

Zoning Confirmation Report

214 Somerset Street East

January 10, 2025

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Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	January 9, 2025	Official Plan Designation	Minor Corridor – Downtown Core Transect
Municipal Address(es)	214 Somerset St. E	Legal Description	Lot 24 and Part of Lot 25 Registered Plan 45224
Scope of Work	Site Plan Control		
Existing Zoning Code	R4UC[3100] H(11.5)-c	By-law Number	2008-250
Schedule 1 / 1A Area	Area X	Overlays Applicable	Mature Neighbourhood Overlay

B. Zoning Review			
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	Residential – Low-rise apartment	Residential – Low-rise apartment	Y
Lot Width Urban Exception	14.1 m	14.1 m	Y
Lot Area Table 162A	450 m ²	533.8 m ²	Y
Front Yard Set Back Section 144(1)	The yard setbacks must align with the abutting lots' actual yard setback abutting each street. 442 Nelson St – 0m 212 Somerset St E – 2.65m However, in no case may the minimum front and/or corner side yard setback may be less than 1.5 m.	1.512 m	Y
Corner Side Yard Setback Section 144(1)		2.54 m	Y
Interior Side Yard Setback Table 162A	1.5 m	1.5 m	Y
Rear Yard Setback Section 144(5b)	1.2 m	1.549 m	Y

B. Zoning Review For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Building Height Urban Exception	11.5 m	11.5 m	Y
Interior Yard Area Section 144(6)	4.19m (30% lot width) 7.5m (abutting property rear setback)	9.7 m x 6.7m	Y
Minimum Aggregated Soft Landscaped Area in Front Yard Table 161	Front yard setback of less than 1.5 m: No minimum, however, all lands within the front yard and within the corner side yard that are not occupied by permitted driveways, walkways and projections must consist of soft landscaping.	All lands within the front yard and within the corner side yard that are not occupied by permitted driveways, walkways and projections are soft landscaped.	Y
Minimum Landscaped Area S.161 (8)	30 percent of the lot area	244m ² 45.7 percent	Y
Minimum area of soft landscaping in the rear yard s.161 (15) (b)	50 percent of the rear yard area	51.9 percent	Y
Minimum window requirement for front façade S. 161 (15) (g)	25 percent of the front facade	Nelson Street Frontage: 25.4 percent windows	Y
Front Façade setback S. 161 (15) (h)	At least 20 per cent of the area of the front facade must be recessed an additional 0.6 metres from the front setback line.	53.4 percent of the front façade is set back 0.6 metres,	Y
Minimum Parking Space Rate Urban Exception	No motor vehicle parking spaces or visitor parking spaces are required.	No parking provided.	Y
Bicycle Parking	0.5 spaces per unit = 12 spaces	20 spaces	Y

Sincerely,



Thomas Freeman RPP, MCIP
Planner