

Zoning Review per Block 22 Site Plan, revision date October 14, 2020

Table 1. MATRIX FOR THE R5Y[2457] ZONE & RELATED PROVISIONS

BY-LAW SECTION	PROVISION	REQUIRED & PERMITTED	PROPOSED
Table 164A	Minimum lot width	Na	Na
	Minimum lot area	1,400 m ²	± 4,594.19 m ² (Compliant)
	Maximum building height	Townhouse & Stacked Dwellings	11 m
	Minimum front yard setback (Hemlock)	3 m	10.63 m (Compliant)
	Minimum corner side yard setback (Moses Tennisco & Michael Stoqua)	3 m	4.02 m (Compliant)
	Minimum rear yard setback	3 m	4.06 m (Compliant)
	Minimum interior side yard setback	3 m	5.59 m (Compliant)
161(8)	Minimum percentage of landscaped area for a lot containing stacked dwellings or a planned unit development	30%	Na
239 (Exception 2457)	Minimum width of an aisle or a driveway providing access to parking in a parking lot	3 m	30% (Compliant)
	Minimum setback for any wall of a residential use building to a private way	6 m	6 m (Compliant)
	Minimum setback for any garage or carport entrance from a private way	1 m	1 m (Compliant)
Table 131(1)	Minimum width of a private way	1 m	1 m (Compliant)
Table 131(4)	Minimum separation area between buildings within a planned unit development	6 m	6 m (Compliant)
Table 131(6)	(a) In the case of a planned unit development consisting of townhouse dwellings, all lands located between the dwelling unit, the extension of the main wall of the dwelling unit, and the private way are to be landscaped with soft landscaping, other than the area used for a driveway leading to the dwelling unit's associated parking space, garage or carport. (b) In no case may any dwelling unit located within a planned unit development that has its own driveway leading to its associated parking space, garage or carport have a driveway that is wider than the associated parking space, garage, or carport. Furthermore, the remaining area between the dwelling unit and the private way must be landscaped with soft landscaping, with the exception of a walkway of no more than 1.25 metres in width.	1.2 m	3 m (Compliant)
Table 55(3)(e)(ii)	Minimum required setback for an accessory structure from a rear lot line not abutting a street	See Provision	Compliant
239 (Exception 2457)	Minimum required setback for an accessory structure from a rear lot line not abutting a street	0.6 m	1.5 m (Compliant)
239 (Exception 2457)	Minimum required setback for a utility installation from any lot line	0.6 m	1.5 m (Compliant)
Table 55(5)	Maximum permitted height for an accessory structure	3.6 m with the height of the exterior walls not to exceed 3.2 m	1.8 m (Compliant)

Table 2. AMENITY AREA MATRIX

BY-LAW SECTION	PROVISION	REQUIRED		PROPOSED	
137(7)	Amenity area requirement for Stacked dwelling of 9 or more dwelling units	Total Amenity Area	Communal Amenity Area	Total Amenity Area	Communal Amenity Area
		6 m ² per DU = 6(20 DU) = 120 m ²	A minimum of 50% of the required total amenity area, = 0.5 (120) = 60 m ²	± 230 m ² (11.5 m ² / DU) (Compliant)	60 m ² (Compliant)
	Additional provisions	1) Amenity area must be provided for a residential use that is a permitted use in the zone in which it is located, in accordance with Table 137. 2) Amenity area must be located on the same lot as the use for which it is provided. 3) Amenity area provided outdoors must not be located in a required front or corner side yard. 4) Where amenity area is located outside at grade, it may be included in the calculation of landscaped area requirements. 5) Minimum required communal amenity area may only be included as part of a required landscaped buffer where it is aggregated into areas of 54m ² or more. 6) Layout of communal amenity area: aggregated into areas up to 54 m ² , and where more than one aggregated area is provided, at least one must be a minimum of 54 m ² .			

Table 3. PERMITTED PROJECTIONS INTO REQUIRED YARDS MATRIX

BY-LAW SECTION	PROVISION			REQUIRED & PERMITTED	PROPOSED
Table 65(5)	Fire escapes, open stairways, stoop, landing, steps and ramps	Wheelchair ramps		No limit	Na
		Other features: where at or below the floor level of the first floor	in the case of the interior side yard or rear yard	No limit	Na
			in the case of the front yard or corner side yard	no closer than 0.6m to a lot line	1.35 m from the west corner side lot line (Compliant)
		other cases: In the case of any yard		1.5m, but not closer than 1m to a lot line	Na
Table 65(6)	Covered or uncovered balcony, porch, deck, platform and verandah, with a maximum of two enclosed sides, excluding those covered by canopies and awnings	uncovered, unenclosed features such as decks or platforms where the walking surface is not higher than 0.6 m above adjacent grade	in the interior side yard and rear yard	No limit	Na
			in the front yard and corner side yard	the greater of 2m or 50% of the required front yard or corner side yard, but no closer than 1m to a property line	0.5 m projection into the required front yard (Compliant) 2.5 m from the front lot line (Compliant)
		all other cases		2 metres, but no closer than 1 metre from any lot line	0.5 m projection into the required west & east corner side yards (Compliant) 2.56 m from the west & east corner side lot lines (Compliant)
		65(1)(b)	Section 65 performance standards do not apply to development parcels within the interior of a planned unit development that are not adjacent to a required yard		
65(1)(c)	Section 65 performance standards do not apply to required separation areas between development parcels in a planned unit development				

Table 4. MATRIX FOR PARKING, DRIVE AISLE, LANDSCAPING & RELATED PROVISIONS

BY-LAW SECTION	PROVISION		REQUIRED & PERMITTED	PROPOSED
Table 101	Minimum parking space rate (Area X on Schedule 1A)	Townhouse dwelling	0.75 per DU (14 total spaces)	18 (1 per DU) (Compliant)
		Stacked dwelling	0.5 per DU (10 total spaces)	20 (1 per DU) (Compliant)
239 (Exception 2457)	Minimum visitor parking rate (Area X on Schedule 1A)		None	None (Compliant)
Table 111A	Minimum bicycle parking space rates for a stacked dwelling without a garage or carport (space related provisions listed in Section 111)		0.5 per DU (10 total spaces)	10 spaces (Compliant)
109(3)(b)	Maximum width of a walkway within a yard		1.8 m	1.8 m (Compliant)
110(1)	Minimum percentage of landscaped area within and surrounding a parking lot (can include landscaped buffer and interior landscaping such as landscaped islands, landscaped medians, pedestrian pathways)		15%	≥ 15% (Compliant)
Table 110	Minimum width of landscaped area around a parking lot		1.5 m	4.48 m (Compliant)
110(3)(b)	Minimum setback from a lot line for all outdoor refuse collection areas contained within a parking lot		3 m	27.39 m (Compliant)
110(3)(c)	Screening requirement for outdoor refuse collection areas contained within a parking lot		screened from view by an opaque screen with a minimum height of 2 m	Molok waste system includes aesthetic screening in its exterior design (Compliant)