

# Zoning Confirmation Report

## 1950 Scott Street

Provided below, are the relevant zoning provisions for the proposed development, seeking a Minor Zoning Bylaw Amendment and Site Plan Control as compared to the existing TM[2581] S(400)-h zone. The proposed Zoning By-law Amendment seeks to amend the existing zone to TM[XXXX] S(YYY), where the urban exception provides relief to the following provisions:

- / Amend Schedule 400 to reflect the building setbacks and heights as identified on the accompanying Zoning Schedule;
- / Reduce required resident parking to zero; and
- / Remove the provision requiring a Section 37 agreement to be executed and replaced with a Community Benefits Charge.

<b>Review Date</b>		<b>Official Plan Designation</b>	Mainstreet Corridor
<b>Municipal Address</b>	1950 Scott Street 312 Clifton Road 314 Clifton Road	<b>Legal Description</b>	PLAN 369 LOT 45 TO 48 RP; 4R-8932 PART 3; PLAN 369 LOT 25; PLAN 369 LOT 24 CLIFTON RD W
<b>Scope of Work</b>	22-storey mixed-use development		
<b>Existing Zone</b>	TM[2851] S(400)	<b>By-law Number</b>	2008-250
<b>Schedule 1</b>	Area B	<b>Overlays</b>	Evolving Neighbourhood Mature Neighbourhood

The following table summarizes the proposed development’s compliance against the existing TM[2581] S400-h zone. Areas of non-compliance are noted with an “X”. **The proposed built form dimensions identified below reflect the accompanying Zoning Schedule and may deviate from the provided Site Plan.**

Zoning Mechanism	Required	Proposed	Compliance
<b>Lot Area</b>	No minimum	2,181 square metres	✓
<b>Lot Width</b>	No minimum	38.95 metres	✓
<b>Front Yard Definition</b>	A lot abutting Scott Street must be treated as though it fronts that street.	Front yard along Scott Street	✓
<b>Maximum Front Yard Setback</b>	Does not apply	4.0 metres	✓
<b>Minimum Front Yard Setback</b>	3.0 metres <i>Podium</i>	3.0 metres	✓
	5.6 metres <i>Tower</i>	3.1 metres	X

Zoning Mechanism		Required	Proposed	Compliance
		9.0 metres <i>Mech. Penthouse</i>	8.1 metres	X
<b>Minimum Interior Side Yard Setback</b>		3.5 metres <i>Podium</i>	3.5 metres	✓
		10.5 metres <i>Tower</i>	10.5 metres	✓
		14.0 metres <i>Mech. Penthouse</i>	18.3 metres	✓
<b>Minimum Corner Side Yard Setback</b>		3.0 metres <i>Podium</i>	3 metres	✓
		4.5 metres <i>Tower</i>	4.5 metres	✓
		10.0 metres <i>Mech. Penthouse</i>	4.5 metres	X
<b>Minimum Rear Yard Setback</b>		7.5 metres <i>Podium</i>	4.5 metres	X
		20.5 metres <i>Tower</i>	20.5 metres	✓
		25.5 metres <i>Mech. Penthouse</i>	20.5 metres	X
<b>Maximum Building Height</b> <i>Areas as per Schedule 400</i>		11.5 metres <i>Area A</i>	14.8 metres	X
		20.5 metres <i>Area B</i>	21.3 metres	X
		65.0 metres <i>Area C</i>	67.5 metres	X
		68.5 metres <i>Area D</i>	68.8 metres	X
<b>Minimum Width of Landscaped Area</b>	Abutting a residential zone	Does not apply	1.0 metres	✓
	In all other cases	No minimum	0 metres	✓
<b>Minimum Driveway Width</b>		3 metres for parking lots with less than 20 parking spaces  6 metres for parking lots with 20 or more parking spaces	6 m	✓
<b>Facade Requirements</b>		The facade facing the main street must	Entrance faces Scott Street	✓

Zoning Mechanism	Required	Proposed	Compliance
	include at least one active entrance serving each residential or non-residential use occupying any part of the ground floor		
<b>Permitted Projection for Covered or Uncovered Balcony</b>	Above 0.6 metres above adjacent grade: 2 metres, but no closer than 1 metre from any lot line	Varies	✓
<b>Maximum Permitted Parking</b> <i>Combined resident and visitor</i>	1.15 / dwelling (281)	91 spaces <i>68 residential 23 visitor</i>	✓
<b>Minimum Parking Space Dimensions</b>	Width: 2.6 metres Length: 5.2 metres	2.6 x 5.2 metres	✓
<b>Permitted Reductions to Parking Space Dimensions</b>	Where located in a parking lot or parking garage containing more than 20 spaces:  Up to 40% of the required parking spaces may be reduced to a minimum width of 2.4 metres and a minimum length of 4.6 metres, and must be marked  (Except where abutting a wall, column, or other obstruction)	2.6 x 4.6m stall	✓
<b>Minimum Drive Aisle Width</b>	For an aisle serving parking spaces angled at between 56 and 90 degrees: 6.0 metres	6 m	✓
<b>Location of Parking in TM Zone</b>	No parking is permitted in a required and provided front yard, corner side yard, or extension of a required corner side yard into a rear yard	Underground	✓

Zoning Mechanism	Required	Proposed	Compliance
<b>Minimum Number of Bicycle Parking Spaces</b>	1.0 / dwelling (244)	250 spaces <i>Horizontal: 209</i> <i>Vertical: 41</i>	✓
<b>Minimum Required Amenity Area</b> <i>Total</i>	1,464 square meters <i>6 square metres / dwelling</i>	1,968 square metres	✓
<b>Minimum Required Communal Amenity Area</b>	732 square metres <i>3 square metres / dwelling</i>	799 square metres	✓



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