

April 11th, 2025

Zoning Confirmation Report for 83-91 Sweetland Avenue

Zoning Confirmation Report Checklist

A. Project Information

Review Date:	January 31, 2025	Official Plan Designation:	Downtown Core Transect
Municipal Address(es):	83-91 Sweetland Avenue	Legal Description:	Part 1 Plan of Lots 18 and 19 of Registered Plan 42717
Scope of Work:	Combining the five lots and building a low-rise residential apartment building with 84 dwelling units, 1 parking space and 84 bike parking spaces.		
Existing Zoning Code	R4UD[480]	By-Law #:	2008-250
Schedule 1 / 1A Area:	Area X	Overlays Applicable:	Neighbourhood

B. Zoning Review

Zone/Subzone	R4UD[xxxx]		
Zone Provisions	By-Law Requirement	Provided	Compliant (Y/N)
Principal Land Use(s) <i>Table 162A</i>	9-unit+ Apartment	81-unit Apartment	Y
Lot Width <i>Table 162A</i>	15m min.	43.8m	Y
Lot Area <i>Table 162A</i>	450m ² min.	1650m ²	Y
Building Height <i>Table 162A</i>	14.5m max.	14.5m	Y
Front Yard Setback <i>Section 123(1b)</i>	4.09m min. (average of neighbours)	4.14m	Y
Interior Side Yard Setback <i>Table 162A</i>	1.5m min.	2m, 3.3m	Y
Rear Yard Setback <i>Table 144A</i>	30% of the lot depth (11.3m)	11.35m	Y
Two+ Bedroom Units <i>Section 161(16b)</i>	25% min. (21)	18 3-bedrooms 3 2-bedrooms	Y
Resident Parking Spaces <i>Section 101(3a)</i>	0.5 per du in excess of 12 (36)	1	N (Pending approval)
Visitor Parking Spaces <i>Table 102</i>	0.1 per du in excess of 12 (7)	0	N (Pending approval)

Driveway Width <i>Section 107(1a.i)</i>	2.6m min.	2.6m	Y
Bicycle Parking Rates <i>Table 111A(b.i)</i>	0.5 per du (42)	81	Y
Amenity Space <i>Table 137</i>	None	None	Y
Soft Landscaping in the Front Yard Including Walkways <i>Table 139(1), Section 139(4d)</i>	40% min.	64.5%	Y
Soft Landscaping in the Rear Yard <i>Section 161(15b.iii)</i>	50% min.	91%	Y
Aggregated Rectangular Area of Soft Landscaping <i>Section 161(15e)</i>	25m ² min.	Provided	Y
Projection of Steps into the Front Yard <i>Table 65(5b.i,2)</i>	No closer than 0.6m from the lot line.	0m from the lot line.	N (Pending approval)

Draft List of Requested Relief from Zoning

<u>Zone Provisions</u>	<u>By-Law Requirement or Applicable Section</u>	<u>Proposal</u>
Resident Parking Spaces [S.101(3a)]	0.5 per du in excess of 12 (36)	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.	0m 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
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MRAIC, OPPI, MCIP