

A. Project Information

Review Date:	22-Aug-25	Official Plan Designation:	Neighbourhood
Municipal Address(es):	1132 St. Pierre Street	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	20.57m	Yes
Lot Area	540 square metres	786.1 sq.m.	Yes
Front Yard Set Back	6m	6.224 m	Yes
Corner Side Yard Setback	N/A		Yes
Interior Side Yard Setback	3m	3.128/3.3m	Yes
Rear Yard Setback	6m	11.269 m	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	2	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	Max Width 3.6m	3.3m	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	20 outdoor Covered	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 - Required 120 sq.m.	124.74 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.	38%	Yes
Other applicable relevant Provision(s)	Section 109 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.	Total Rear Yard 234.84 sq.m. - 52 % (123.2) of rear yard occupied by Parking and 44% (105.4) of rear yard is soft landscaping	Yes