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February 11th, 2025

Zoning Confirmation Report for 83-91 Sweetland Avenue

Zoning Confirmation Report Checklist

A. Project Information

A. Project information				
Review Date:	January 31, 2025	Official Plan	Downtown Core Transect	
		Designation:		
Municipal	83-91 Sweetland Avenue	Legal	Part 1 Plan of Lots 18 and 19 of	
Address(es):		Description:	Registered Plan 42717	
Scope of	Combining the five lots and building a low-rise residential apartment building			
Work:	with 81 dwelling units, 1 parking space and 81 bike parking spaces.			
Existing	R4UD[480]	By-Law #:	2008-250	
Zoning Code				
Schedule 1/	Area X	Overlays	Neighbourhood	
1A Area:		Applicable:		

B. Zoning Review

Zone/Subzone	R4UD[xxxx]			
Zone Provisions	By-Law Requirement	<u>Provided</u>	Compliant (Y/N)	
Principal Land Use(s)	9-unit+ Apartment	81-unit Apartment	Υ	
Table 162A			ľ	
Lot Width	15m min.	43.8m	Υ	
Table 162A			Y	
Lot Area	450m² min.	1650m ²	Υ	
Table 162A			ľ	
Building Height	14.5m max.	14.5m	Υ	
Table 162A			ľ	
Front Yard Setback	4.09m min. (average of	4.14m	Y	
Section 123(1b)	neighbours)		Y	
Interior Side Yard Setback	1.5m min.	2m, 3.3m	γ	
Table 162A			Y	
Rear Yard Setback	30% of the lot depth	11.35m	Υ	
Table 144A	(11.3m)			
Two+ Bedroom Units	25% min. (21)	18 3-bedrooms	Υ	
Section 161(16b)		3 2-bedrooms	Y	
Resident Parking Spaces	0.5 per du in excess of 12	1	N	
Section 101(3a)	(34)		(Pending approval)	
Visitor Parking Spaces	0.1 per du in excess of 12	0	N	
Table 102	(7)		(Pending approval)	



Driveway Width	2.6m min.	2.6m	Υ
Section 107(1a.i)			Y
Bicycle Parking Rates	0.5 per du (40)	81	Y
Table 111A(b.i)			Ť
Amenity Space	None	None	Υ
Table 137			Y
Soft Landscaping in the	40% min.	64.5%	
Front Yard Including			Y
Walkways			ľ
Table 139(1), Section 139(4d)			
Soft Landscaping in the	50% min.	91%	
Rear Yard			Υ
Section 161(15b.iii)			
Aggregated Rectangular	25m² min.	Provided	
Area of Soft Landscaping			Υ
Section 161(15e)			
Projection of Steps into	No closer than 0.6m	0m from the lot line.	N
the Front Yard	from the lot line.		(Pending approval)
Table 65(5b.i,2)			(Perioning approval)

Draft List of Requested Relief from Zoning

Zone Provisions	By-Law Requirement or Applicable	<u>Proposal</u>
	<u>Section</u>	
Resident Parking Spaces [S.101(3a)]	0.5 per du in excess of 12 (34)	1
Visitor Parking Spaces [T.102]	0.1 per du in excess of 12 (7)	0
Projection of Steps into the Front Yard [T.65(5b.i,2)]	No closer than 0.6m from the lot line.	Om from the lot line.

Please note that this Zoning Confirmation Report is contingent upon the approval of site-specific exceptions for resident parking, visitor parking and the projection of steps into the front yard. If you have any specific questions about this report, please reach out to our file lead jonathan@rjhill.ca.

Regards,

Rosaline J. Hill BES, BArch, RPP, OAA, MRAIC, OPPI, MCIP

