

Zoning Confirmation Report

170 Slater Street

Provided below, are the relevant zoning provisions for the proposed development, seeking Site Plan Control. Please note that the proposed development meets all zoning provisions and contemplates a permitted use within the Mixed-Use Downtown zone.

1.0 Project Information

Review Date		Official Plan Designation	Mainstreet Corridor
Municipal Address	170 Slater Street	Legal Description	Lot 36-42 and Part of Lot 43 Registered Plan 3922
Scope of Work	Four-storey residential building		
Existing Zone	MD[132] S33	By-law Number	2008-250
Schedule 1	Area A	Overlays	Evolving Neighbourhood

2.0 Zoning Review

Proposed Zone	MD[132] S33		
Zoning Provisions	Requirement	Proposed	Compliance
Principal Land Use	Mixed	Mixed	Yes
Lot Width	No Minimum	91.17 metres	Yes
Lot Area	No Minimum	8010.00 square metres	Yes
Front Yard Setback	No Minimum	0.6 metres	Yes
Corner Yard Setback	No Minimum	No Corner Yard	Yes
Interior Yard Setback	No Minimum	0.5 metres	Yes
Rear Yard Setback	No Minimum	0.6 metres	Yes
Maximum GFA (Urban Exception 132)	71,301 square metres	68,503.2 square metres	Yes
Building Height (Schedule 33)	Between 141.4 metres and 155.1 metres above sea level	Less than 141.4-155.1 metres above sea level	Yes

Accessory Buildings	Garbage enclosure – 0.6 metres	N/A	N/A
Projections into Height Limit	N/A	N/A	N/A
Projections into Required Yards	N/A	N/A	N/A
Required Parking Spaces	0 parking spaces	98 parking spaces	Yes
Visitor Parking Spaces	30 parking spaces	30 parking spaces	Yes
Size of Parking Space	5.2 x 2.6 metres	5.2 x 2.6 metres	Yes
Driveway Width	6 metres	6.7 metres	Yes
Aisle Width	6 metres	6.7 metres	Yes
Location of Parking	N/A	Below Grade	Yes
Refuse Collection	N/A	Interior of Building	Yes
Bicycle Parking Rate	295	297	Yes
Amenity Space	3,516 square metres	3732.6 square metres	Yes
Front Yard Softscaping	N/A	0 square metres	Yes
Rear Yard Softscaping	N/A	0 square metres	Yes

The proposed development meets all zoning provisions related to the subject property.

Sincerely



Tyler Yakichuk, MCIP RPP
Planner