

Zoning Confirmation Report Draft List

Draft List of Requested Relief from Zoning		
By-law Requirement or Applicable Section	Requirement	Proposed
Minimum Lot Width (Section 164, Table 164A)	22.5 m	20.17 m
Minimum Front Yard Setback (Section 164, Table 164A)	3 m	1.4 m
Minimum Interior Side Yard Setback (Section 164, Table 164A)	1.5 m (if located within 21 m of the front lot line) 6 m (if located further than 21 m from the front lot line)	1.5 m (further than 21 m from the front lot line)
Minimum Rear Yard Setback (Section 164, Table 164A)	25% of the lot depth (11.625 m), need not be more than 7.5 m	3.75 m
Maximum Building Height (H (19))	19 m	35 m
Minimum Parking Spaces Required (Section 101, Table 101)	Apartment dwelling, mid rise: 0.5 spaces per dwelling unit after first 12 units = 36 spaces – 10% = 32.4 spaces	Apartment dwelling, mid rise: 0.38 spaces per dwelling unit after the first 12 units = 27 spaces
Minimum Landscaped Area (Section 163(9))	30% of lot area must be landscaped area for a lot containing an apartment dwelling, mid-rise = 281.12 m ²	28.5% of lot area is landscaped area for a lot containing an apartment dwelling, mid-rise = 267 m ²
Heritage Overlay (Section 60(1))	Where a building in an area to which the heritage overlay applies is removed or destroyed, it must be rebuilt with the same character and at the same scale, massing, volume, floor area, and in the same location as existed prior to its removal or destruction.	Proposed development includes relocation of the church from the back of the property to the front of the lot.
Definition of Storey (Section 54)	Storey means a level of a building included between the surface of a floor and the ceiling or roof immediately above it, and	Storey means a level of a building included between the surface of a floor and the ceiling or roof immediately above it, and does not include a mezzanine or



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	includes a mezzanine but does not include a basement.	a basement.
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