Zoning Confirmation Report
137-141 George Street and 110-116 York Street
October 4, 2024

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	June 5, 2024	**Official Plan Designation**	ByWard Market Special District
Municipal Address(es)	137-141 George Street	**Legal Description**	Part of Lot 18 and All of Lots 19 and 20
Scope of Work	Site Plan Control Amendment		
Existing Zoning Code	**MD2[2031] S307** (116 York - MD2[113] S74) (110 York - MD2[2919] S489)	**By-law Number**	2008-250
Schedule 1 / 1A Area	Area A / Z	**Overlays Applicable**	Heritage Overlay

B. Zoning Review: Part 4 – Parking, Queuing and Loading Provisions			
Zoning Provisions	**By-law Requirement or Applicable Section, Exception or Schedule Reference**	**Proposal**	**Compliant (Y/N)**
Required Parking Spaces Section 103	Dwelling Units: No parking required	203 spaces	Y
	Commercial/ Office Space: No parking required	5 spaces	
Visitor Parking spaces Exception [2031]	0.083 per unit = 24.7	25	Y
Size of Space Section 105 and 106	Standard Size: 2.6 x 5.2 m 50% may be reduced: 2.4m x 4.6m	2.6m x 5.2 m 2.4m x 4.6m (reduced) 2.6m x 4.6m (reduced) 2.4m x 5.2m (reduced)	Y
Driveway Width Section 107	6m	6m	Y
Aisle Width Section 109	6m	6m	Y
Location of Parking Section 109	No person may park a motor vehicle: (a) in a required and provided front yard; (b) in a required and provided corner side yard;	Underground	Y

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Zoning Provisions	**By-law Requirement or Applicable Section, Exception or Schedule Reference**	**Proposal**	**Compliant (Y/N)**
	(c) in the extension of a required corner side yard into a rear yard; or (d) in a required and provided rear yard abutting a street in the MD zone.		
Bicycle Parking Rates Section 111	Residential: 0.50 per dwelling unit =149 spaces Retail Store / Office: 1 / 250 m^2 of GFA = 2 spaces Hotel: 1 / 1000 m^2 of GFA = 7 spaces Minimum 50% spaces to be horizontal	Residential: 174 (interior) Retail: 5 (exterior) Hotel: 10 (interior) 60% horizontal spaces, 40% vertical mount (75)	Y
Loading Space Exception [2031]	No space required	___	n/a