

# Zoning Confirmation Report

## 137-141 George Street and 110-116 York Street

November 14, 2024

### Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
<b>Review Date</b>	June 5, 2024	<b>Official Plan Designation</b>	ByWard Market Special District
<b>Municipal Address(es)</b>	137-141 George Street 110-116 York Street	<b>Legal Description</b>	Part of Lot 18 and All of Lots 19 and 20
<b>Scope of Work</b>	Site Plan Control Amendment		
<b>Existing Zoning Code</b>	George - MD2[2031] S307 116 York - MD2[113] S74 110 York - MD2[2919] S489	<b>By-law Number</b>	2008-250
<b>Schedule 1 / 1A Area</b>	Area A / Z	<b>Overlays Applicable</b>	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)
<b>Minimum Required Parking Spaces</b> Section 101	Dwelling Units: No parking required	Total: 310 spaces	Y
	Commercial/ Office Space: No parking required	141 George: 165 spaces 110 York: 145 spaces	
<b>Maximum Permitted Parking</b> Section 103	Apartment Dwelling, High Rise - 1.5 spaces per dwelling unit (combined total of resident and visitor parking) Hotel - n/a Retail Store / Office - 1.0 per 100m <sup>2</sup> of GFA  Residential: 297 x 1.5 = 445.5 Retail Store / Office (453 + 72) / 100 = 5.25	310 < 451 Total proposed is less than maximum permitted	Y
<b>Visitor Parking spaces</b> Exception [2031]	0.083 per unit 0.083 x 297 units = 24.7	25	Y
<b>Size of Space</b> 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
<b>Driveway Width</b> Section 107	6m	6m	Y
<b>Aisle Width</b>	6m	6m	Y

## 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)
Section 109			
<b>Location of Parking</b> 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; (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.	Underground	Y
<b>Bicycle Parking Rates</b> Section 111	Residential: 0.50 per dwelling unit =149 spaces Retail Store / Office: 1 / 250 m <sup>2</sup> of GFA = 2 spaces Hotel: 1 / 1000 m <sup>2</sup> of GFA = 7 spaces  Minimum 50% spaces to be horizontal	Total: 173  Residential: 159 (interior) Retail: 5 (exterior) Hotel: 9 (interior)  56% horizontal spaces, 44% vertical mount (76)	Y
<b>Loading Space</b> Exception [2031]	No space required	—	n/a