

Zoning Confirmation Report

214 Somerset Street East

March 25, 2025

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Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	March 25, 2025	Official Plan Designation	Minor Corridor – Downtown Core Transect
Municipal Address(es)	214 Somerset St. E	Legal Description	Lot 24 and Part of Lot 25 Registered Plan 45224
Scope of Work	Site Plan Control		
Existing Zoning Code	R4UC[3100] H(11.5)-c	By-law Number	2008-250
Schedule 1 / 1A Area	Area X	Overlays Applicable	Mature Neighbourhood Overlay

B. Zoning Review			
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	Residential – Low-rise apartment	Residential – Low-rise apartment	Y
Lot Width Urban Exception	14.1 m	14.1 m	Y
Lot Area Table 162A	450 m ²	533.8 m ²	Y
Front Yard Set Back Section 144(1)	The yard setbacks must align with the abutting lots' actual yard setback abutting each street. 442 Nelson St – 0m 212 Somerset St E – 2.65m However, in no case may the minimum front and/or corner side yard setback may be less than 1.5 m.	1.512 m	Y
Corner Side Yard Setback Section 144(1)		2.54 m	Y
Interior Side Yard Setback Table 162A	1.5 m	1.5 m	Y
Rear Yard Setback Section 144(5b)	1.2 m	1.549 m	Y

B. Zoning Review

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Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Building Height Urban Exception	11.5 m	11.5 m	Y
Interior Yard Area Section 144(6)	4.19m (30% lot width) 7.5m (abutting property rear setback)	9.7 m x 6.7m	Y
Minimum Aggregated Soft Landscaped Area in Front Yard Table 161	Front yard setback of less than 1.5 m: No minimum, however, all lands within the front yard and within the corner side yard that are not occupied by permitted driveways, walkways and projections must consist of soft landscaping.	All lands within the front yard and within the corner side yard that are not occupied by permitted driveways, walkways and projections are soft landscaped.	Y
Corner Site Triangle Section 57 (1), (2), (3)	Zoning by-law requires no obstruction higher than 0.75 metres above grade.	The plantings will be maintained to be less than 750 mm high and the railing/guard is required for the area well. The guard will be transparent as to not interfere with the sight triangle as per Section 57 (3).	Y
Table 65 Permitted Projections into Yards (By-law 2020-289)	i) a distance equal to ½ the depth of a front, rear or corner side yard but not closer than 0.6 m to a lot line	The canopy on Nelson St was reduced for overhead wire clearance and is less than 0.6m. The Somerset canopy reduced to 1.250m	Y
Minimum Landscaped Area S.161 (8)	30 percent of the lot area	244m ² 45.7 percent	Y
Minimum area of soft landscaping in the rear yard s.161 (15) (b)	50 percent of the rear yard area	51.9 percent	Y
Minimum window requirement for front façade S. 161 (15) (g)	25 percent of the front facade	Nelson Street Frontage: 25.4 percent windows	Y
Front Façade setback S. 161 (15) (h)	At least 20 per cent of the area of the front facade must be recessed an additional 0.6 metres from the front setback line.	53.4 percent of the front façade is set back 0.6 metres,	Y
Minimum Parking Space Rate Urban Exception	No motor vehicle parking spaces or visitor parking spaces are required.	No parking provided.	Y

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Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Bicycle Parking	0.5 spaces per unit = 12 spaces	20 spaces	Y
Accessory Structures Garbage Enclosure Urban Exception	A garbage and recycling accessory structure is permitted to be located 0m from the principal building and be set back 0m from the westerly interior side lot line.	0m from the principal building 0m from the west lot line	Y
Section 143 (1)	Requires that the path between a garbage storage area and the street have a minimum width of 1.2 metres.	Path between garbage storage and street revised to be no less than 1.3 metres and a double door added to the enclosure measures 1.525 m	Y

Sincerely,



Saide Sayah, MCIP RPP
Principal, Housing & Development