

Zoning Confirmation Report

| A. Project Information | | | |
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| Review Date: | July 3, 2024 | Official Plan designation: | Neighbourhood |
| Municipal Address(es): | 112 & 134 Nelson Street | Legal Description: | |
| Scope of Work: | Redevelop the site with a 9-storey Mid-rise apartment building | | |
| Existing Zoning Code: | R5B[2664] S421-c | By-law Number: | 2008-250 |
| Schedule 1 / 1A Area: | Area B | Overlays Applicable¹: | Mature Neighbourhood Overlay |

¹ Mature Neighbourhoods Overlay, Floodplain Overlay, and/or Heritage Overlay.

| B. Zoning Review | | | |
|--|---|-----------------------------------|-----------------|
| For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing. | | | |
| Proposed Zone/Subzone (Zoning By-law Amendments only): | | | |
| Zoning Provisions ¹ | By-law Requirement or Applicable Section, Exception or Schedule Reference | Proposal | Compliant (Y/N) |
| Principal Land Use(s) | Apartment dwelling, mid-rise | Apartment dwelling, mid-rise | Yes |
| Lot width Exception 2664 | 18.4m | 28m | Yes |
| Lot area Section 164 | 1,400m ² | 3,648m ² | Yes |
| Front yard setback Schedule 421 | Minimum 3m | 3m | Yes |
| Interior side yard setback Schedule 421 | Southern interior lot line: 1.5m-4.5m Eastern interior lot line: 4.5m Northern interior lot line (abutting 110 Nelson Street): 4.5m | 4.7m-5.9m 6.3m 4.6m | Yes |



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|---|---|---|-----|
| Rear yard setback Schedule 421 | 3m-6.3m | 3m-7.1m | Yes |
| Building height Schedule 421 | 32m, as per Site Specific Zoning Schedule | 32m, as per Site Specific Zoning Schedule | Yes |
| Minimum landscaped area Section 163 (9) | 30% of lot area: 1,093m ² | 1,149m ² | Yes |
| Minimum driveway width Exception 2664 | 6m | 6m | Yes |
| Minimum aisle width Exception 2664 | 6m | 6m | Yes |
| Minimum residential parking space rate Exception 2664 | 0.04 space per dwelling unit | 17 spaces | Yes |
| Minimum visitor parking space rate Exception 2664 | 0.04 spaces per dwelling unit | 17 spaces | Yes |
| Minimum parking space dimensions | Length: 5.2m Width: 2.6m | Length: 5.2m Width: 2.6m | Yes |
| Minimum bicycle parking spaces Exception 2664 | 1 spaces per unit 421 spaces | 422 spaces | Yes |
| Bicycle parking access Section 111 | Minimum Aisle Width: 1.5m | 1.5m | Yes |
| Bicycle parking space dimensions Section 111 | Length: 1.8m Width: 0.6m | Length: 1.8m Width: 0.6m | Yes |
| Minimum amenity area Section 137 | Total: 6m ² per unit = 2,526m ² Communal: 50% of total amenity space = 1,263m ² | Total: 2,584m ² Communal: 1,771m ² | Yes |