

August 12th, 2025

Zoning Confirmation Report for 83-91 Sweetland Avenue

Zoning Confirmation Report Checklist

A. Project Information

Review Date:	January 31, 2025	Official Plan Designation:	Downtown Core Transect
Municipal Address(es):	83-91 Sweetland Avenue	Legal Description:	Part 1 Plan of Lots 18 and 19 of Registered Plan 42717
Scope of Work:	Combining the five lots and building a low-rise residential apartment building with 81 dwelling units, 1 parking space and 81 bike parking spaces.		
Existing Zoning Code	R4UD[480]	By-Law #:	2008-250
Schedule 1 / 1A Area:	Area X	Overlays Applicable:	Neighbourhood

B. Zoning Review

Zone/Subzone	R4UD[xxxx]		
<u>Zone Provisions</u>	<u>By-Law Requirement</u>	<u>Provided</u>	<u>Compliant (Y/N)</u>
Principal Land Use(s) <i>Table 162A</i>	9-unit+ Apartment	84-unit Apartment	Y
Lot Width <i>Table 162A</i>	15m min.	43.8m	Y
Lot Area <i>Table 162A</i>	450m ² min.	1650m ²	Y
Building Height <i>Table 162A</i>	14.5m max.	14.5m	Y
Front Yard Setback <i>Section 123(1)(b)</i>	4.09m min. (average of neighbours)	4.14m	Y
Interior Side Yard Setback <i>Table 162A</i>	1.5m min.	2m, 3.3m	Y
Rear Yard Setback <i>Table 144A</i>	30% of the lot depth (11.3m)	11.35m	Y
Two+ Bedroom Units <i>Section 161(16)(b)</i>	25% min. (21)	18 3-bedrooms 3 2-bedrooms	Y
Resident Parking Spaces <i>Section 101(3)(a)</i>	0.5 per du in excess of 12 (36)	0	N (Pending approval)
Visitor Parking Spaces <i>Table 102</i>	0.1 per du in excess of 12 (7)	1	N (Pending approval)
Parking Space Dimensions <i>Section 106(1)(a,c)</i>	2.6m min. by 5.2m min.	2.6m by 5.2m	Y
Driveway Width <i>Section 107(1)(a)(i)</i>	2.6m min.	2.6m	Y

Bicycle Parking Rates <i>Table 111A(b)(i)</i>	0.5 per du (42)	87	Y
Stacked Bike Parking Space Width <i>Section 111(8B)</i>	0.37m min.	0.45m provided for the 84 indoor stacked spaces	Y
Regular Bike Parking Space Width <i>Table 111B(a)(II)</i>	0.6m	0.6m provided for the 3 outdoor spaces	Y
Bike Parking Space Length <i>Table 111B(a)(III)</i>	1.8m min.	1.8m	Y
Horizontal Bike Parking Spaces at Ground Level <i>Section 111(11)</i>	50%	54% (45 spaces) 42 horizontal at ground level on the bottom of racks, 3 outside	Y
Amenity Space <i>Table 137</i>	None	None	Y
Front Yard Soft Landscaping Including Walkways <i>Table 139(1), Section 139(4)(d)</i>	40% min.	64.5%	Y
Rear Yard Soft Landscaping <i>Section 161(15)(b)(iii)</i>	50% min.	91%	Y
Aggregated Rectangular Area of Soft Landscaping <i>Section 161(15)(e)</i>	25m ² min.	Provided	Y
Projection of Steps into the Front Yard <i>Table 65(5)(b)(i)(2)</i>	No closer than 0.6m from the lot line.	0m from the lot line.	N (Pending approval)
Glazing on the Front Facade <i>Section 161(g)</i>	25% min.	25%	Y

Draft List of Requested Relief from Zoning

Zone Provisions	By-Law Requirement or Applicable Section	Proposal
Resident Parking Spaces [S.101(3)(a)]	0.5 per du in excess of 12 (36)	0
Visitor Parking Spaces [T.102]	0.1 per du in excess of 12 (7)	1
Projection of Steps into the Front Yard [T.65(5)(b)(i)(2)]	No closer than 0.6m from the lot line.	0m from the lot line.

Please note that this Zoning Confirmation Report is contingent upon the approval of site-specific exceptions for resident parking, visitor parking and the projection of steps into the front yard. If you have any specific questions about this report, please reach out to our file lead jonathan@rjhill.ca.

Regards,



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MRAIC, OPPI, MCIP