

Zoning Confirmation Report

137-141 George Street, 110-116 York Street & 321-325 Dalhousie Street

January 24, 2025

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 110-116 York Street 321-325 Dalhousie Street	Legal Description	Part of Lot 18 and All of Lots 19 and 20
Scope of Work	Site Plan Control Amendment		
Existing Zoning Code	George - MD2[2031] S307 Dalhousie - 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)
Minimum Required Parking Spaces Section 101(2)	Dwelling Units: No parking required Commercial/ Office Space: No parking required Hotel: No parking required	Total: 307 spaces 141 George: 164 spaces 110 York: 143 spaces Residential: 147 spaces Visitor: 25 spaces Hotel: 134 spaces* *George St commercial/ office parking combined with hotel parking	Y
Visitor Parking spaces Exception [2031]	0.083 per unit 0.083 x 297 units = 24.7	25	Y
Maximum Permitted Parking Section 103	Apartment Dwelling, High Rise - 1.5 / du (combined total of resident and visitor parking) Hotel - n/a Retail Store / Office - 1.0 per 100m ² of GFA	307 < 451 Total proposed is less than maximum permitted	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)
	Residential: $297 \times 1.5 = 445.5$ Retail Store / Office $(453 + 72) / 100 = 5.25$ Maximum Total = 451		
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; (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
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	Total: 171 Residential: 157 (interior) Retail: 5 (exterior) Hotel: 9 (interior) 56% horizontal spaces, 44% vertical mount (76)	Y
Loading Space Exception [2031]	No space required	—	n/a