

A. Project Information

Review Date:	December 4 2024	Official Plan Designation:	Mainstreet Corridor
Municipal Address(es):	155 Dun Skipper Road	Legal Description:	PART LOT 22 CONCESSION 4 RIDEAU FRONT GLOUCESTER PARTS 1,2,3,4 AND 5
Scope of work	Site Plan Control application to permit a 9 storey apartment with commercial uses on the ground floor		
Existing Zoning Code:	GM[2615]	By-Law Number:	2008-250
Schedule 1/1A Area:	Area C	Overlays Applicable:	

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	187	Apartment Dwelling, mid rise	Y
Lot Width	No Minimum	35.9m	Y
Lot Area	No Minimum	5956 sqm	Y
Front Yard Set Back	3m	3.2m	Y

Corner Side Yard Setback	3m	3.2m	Y
Interior Side Yard Setback	N/A	N/A	Y
Rear Yard Setback	7.5m	45.1m	Y
Lot Coverage Floor Space Index (F.S.I.)	1900sqm building footprint divided by 5956 sqm lot area	31.90%	Y
Building Height	18m	34.2m	N
Accessory Buildings Section 55	N/A	N/A	Y
Projections into Height Limit Section 64	mechanical and service equipment penthouse, elevator or stairway penthouses (By-law 201494)	Projection on roof due to mechanical structure	Y
Projections into Required Yards Section 65	N/A	N/A	Y
Required Parking Spaces Section 101 and 103	1 space per unit = 141	141 Spaces	Y
Visitor Parking Spaces Section 102	0.2 spaces per unit for visitor = 29 and 32 spaces required for retail for a total of 61	53	N
Size of Space Section 105 and 106	2.6m wide	2.6m wide	Y
Driveway Width Section 107	6.7m	6.7m	Y
Aisle Width Section 107	6.7m	6.7m	Y
Location of Parking Section 109		No parking proposed in required yards	Y

Refuse Collection Section 110	3m landscape buffer, garbage kept 9m away from public street	3m, 9m	Y
Bicycle Parking Rates Section 111	0.5 spaces per unit = 70.5	76 spaces	Y
Amenity Space Section 137	6 m2 per unit = 870m2	1510m2 proposed between communal and balconies	Y
Other applicable relevant Provision(s)	Section 93 - one lot for zoning purposes		Y

Alison Clarke