

A. Project Information

Review Date:	July 21 2025	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	7739 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 7739 sqm lot area	24.55%	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	29	Y
Commercial Parking Spaces	780 sqm of retail divided by 100 X 3.6 = 28 required retail spaces for Building B	24 provided within the property boundary of building B, excess of 21 spaces across the "shopping centre" as a whole	Y
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	See below	Y

One Lot for Zoning Purposes (Section 93)

- (1)A group of occupancies located in an AM – Arterial Mainstreet Zone, GM – General Mixed Use Zone, LC – Local Commercial Zone, MC – Mixed-Use Centre Zone, MD – Mixed-Use Downtown Centre Zone, IG – General Industrial Zone, IH – Heavy Industrial Zone, IL – Light Industrial Zone, or IP – Business Park Industrial Zone, or RC – Rural Commercial Zone that: (By-law 2013-58)
 - The subject property is zoned General Mixed Use zone
 - are designed, developed and managed, including site access and infrastructure servicing, as a unit whether by a single owner or a group of owners or tenants acting in collaboration; are made up entirely of uses permitted or lawfully non-conforming on the site, and has either:
 - The property is designed developed and managed as one shopping centre and is owned by a single owner with tenants acting in collaboration. The proposed uses are all permitted uses.
 - a common parking lot or parking garage or a combination thereof;
 - a common parking lot is located at the center of the site

- or a group of parking lots or parking garages or a combination thereof which are managed as a unit by the same owner, owners or tenants of the occupancies required in clause (a) above, and are on the same lot or lots as the occupancies required in clause

Alison Clarke