



Date: July 29 2021

File: 1914 - 200 Baribeau

To: Jean-Charles Renaud, MCIP RPP
Planner II, File Lead
Development Review, Central, PIEDD

**RE: PROPOSED ZONING EXCEPTION FOR 200 BARIBEAU STREET -
D07-12-20-0118 AND D02-02-20-0084**

The details of the proposed zone and zoning exception are provided below.

Proposed Zone: R4-UA [XXXX]

Exception Provisions:

- a) minimum setback on Landry Street is 3.0 m
- b) minimum setback on Baribeau Street is 2.7 m
- c) fire escapes, open stairways, stoop, landing, steps, ramps, porches, canopies, are permitted to be a minimum of 0 m from the lot line.
- d) minimum distance between a wall of a residential use and a private way is 1.2 m (only applicable to corner units)
- e) minimum setback for any garage or carport entrance from a private way: 3.9 m
- f) minimum separation between buildings: 1.6 m
- g) minimum yard setback permitted to be 6.4 m on the west property line.
- h) minimum yard setback permitted to be 4.10 m on the south property line.
- i) minimum yard setback for interior yard of south-west block to be 3.8 metres.
- j) balconies permitted to project no more than 2.0m into a required yard and no closer than 2.0m to the property line
- k) minimum width of a private way: 4.5 m

Should you have any questions or comments relating to this response package, please contact the undersigned.

Yours truly,

A handwritten signature in black ink, appearing to be 'CMC', written in a cursive style.

Christine McCuaig, RPP MCIP M.PI
Principal Senior Planner + Project Manager

CC: Kevin McMahon, Park River Properties
Pierre Boulet, Boulet Construction
Mike Wiebe, Park River Properties
George Gaty, Park River Properties