

2475 Regina – Zoning Confirmation Report

The Site Plan is in compliance with the Zoning Bylaw as amended on September 28, 2023 by City Council. Specifically, the project is in compliance with Document 3 – Details of Recommended Zoning and Document 4 – Zoning Schedule as contained in the Planning, Real Estate and Economic Development report with respect to File Number: ACS2023 – PRE-PS-0109 (2575 Regina Street).

December 2, 2024

John Moser, MCIP, RPP

Document 3 – Details of Recommended Zoning

1. Rezone the site as shown in Document 1 from O1 to R5C[XXXX] SYYY-h.
2. Amend Part 17, Schedules, by adding a new Schedule 'YYY', as shown in Document 4
3. Amend Section 239, Urban Exceptions, by adding a new exception [XXXX] with provisions similar in effect as follows:
 - a. In Column II, add "R5C [XXXX] SYYY-h"
 - b. In Column II, add Residential Care Facility
 - c. In Column IV, add "all uses except existing uses until the holding provision is lifted"
 - d. In Column V, include provisions similar in effect to the following:
 - i. Maximum permitted building heights and minimum setbacks are as per Schedule YYY.
 - ii. Schedule YYY does not apply to permitted projections under Section 65. Projections are permitted in accordance with Section 65.
 - iii. Section 93 – One Lot for Zoning Purposes applies.
 - iv. Despite Section 109, parking may be established within a required or provided front yard.
 - v. Parking Area Z rates apply.
 - vi. Despite Section 110, minimum landscape buffer of a parking lot is 1.2 metres.
 - vii. Despite Section 55, minimum setback to an accessory structure: 1.2 metres.
 - viii. Minimum number of 3-bedroom dwelling units: 33

Document 4 – Zoning Schedule

