

A. Project Information

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|------------------------|--|----------------------------|------------------------|
| Review Date: | 19-Jul-24 | Official Plan Designation: | Neighbourhood |
| Municipal Address(es): | 1108 Maisonneuve St | Legal Description: | |
| Scope of work | Site Plan - 4 Storey Low Rise Apartment - 24 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 | 22.859m | Yes |
| Lot Area | 540 square metres | 862.76 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 12 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 = 12 spaces | 12 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 | 144 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. | 179.7 sq metres | Yes |