

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.

Review Date		Official Plan Designation	Mainstreet Corridor
Municipal Address	1950 Scott Street 312 Clifton Road 314 Clifton Road	Legal Description	PLAN 369 LOT 45 TO 48 RP; 4R-8932 PART 3; PLAN 369 LOT 25; PLAN 369 LOT 24 CLIFTON RD W
Scope of Work	22-storey mixed-use development		
Existing Zone	TM[2851] S(400)	By-law Number	2008-250
Schedule 1	Area B	Overlays	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
Lot Area	No minimum	2,181 square metres	✓
Lot Width	No minimum	38.95 metres	✓
Front Yard Definition	A lot abutting Scott Street must be treated as though it fronts that street.	Front yard along Scott Street	✓
Maximum Front Yard Setback	Does not apply	4.0 metres	✓
Minimum Front Yard Setback	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
Minimum Interior Side Yard Setback		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	✓
Minimum Corner Side Yard Setback		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
Minimum Rear Yard Setback		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
Maximum Building Height <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
Minimum Width of Landscaped Area	Abutting a residential zone	Does not apply	1.0 metres	✓
	In all other cases	No minimum	0 metres	✓
Minimum Driveway Width		3 metres for parking lots with less than 20 parking spaces 6 metres for parking lots with 20 or more parking spaces	6 m	✓
Facade Requirements		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		
Permitted Projection for Covered or Uncovered Balcony	Above 0.6 metres above adjacent grade: 2 metres, but no closer than 1 metre from any lot line	Varies	✓
Maximum Permitted Parking <i>Combined resident and visitor</i>	1.15 / dwelling (281)	91 spaces <i>68 residential 23 visitor</i>	✓
Minimum Parking Space Dimensions	Width: 2.6 metres Length: 5.2 metres	2.6 x 5.2 metres	✓
Permitted Reductions to Parking Space Dimensions	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	✓
Minimum Drive Aisle Width	For an aisle serving parking spaces angled at between 56 and 90 degrees: 6.0 metres	6 m	✓
Location of Parking in TM Zone	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
Minimum Number of Bicycle Parking Spaces	1.0 / dwelling (244)	250 spaces <i>Horizontal: 209</i> <i>Vertical: 41</i>	✓
Minimum Required Amenity Area <i>Total</i>	1,464 square meters <i>6 square metres / dwelling</i>	1,968 square metres	✓
Minimum Required Communal Amenity Area	732 square metres <i>3 square metres / dwelling</i>	799 square metres	✓



Tyler Yakichuk, MCIP RPP
Planner