

1.1.1 Zoning Provisions

The following table provides a summary of the General Mixed Use Zone, Subzone 13 zoning provisions as detailed in Zoning By-law 2008-250 and if the proposed development complies with the provisions:

Zoning Mechanism	GM13[434]H(20)	Proposed	Compliance
Minimum Lot Area	No minimum	17,813 m ²	✓
Minimum Lot Width	No minimum	90.05 m	✓
Minimum Front and Corner Yard Setback	3 m	Front: 3.35 m Corner: 3.58 m	✓
Minimum Interior Side Yard Setback	3 m	3.03 m	✓
Minimum Rear Yard Setback	3 m abutting a street	3.625 m	✓
Maximum Floor Space Index	2	1.29	✓
Maximum Building Height	20 m	20 m	✓
Minimum Width of Landscaped Areas	3 m	3.03 m	✓
Minimum Required Resident Parking (Area C)	1.2 spaces per unit, can be reduced by 10% or 20 spaces, whichever is the lesser, if all spaces are provided underground. 1.2 x 326 = 391 spaces 391 – 20 = 371 spaces	442 spaces	✓
Minimum Required Visitor Parking (Area C)	0.2 spaces per unit 0.2 x 326 = 65 spaces	68 spaces	✓
Parking Space Dimensions	2.6 m x 5.2 m minimum dimensions; 2.6 m x 6.7 m minimum for parallel parking	2.6 m x 5.2 m 2.6 m x 6.7 m	✓
Aisle to Underground Parking	Max : 6.7 m Min : 6 m	6 m – 6.7 m	✓
Minimum Number of Bicycle Parking Spaces	0.5 per dwelling unit 0.5 x 326 = 163 spaces	168 spaces	✓
Amenity Area	6 sq. metres per dwelling unit; 50% of total area must be communal 6 m ² x 326 = 1,956 m ²	3042.5 m ² Communal: 2,017 m ²	✓

1.1.2 Planned Unit Development Provisions

The provisions of Section 131 – Planned Unit Development are applicable to the proposed development as multiple buildings are proposed on one lot. The table below demonstrates a comparison of the Planned Unit Development provisions of the zoning by-law to what is being proposed as part of this development and whether compliance is met.

Zoning Mechanism		Requirement: Section 131 - Planned Unit Development	Proposed	Compliance
Minimum Width of Private Way		6 m	6.7 m	✓
Minimum Setback for any Wall of a Residential Use Building to a Private Way		Notwithstanding any front yard setback requirement associated with any zone or subzone, the minimum setback for any wall of a residential use building to a private way is 1.8 metres	3.93 m	✓
Minimum Setback for any Garage or Carport Entrance from a Private Way		5.2 m	N/A	✓
Minimum separation area between buildings within a planned unit development	(a) where the height of abutting buildings within the PUD is less than or equal to 14.5 metres	1.2 m	7.87 m	✓
	(b) all other cases	3 m		
Parking		<p>(a) In addition to providing parking pursuant to Section 100 of this by-law, parking within a planned unit development may be located anywhere within the development, whether or not the development parcels within the planned unit development are severed.</p> <p>(b) Required visitor parking may be provided as parallel parking on a private way, provided the private way has a minimum width of 8.5 metres.</p>	Shared underground parking located within the development, surface parking spaces proposed as 90 degree	✓

Landscaping and Parking	<p>(a) In the case of a planned unit development consisting of detached, linked-detached, semi-detached, three-unit or townhouse dwellings, or any combination thereof, all lands located between the dwelling unit or oversize dwelling unit, the extension of the main wall of the dwelling unit or oversize 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.</p> <p>(b) In no case may any dwelling unit or oversize 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 or oversize 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.</p>	N/A	✓
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