

A. Project Information

Review Date:	June 9 2025	Official Plan Designation:	Neighbourhood
Municipal Address(es):	1108 Maisonneuve St	Legal Description:	PT LTS 49 & 50, PL 86, AS IN CT176790 ; GLOUCESTER
Scope of work	Site Plan - 4 Storey Low Rise Apartment - 24 units		
Existing Zoning Code:	R5A[2179]H(40)	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):	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	10.864m	Yes
Lot Coverage Floor Space Index (F.S.I.)	N/A		Yes
Building Height	15m	14.8m	Yes
Accessory Buildings Section 55	An accessory use is permitted in any zone if: (a) (b) it is on the same lot as the principal use to which it is accessory; and it exists to aid and contribute to the principal use to carry out the function of that principal use.	Covered garbage enclosure and bicycle parking are accessory structures	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	1 visitor and 1 accessible	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 parking space	1	Yes
Size of Space Section 105 and 106	Regular Space - 2.6m by 5.2m - Accessible Space 3.4m by 5.2m	1	Yes
Driveway Width Section 107	3.3m	3.3m	Yes
Aisle Width Section 107	3.5m	5.665m	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	6 covered, 6 outdoor	Yes
Amenity Space Section 137	6m ² 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 54m ²	162.79 sq metres	Yes
Other applicable relevant Provision(s)	Section 163 Section 9 - Thirty percent of the lot area must be provided as landscaped area for a lot containing an apartment dwelling - low rise.	340 sqm (39.4%)	Yes
Other applicable relevant Provision(s)	Section 105 Section 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.	19.95 sq metres (22.1%)	Yes