

Appendix E – Summary of Existing and Proposed Zoning Standards (from applicant)

Table 5: Summary of Existing and Proposed Zone Standards

REGULATION	REQUIRED	REQUIRED	REQUESTED
	CU ZONE	MU1 ZONE	MU1-XX Zone
Permitted Uses	Per Table 4	Per Table 4	Retirement home
Minimum Front Yard	6 m	0 m	3 m
Maximum Front Yard	N/A	3 m	6.97 m
Minimum Flankage Yard	6 m	0 m	4 m
Maximum Flankage Yard	N/A	3 m	10 m
Minimum Interior Side Yard	4.5 m	0 m	5 m
Minimum interior side Yard Abutting a lot in any Residential Zone, Institutional (I) Zone, or Community Use (CU) Zone	N/A	3 m	N/A
Minimum Rear Yard	7.5 m	0 m	3.85 m
Minimum rear yard abutting a lot in any Residential Zone, Institutional (I) Zone, or Community Use (CU) Zone	N/A	3 m	3.85 m
Minimum number of storeys	N/A	2 storeys	6 storeys
Maximum number of storeys	N/A	4 storeys	6 storeys
Minimum First Storey Height	N/A	4.5 m	5 m
Minimum Height	N/A	7.5 m	-
Maximum Height	The height legally existing on the lot on the effective date of this By-law (1)	15.0 m	23 m
Main Wall Proportions	N/A	Min. 75% of the length of all main walls oriented toward the front/flankage lot line shall be located within the area on the lot defined by the minimum and maximum front yards.	Min. 67% of the length of all main walls oriented toward the front/flankage lot line shall be located within the area on the lot defined by the minimum and maximum front yards.
Landscaping Requirements	Along any lot line: Min. of 3 m	Along any Lot Line Abutting or Along the Edge of the Feature Abutting any Residential, Institutional (I), and	3 metres proposed to east

REGULATION	REQUIRED	REQUIRED	REQUESTED
	CU ZONE	MU1 ZONE	MU1-XX Zone
	For surface parking abutting any road Min. of 3 m	Community Use (CU) Zone: Min. of 3 m For surface parking abutting any road: Min. of 3 m	
Parking Requirements	Community Centre 1.0 per 22.0 sq. m. net floor area	0.33 per assisted living unit and dwelling unit	0.33 per unit*230 units = 76 110 spaces proposed
Parking Location	N/A	A parking space is not permitted in a front or side yard.	Parking at grade is located in the rear yard.
Surface Parking Area Setbacks	A surface parking area excluding a driveway shall be set back a minimum of 1.8 metres from any building or structure.		3.43 metres proposed
Barrier-free parking	3 to 35 – 1 26 to 100 – 4% of the total number of parking spaces 101 to 200 – 1, plus 3% of the total number of parking spaces 201 to 1000 – 2, plus 2% of the total number of parking spaces	Required for apartment dwellings 3 to 35 – 1 26 to 100 – 4% of the total number of parking spaces 101 to 200 – 1, plus 3% of the total number of parking spaces 201 to 1000 – 2, plus 2% of the total number of parking spaces	Required Parking = 76 Therefore, 4% of the total number of parking spaces required is 3. 5 barrier-free spaces proposed
Bicycle Parking	Greater of 2 or 1 per 500 sq. m. of net floor area	Apartment dwellings 1 per dwelling Long term care facility: Lesser of 5 or 0.25 per assisted living unit or dwelling unit	5 required 25 proposed
Visitor Bicycle Parking	Of the total number of bicycle parking spaces required, 0.25 of the bicycle parking spaces required per dwelling shall be designated as visitors bicycle parking spaces.		5 bicycle parking spaces required Therefore, 1 bicycle visitor parking space required.

REGULATION	REQUIRED CU ZONE	REQUIRED MU1 ZONE	REQUESTED MU1-XX Zone
			8 proposed
Loading Space Size	Min. of 3.5 m x 12 m in length, with a minimum vertical clearance of 4.2 metres.		Min. of 3.5 m x 12 m in length, with a minimum vertical clearance of 4.2 metres is proposed.
Loading Space Location	A loading space shall abut the building for which the loading space is provided. A loading space is not permitted in any minimum yard.		Loading is enclosed within the building. The building meets the minimum rear yard setback where the loading area is proposed – setback 3.85 m
Aisle Width	6 m		6 m
Ingress/Egress	Min. of one entrance and one exit driveway, with a min. width of 3 metres each. If combined, the cumulative width of the driveway providing access to the parking area shall be a minimum of 5.5 metres.		One entrance and exit proposed, with widths of 7.5 m and 6.6 m
Garbage Location	Garbage containment shall be located within a building, fully enclosed structure, or garbage enclosure.	Garbage containment shall be located within a building or fully enclosed structure.	Garbage containment proposed inside the building.