

A. Project Information

Review Date:	19-Jul-24	Official Plan Designation:	Neighbourhood
Municipal Address(es):	1136 Gabriel St	Legal Description:	
Scope of work	Site Plan - 4 Storey Low Rise Apartment - 20 units		
Existing Zoning Code:	R5A - RESIDENTIAL ZONE 5	By-Law Number:	2008-250
Schedule 1/1A Area:	Area Z	Overlays Applicable:	Evolving neighbourhood

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	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Complaint (Y/N)
Principal Land Use	Residential	Low Rise Apartment	Yes
Lot Width	18m	20.7m	Yes
Lot Area	540 square metres	786.1 sq.m.	Yes
Front Yard Set Back	6m	6m	Yes
Corner Side Yard Setback	N/A		Yes
Interior Side Yard Setback	3m	3m	Yes
Rear Yard Setback	6m	6m	Yes
Lot Coverage Floor Space Index (F.S.I.)	N/A		Yes
Building Height	15m	14.8m	Yes
Accessory Buildings Section 55	N/A		Yes
Projections into Height Limit Section 64	N/A		Yes
Projections into Required Yards Section 65	N/A		Yes
Required Parking Spaces Section 101 and 103	Within the area shown as Area Z on Schedule 1A, no off-street motor vehicle parking is required to be provided	0	Yes
Visitor Parking Spaces Section 102	0.1 per dwelling unit but none for the first 12 spaces - Visitor Parking for 7 spaces - required 1 visitor paking space	1	Yes
Size of Space Section 105 and 106	Regular Space - 2.6m by 5.2m - Accessible Space 3.66m by 5.2m	1	Yes
Driveway Width Section 107	3.6m	3.6m	Yes
Aisle Width Section 107	N/A		Yes
Location of Parking Section 109	Rear Yard	Rear Yard	Yes
Refuse Collection Section 110	N/A	Private Collection	Yes
Bicycle Parking Rates Section 111	0.50 per dwelling unit = 10 spaces	10 outdoor	Yes
Amenity Space Section 137	6m2 per dwelling unit, and 10% of the gross floor area of each rooming unit - Minimum of 50 % of the required total amenity area must be communal - Aggregated into areas up to 54m2	120 sq metres	Yes
Other applicable relevant Provision(s)	Section 163 SubSection 9 - Thirty percent of the lot area must be provided as landscaped area for a lot containing an apartment dwelling - low rise.	30.00%	Yes
Other applicable relevant Provision(s)	Section 105 SubSection 11 - No more than 70 per cent of the rear yard area may be occupied by parking spaces and driveways and aisles accessing parking & at least 15 per cent of the rear yard area must be provided as soft landscaping.	167.4 sq metres	Yes