

Appendix A: Zoning Compliance Chart

353-357 Gardner Street (based on site plan dated June 17 2020)

Applicable zones from 2008-250

The property known as 357 Gardner is zoned TM(2214) H(25)

The property known as 353 Gardner is zoned as R5C H(25).

Both properties lie within the Mature Neighbourhood Overlay Zone.

Assumed yard locations assuming as one property

Front yard: McArthur Avenue

Corner Yard: Vanier Parkway, Gardner Street and angled property line between Vanier Parway and McArhtur Avenue

Rear Yard: north property line

TM(2214) H(25): note The TM zoning standards are presented for informtion only; the proposal calls an R5C zone with exceptions

Exception 2214

The said exception permits the following addtions uses:

...detached dwelling, duplex dwelling, linked-detached dwelling, semi-detached dwelling- stacked dwelling, three-unit dwelling,townhouse dwelling

Section197 (3)	Zoning Requirement	Proposed Change	Amendment Required	Note
(a) Minimum lot area	no minimum			
(b) Minimum lot width	no minimum			
(c) Maximum front yard side yard setback	2m			subject to section 197(4)
(d) Minimum interior side yard setbacks (for residential use building per (d)(ii)(2))	1.2 -3 m			
(e) Minimum corner side yard setback	3-5 m (see note)			3 m, except for any part of a building above 15 metres add 2 metres
(f) Minimum rear yard setback (fror residential use per (f) (iii))	7.5			
(g) Maximum building height	25 m per schedule			
(h) Maximum floor space index	no maximum			
(i) Minimum width of landscaped area				

Table 162A (Stacked Dwelling)

...(i) abutting a residential zone	3 m (see note)			may be reduced to one metre where a minimum 1.4 metre high opaque fence is provided
...(iii)other cases	no minimum			
(j) minimum width of landscaped area around a parking lot	see Section 110			not applicable as all parking indoor

Subsections to 197(3)

197(4)The provisions of subsection 197(3)(c) above do not apply to the following:

- an area used for the balcony of a residential dwelling unit located on or above the 2nd floor;
- when a building must be located further from the lot line to provide a required corner lot triangle;
- when an outdoor commercial patio accessory to a restaurant use is located in a front yard of a corner lot, the maximum front yard setback is 3 metres;
- any part of a building above 15 metres, for which a minimum front yard setback of 2 metres must be provided; and
- in the case of a hydro pole, the setback may be 2 metres, and from a high voltage power line, the setback may be 5 metres for that portion of the building affected by the high voltage power line.

	Zoning Requirement	Proposed Change	Amendment Required	Note
197(7)A maximum of one private approach may be provided for each property having a lot frontage of 45 metres or less		2	yes	it is suggested that this excetion be included in the re-zoning to avoid any confusion
197(8) Despite Section 107 – Aisle and Driveway Provisions for Parking Lots and Parking Garages, the minimum driveway width is :				
...3 metres for parking lots with less than 20 parking spaces; and				
...6 metres for parking lots with 20 or more parking spaces.		3	yes	it is suggested that this excetion be included in the re-zoning to avoid any confusion

R5C

Table 164A (for Apartment dwelling, mid-high rise)

	Zoning Requirement	Proposed Change	Amendment Required	Note
(a) Minimum lot area	675 s. m.	1022		
(b) Minimum lot width	22.5	20	yes	20.9 m measured at 3 meter setback line
(c) Minimum front yard side yard setback	3 m	4		4.1 m shown on site plan
(d) Minimum interior side yard setbacks	2.5 m	N/A		not applicable as there is no interior side yard line
(e) Minimum corner side yard setback	3 m	0.5	yes	.528 m. shown on site plan
(f) Minimum rear yard setback	7.5 m or 25% of yd. Depth	4	yes	lot depth is 36.8 m*.25=9.2 therefore applcable rear yard is 7.5 m
(g) Maximum building height	25 m per schedule	29 m	yes	28.44 m is proposed height measured at proposed average grade at 4 corners
				...of building excluding mechanical and service equipment penthouse as permitted projection

Other Applicable Sections

	Zoning Requirement	Proposed Change	Amendment Required	Note
Section 65 Permitted Projections				
(4) Canopies and awnings. (b) All other buildings including a low-rise apartment dwelling and mid-high-rise apartment dwelling.	.6 m	0	yes	½ the depth of a front, rear or corner side yard but not closer than 0.6 m to a lot line
Section 101				
Minimum No. of parking spaces per Apartment Dwelling, mid-high rise	0.5	see note	possible	0 for the first 12 ; 61-12= 49*.5= 24.5 say 25
Section 102				
Minimum No. of visitor parking spaces per Apartment Dwelling, Low-rise or Mid-High Rise	0.1	see note	possible	0 for the first 12: 61-12=49*.1= 4.9 say 5 Note: if calculated sperately, 30 spaces are required; if claculated together 49*.6+29.4 (say 29) are required
Section 106				
Parking space width (m)	2.6 min 2.75 max	2.6 min 2.75 max		
Minimum parking space depth (m)	5.2	5.2		
Section 107				
Driveway access : min width (m) two way	6 per section 197(8)	3 m	yes	see section 197(8)
Section 111				
Bicycle Parking Space Provisions (per apartment mid-high rise dwelling unit)	0.5	0.5		61*.5 30.5= 31 spaces are required. 34 number of spaces provided
Section 137				
Total amenity area for Apartment Building , mid-high rise (in sq. m per unit)	6	see note		61* 6 sq. m. =366 sq. m required ; 372.8 sq. m are provided
Communal amenity area: as % of required 'total amenity area'	50	see note		.5 * 366 sq. m= 183 communal amenity space required : 183 sq. m provided per site plan