

August 14th, 2024

Zoning Confirmation Report for 304 – 308 Donald Street

Zoning Confirmation Report Checklist

A. Project Information

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

B. Zoning Review

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

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

Draft List of Requested Relief from Zoning

Zone Provisions	By-Law Requirement or Applicable Section	Proposal
Lot Area [T.162B(12)]	1070m ² 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