

## Appendix “B” – Applicant’s Draft Zoning Regulations

65	<b>1235 Trafalgar Road, 1226-1230 White Oaks Boulevard, 350 Lynwood Crescent (Part of Lot 12, Concession 2 S.D.S.)</b>	Parent Zones: C1, RH
Map 19(15)		(1969-066) (1973-138) (1980-037) (2007-096) (2008-051) (2010-026)(2020-●)
<b>15.65.4 Zone Provisions for Block B</b>		
a)	Block B is comprised of Parking Areas B and C on Figure 15.65.1.	
b)	Despite any future consent, severance, partition or division of the land identified as Block B on Figure 15.65.1, this By-law shall apply to the whole of the lands as one <i>lot</i> , as if no consent, severance, partition or division occurred.	
c)	Table 4.3 relating to maximum total projection beyond the main wall for <i>balconies</i> applied to <i>front</i> and <i>rear</i> yards shall not apply.	
d)	Table 4.3 relating to maximum allowable encroachment into a minimum <i>yard</i> for uncovered access stairs below <i>grade</i> shall not apply.	
e)	Table 4.11.2 relating to a required continuous area of <i>landscaping</i> parallel to and following the <i>interior side lot line</i> or any other <i>parking area</i> shall not apply.	
f)	<i>Buildings, structures</i> and uses existing on Block B as of the date of the passage of By-law 2020-● are deemed to comply with this By-law.	
g)	Stairs and air vents associated with an underground <i>parking structure</i> are permitted in any <i>yard</i> .	
h)	<i>Minimum front yard</i> (White Oaks Boulevard)	4.5 m
i)	<i>Minimum yard, all other yards</i>	15.2 m
j)	Portions of <i>building</i> or <i>structures</i> below ground are not subject to <i>minimum yard</i> requirements	
k)	Maximum <i>net floor area</i> for commercial uses permitted by 15.65.1,	1,524.0 sq.m.
l)	Maximum <i>height</i>	67 m
m)	For the purpose of Block B height is measured from the Canadian Geodetic elevation of 128.86 metres	
n)	Maximum allowable projection for a <i>balcony</i>	2.0 m
<b>15.65.6 Parking Provisions for All Lands [NTD: no changes are proposed to the provisions applicable to Block A including the number of parking spaces to be shared with Block A]</b>		

The following parking provisions apply:				
a)	For the purpose of shared parking as set out below, Sections 5.1.4(a) and 5.7(d) of this By-law shall not apply.			
b)	Parking for Block A and parking for <i>Buildings</i> existing on Block B as of the date of passage of By-law 2020-● shall be shared and provided as follows:			
	7:00am to 6:00pm Monday to Friday		All Other Times (Including Statutory Holidays)	
	Block A	Block B	Block A	Block B
<i>Parking Area A</i>	221	0	157	64
<i>Parking Area B</i>	0	232	0	232
<i>Parking Area C</i>	50	29	0	79
<b>Total</b>	<b>271</b>	<b>261</b>	<b>157</b>	<b>375</b>
c)	<i>Parking spaces</i> legally existing on Block B as of the date of the passage of By-law 2020-● are deemed to comply with this By-law.			
d)	Notwithstanding 15.65.6.b) above, the existing <i>Buildings</i> located on Block B in the year 2018 may be occupied during the construction of a new <i>building</i> or <i>structure</i> on Block B without the provision of the minimum number of required <i>parking spaces</i> , <i>bicycle parking spaces</i> , and/or <i>loading spaces</i> .			
e)	Notwithstanding 15.65.6.b) above, during construction of a new <i>building</i> or <i>structure</i> on Block B, the minimum required number of <i>parking spaces</i> within Parking Area C may be located within Parking Area B and/or Parking Area C.			
f)	<p>The following parking provision applies to <i>Buildings</i> erected following the date of the passage of By-law 2020-●:</p> <p>Minimum number of <i>parking spaces</i> for <i>dwelling units</i></p> <ul style="list-style-type: none"> <li>a) 1.0 per <i>dwelling</i> where the unit has less than 75.0 square metres <i>net floor area</i>;</li> <li>b) 1.5 per <i>dwelling</i> for all other units</li> <li>c) Of the total number of <i>parking spaces</i> required, 0.25 of the <i>parking spaces</i> required per <i>dwelling</i> shall be designated as visitors <i>parking spaces</i>.</li> </ul>			