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August 14th, 2024

Zoning Confirmation Report for 304 – 308 Donald Street

Zoning Confirmation Report Checklist

A. Project Information

A. Project information					
Review Date:	July 5, 2024	Official Plan	Inner Urban Transect		
		Designation:			
Municipal	304 – 308 Donald Street	Legal	Lots 191 and 192, Registered Plan		
Address(es):		Description:	441		
Scope of	Combining the two lots and building a low-rise residential apartment building				
Work:	with 31 dwelling units and 10 parking spaces.				
Existing	R4UC	By-Law #:	2008-250		
Zoning Code					
Schedule 1/	Area X	Overlays	Evolving Neighbourhood Overlay,		
1A Area:		Applicable:	Minor Corridor		

B. Zoning Review

Zone/Subzone	R4UC(xxxx)			
Zone Provisions	By-Law Requirement	<u>Proposal</u>	Compliant (Y/N)	
Principal Land Use(s)	9-unit+ Apartment	31-unit Apartment	Y	
Table 162A				
Lot Width	15m min., 38m max.	30.49m	Y	
Table 162A, Table 162B				
Endnote 11				
Lot Area (min)	450m² min.	1086m²	Y	
Table 162A				
Lot Area (max)	1070m² max.	1086m ²	N	
Table 162B Endnote 12			(pending approval)	
Building Height	11m max.	11m	Υ	
Table 162A				
Front Yard Setback	4.5m min.	4.84m	Υ	
Table 162A				
Corner Side Yard Setback	2.76m min.	2.45m	N	
Section 123(4b)			(pending approval)	
Interior Side Yard Setback	1.5m min.	1.98m	Υ	
Table 162A				
Interior Yard Area	30% of lot depth	12.63m by 15.74m	Y	
Section 144(6)	(10.68m) by 30% of lot width (9.15m)			



Rear Setback on a Corner	1.2m min.	1.5m	Y
Lot			
Section 144(5b)			
Two Bedroom Units	25%	8 (25.8%)	Y
Section 161(16b)			
Resident Parking Spaces	10 (9 Regular, 1	8 (7 Regular, 1	N
Section 101(3a)	Accessible)	Accessible)	(pending approval)
Visitor Parking Spaces	2	2	Y
Table 102			
Driveway Width	3.6m min.	3.6m	Y
Section 107(1a.i)			
Bicycle Parking Rates	16 min. spaces	31	Y
Table 111A(b.i)			
Bicycle Pkg Permitted in	Greater of 50% of	11	Υ
a Landscaped Area	required or 15		
Section 111(7)			
Amenity Space	N/A	N/A	Y
Table 137			
Soft Landscaping in the	40% min.	66%	Y
Front Yard			
Table 161			
Soft Landscaping in the	50% min.	50%	Y
Rear Yard			
Section 161(15b.iii)			

Draft List of Requested Relief from Zoning

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Zone Provisions	By-Law Requirement or Applicable	<u>Proposal</u>				
	<u>Section</u>					
Lot Area [T.162B(12)]	1070m² max.	1086m ²				
Required Parking Spaces [S.101(3a)]	10 (9 Regular, 1 Accessible)	8 (7 Regular, 1 Accessible)				
Corner Side Yard Setback [S.123(4b)]	2.76m	2.45m				

Please note that this Zoning Confirmation Report is contingent upon the approval site-specific exceptions for maximum lot area, minimum parking spaces for residents and corner side yard setback.

Regards,

Rosaline Hill BES, BArch, RPP, OAA, MRAIC, OPPI, MCIP

