

Appendix A: 120 Den Hagg Phase 1 Zoning Compliance Chart  
(for site plan revision 1 dated December 2020)

Applicable zones from 2008-250	Zoning Requirement	Proposal	Complies with zoning	Note
The property known is zoned AM10 [1779] Property lies within the Mature Neighbourhood Overlay Zone.				
<b>Assumed yard locations for Phase 1</b> Front yard: Montreal Road Corner Yard: Den Hagg Drive Interior Side Yard: property line abutting park Rear Yard: south property line				
<b>Note: applicable provisions highlighted in green given that this zone is subject to requirements from the parent zone, subzone and exception</b>				
<b>AM Section 185 (3)</b> (a) Minimum lot area (b) Minimum lot width (c) Minimum front and corner side yard side yard setback (d) Minimum interior side yard setbacks ...abutting residential zone ...all other cases (e) Minimum rear side yard setback ...abutting a street ...abutting residential zone ...for a residential use building ...all other cases (g) Maximum building height ...in any area up to and including 20 metres from a property line abutting a R1, R2 or R3 residential zone (By-law 2011-124) ...in any area up to and including 20 metres from a property line abutting a R4 zone (By-law 2011-124) ...in any area over 20 metres and up to and including 30 metres from a property line abutting a R1, R2, R3 or R4 zone (By-law 2011-124) ...more than 30 metres from a property line abutting a R1 – R4 zone ...in all other cases (h) Maximum floor space index for all case other than AM, AM1, AM4 ad AM5 as noted in By-law) (j) minimum width of landscaped area around a parking lot	no minimum no minimum no minimum 7.5 m no minimum 3 m 7.5 m 7.5 m no minimum 11 m 15 m 20 m 30 m 30 m no maximum see Section 110	.596 ha see note 0 4.07		irregular lot applicable next to park not applicable as all parking indoor
<b>AM10 Section 186 (10)</b> 186 (10) (a) the lot line abutting the designated "Arterial Mainstreet", as per Schedule B of the Official Plan, is the <b>front lot line</b> 186 (10) (b) despite Table 185(c), the following provisions apply ...the minimum front and corner side yard setback for all buildings is 0 metres, and at least 50% of the frontage along the front lot line and corner side lot line must be occupied by building walls located within 4.5 metres of the frontage for a Residential use building, and within 3.0 metres for Non-residential and Mixed use buildings ... in the case of a phased development, all phases must be shown on a site plan approved pursuant to Section 41 of the Planning Act 186 (10) (c) despite Table 185(d)(i), the minimum <b>interior side yard</b> setback from a lot line abutting a residential zone ...3.0 metres for the first 20 metres back from the street ...7.5 metres beyond 20 metres back from the street 186 (10) (d) despite Table 185(e), sub clauses (ii) and (iii), the <b>minimum rear yard</b> setback is ...3.0 metres for any building wall within 20 metres of a lot line abutting a public street ...7.5 metres in all other cases 186 (10)(e) any portion of a building located within 10 metres a front lot line or corner lot line must satisfy the following <b>minimum building heights</b> ...if the building is a non-residential or <b>mixed-use building, the ground floor requires a minimum height of 4.5 metres</b> ... the minimum building height required is 7.5 metres, and must contain at least two storeys 186 (10) (g) the ground floor façade facing a public street of a building located within 4.5 metres of the front lot line or corner side lot line must include ...a minimum of one active entrance from each individual occupancy located immediately adjacent to the front lot line or corner side lot line in the case of non-residential uses ...a minimum of one active entrance in the case of a residential use building 186 (10) (h) a minimum of 50% of the surface area of the ground floor façade, measured from the average grade up to a height of 4.5 metres, facing a public street must be comprised of transparent glazing and active customer or resident entrance access doors 186 (10) (j) despite Table 185(f) the following <b>maximum building heights</b> apply ...In any area up to and including 20 metres from a rear lot line abutting a R1, R2 or R3 zone: ... In any area up to and including 20 metres from a rear lot line abutting an R4 zone: ...In any area over 20 metres and up to and including 30 metres from a rear lot line abutting a R1, R2, R3, or R4 zone: ... In any area outside of the areas identified in (i) through (iii) above; and 2. up to 7.5 metres from that part of a side lot line within 20 metres of a street and abutting a R1, R2, R3 or R4 zone: ... In all other cases:	no minimum location of walls 3 m first 20 m 7.5 m after that 3 m first 20 m 7.5 m after that 4.5 m ground floor 7.5 m see exception see exception 11 m 15 m 20 m 15 m 30 m	see note see note 7.2m 8.1m 3.66 m 28.52 m 28.52 m	no	applicable to Phase 2 but shown here to demonstrate future compliance applicable to Phase 2 but shown here to demonstrate future compliance
<b>Exception 1779</b> Minimum front and corner side yard setback for any part of a building above 11 m in height Maximum permitted front and corner side yard setback for any part of a building wall 11 m or less in height where the front or side lot abuts ...Montreal Road: 25 m from centreline of Montreal Road ...Other streets: 3.0 m from street lot line The wall at grade facing a public street shall have 50% of its facade comprised of windows and entrances and, in the case of a corner lot, the entrance ...may be in an angle at corner walls facing a street intersection	6m 25 m from Montreal CL 3 m from other street 50% glazing and door	see note 25 m from Montreal CL see note 75%	no	portion of building within 6 m of corner yard is 12.1 meters in height at average grade applicable for Montreal Road frontage applicable for Den Hagg frontage; not applicable as building is 12 meter in height
<b>Other Applicable Sections</b>				
<b>Section 65 Permitted Projections</b> (4) Canopies and awnings. (b) All other buildings including a low-rise apartment dwelling and mid-high-rise apartment dwelling.	1.8 m	1.8		
<b>Section 101</b> Minimum No. of parking spaces per Apartment Dwelling, mid-high rise Minimum No. of parking spaces for non-residential uses under 500 sq. m per 101(4)	0.5 0	see note see note		126-12=114 *.5=57 spaces required vs 66 provided ( 0 for the first 12) 275 sq. m. of commercial space is proposed
<b>Section 102</b> Minimum No. of visitor parking spaces per Apartment Dwelling, Low-rise or Mid-High Rise	0.1	see note		126-12=114 *.1=11.4 say 11 spaces required vs 12 provided ( 0 for the first 12) Note: 66 plus 12= 78 spaces provided
<b>Section 106</b> Parking space width (m) Minimum parking space depth (m)	2.6 min 2.75 max 5.2	2.6 min 5.2 m		
<b>Section 107</b> Driveway access : min width (m) two way	6 per section 197(8)	6 m		
<b>Section 111</b> Bicycle Parking Space Provisions (per apartment mid-high rise dwelling unit )	0.5	see note		126*.5=63 1 per 1500 sq. m for non-res =1 for a total of 64 vs 65 provided
<b>Section 137</b> Total amenity area for Apartment Building , mid-high rise ( in sq. m per unit) Communal amenity area: as % of required 'total amenity area'	6 50	see note 206.7 sq. m		126*6=756 sq. m. required whereas 1143 sq. m. are provided