Width Section</b>			
107	3.6m	3.6m	Yes
Aisle Width Section 107	N/A		Yes
Location of Parking			
Section 109	Rear Yard	Rear Yard	Yes
Refuse Collection			
Section 110	N/A	Private Collection	Yes
Bicycle Parking Rates			
Section 111	0.50 per dwelling unit = 10 spaces	10 outdoor	Yes
	6m2 per dwelling unit, and 10% of the gross floor area of each		
Amenity Space Section	rooming unit - Minimum of 50 % of the required total amenity area		
137	must be communal - Aggregated into areas up to 54m2	120 sq metres	Yes
		120 34 Motios	160
Other applicable	Section 163 SubSection 9 - Thirty percent of the lot area must be		
relevant Provision(s)	provided as landscaped area for a lot containing an	20.000/	Vaa
	apartment dwelling - low rise.	30.00%	Yes
	Section 105 SubSection 11 - No more than 70 per cent of the rear		
Other applicable	yard area may be occupied by parking		
relevant Provision(s)	spaces and driveways and aisles accessing parking & at least 15		
	per cent of the rear yard area must be provided as soft	407.4	V
	landscaping.	167.4 sq metres	Yes