

APPENDIX VI: ZONING COMPLIANCE MATRICES

Zoning Matrix 1: Res. Apartment 3 (RA3) Zone – for Apartment Buildings (BLD A + B which are Block 2)

Table 4.15.1	RA1-RA5 Zone Regulations	Required RA3 Zone	Provided (Proposed ZBA)		Clarifications & Rationale for Proposed ZBA (BLD A, B)
			BLD A	BLD B	
	Front lot line – corner lot and Front lot line – through lot	Shortest lot line on public street	Private Road A	Private Road A	Frontage on Private Road A, not public street.
3.0	Lot Frontages (min)	30 m	60 m	70 m	On Private Road
4.0	FSI – Apartment Zone (min)	0.5	2.21		Density to achieve targets for Ninth Line corridor
5.0	FSI – Apartment Zone (max)	1.0			
7.0	Height (max)	38.0 m <sup>(2)</sup> & 12 storeys	37.0 m & 12 storeys	37.0 m & 12 storeys	TBC by Kirkor
8.0	<b>SETBACKS, FRONT &amp; EXTERIOR SIDE YARD</b>				
8.1	For that portion of the dwelling with a height less than or equal to 13.0 m (min)	7.5 m <sup>(3)</sup>	FY 5.6 m; EXT. 3.0 m	FY 7.4 m; EXT. 6.2 m	BLD A. ext. side yard pinch point to temp. turning circle, side of building at 5.0 m along Street A.
8.2	For that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m (min)	8.5 m <sup>(3)</sup>	FY 8.6 m; EXT. 6.0 m	FY 8.7 m; EXT. 9.2 m	
8.3	For that portion of the dwelling with a height greater than 20.0 m and less than or equal to 26.0 m (min)	9.5 m <sup>(3)</sup>	FY 8.6 m; EXT. 6.0 m	FY 8.7 m; EXT. 9.2 m	BLD B. ext. side yard to private road. Setback to Sidewalk at 0m
8.4	For that portion of the dwelling with a height greater than 26.0 m (min)	10.5 m <sup>(3)</sup>	FY 8.6 m; EXT. 6.0 m	FY 8.7 m; EXT. 9.2 m	
9.0	<b>SETBACKS, INTERIOR SIDE YARD</b>				
9.5	Where an interior side lot line, or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof (min)	4.5 m <sup>(3)</sup>	7.5 m	7.5 m	abuts Apartment zone
10.0	<b>SETBACKS, REAR YARD</b>				
10.5	Where a rear lot line, or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof (min)	4.5 m <sup>(3)</sup>	n/a	40.0 m	BLD A: rear yard abuts Apartment zone (BLD B)
11.0	<b>ENCROACHMENTS &amp; PROJECTIONS</b>				
11.1	Encroachment of a balcony located above the first storey, sunroom, window, chimney, pilaster, cornice, balustrade or roof eaves into a required yard (max)	1.0 m	< 1.0	n/a	Kirkor to provide
11.2	Encroachment into a required yard of a porch, balcony located on the first storey, staircase, landing or awning, provided that each shall have a max width of 6.0 m (max)	1.8 m	n/a	n/a	Kirkor to provide
11.3	Projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects (max)	1.0 m	n/a	n/a	Kirkor to provide
12.0	<b>ABOVE GRADE SEPARATION BETWEEN BUILDINGS</b>				

Table 4.15.1	RA1-RA5 Zone Regulations	Required RA3 Zone	Provided (Proposed ZBA)		Clarifications & Rationale for Proposed ZBA (BLD A, B)
			BLD A	BLD B	
12.1	For that portion of the dwelling with a <b>height</b> less than or equal to 13.0 m (min)	3.0 m	15 m	15 m	
12.2	For that portion of the dwelling with a <b>height</b> greater than 13.0 m and less than or equal to 20.0 m (min)	9.0 m	21 m	21 m	
12.3	For that portion of the dwelling with a <b>height</b> greater than 20.0 m and less than or equal to 26.0 m (min)	12.0 m	21 m	21 m	
12.4	For that portion of the dwelling with a <b>height</b> greater than 26.0 m (min)	15.0 m	21 m	21 m	
13.0	<b>PARKING, LOADING, SERVICING AREA AND PARKING STRUCTURES</b>	REQUIRED			
13.1	<b>Parking Spaces</b> (min) – Residential and Non-Residential	<sup>(4)</sup> Refer to Table 3.1.2.1	1.0 per unit (656 spaces) + visitors 0.2/unit (105 spaces)		Shared parking underground. Refer to Parking Justification Report.
	<b>Accessible Parking Space</b> Table 3.1.3.1	1 + 3% (101-200)	3		Shared with BLD A and B
13.2	Setback from surface <b>parking spaces</b> or <b>aisles</b> to a <b>street line</b> (min)	4.5 m	n/a	n/a	No surface parking
13.3	Setback from surface <b>parking spaces</b> or <b>aisles</b> to any other <b>lot line</b> (min)	3.0 m	n/a	n/a	No surface parking
13.4	Setback from a <b>parking structure</b> above or partially above finished grade to any to any <b>lot line</b> (min)	7.5 m	n/a	n/a	No above ground parking proposed
13.5	Setback from a <b>parking structure</b> completely below finished grade, inclusive of external access stairwells, to any <b>lot line</b> (min)	3.0 m	3.0 m	3.0 m	
13.6	Setback from a waste enclosure/loading area to a <b>street line</b> (min)	10.0 m	8.9 m	8.9 m	Enclosed to Private Road 'B'
14.0	<b>CONDOMINIUM ROADS AND AISLES</b>				
14.1	<b>Condominium roads</b> and <b>aisles</b> are permitted to be shared with abutting lands zoned to permit <b>back to back</b> and <b>stacked townhouses, townhouses, or apartments</b> , or any combination thereof	Yes	Yes	Yes	Shared with back-to-back townhouses
15.0	<b>LANDSCAPED AREA, LANDSCAPED BUFFER AND AMENITY AREA</b>				
15.1	<b>Landscaped area</b> (min)	40 % of lot area	125% (17,400m <sup>2</sup> )		Shared with BLD A,B,C,D
15.2	Depth of a <b>landscaped buffer</b> abutting a <b>lot line</b> that is a <b>street line</b> and/or abutting lands with an Open Space, Greenlands and/or a Res. Zone with the exception of an <b>Apartment Zone</b> (min)	4.5 m <sup>(6)</sup>	3.0 m	3.0 m	Abutting apartment zone and lands zoned 'D' to the south.
15.3	Depth of a <b>landscaped buffer</b> along any other <b>lot line</b> (min)	3.0 m <sup>(5)(6)</sup>	3.0 m	3.0 m	
15.4	<b>Amenity area</b> (min)	Greater of 5.6 m <sup>2</sup> per <b>dwelling unit</b> or 10% of the site area	5.7 m <sup>2</sup> per unit		1518 m <sup>2</sup> POPS area + 3,857 m <sup>2</sup> for BLD A, B, C, D (937 units)
15.5	Total required <b>Amenity area</b> to be provided in one contiguous area (min)	50 %			Shared with BLD A,B provided in two continuous areas
15.6	<b>Amenity area</b> to be provided outside at grade (min)	55.0 m <sup>2</sup>	5,375 m <sup>2</sup>		Shared with BLD A,B,C,D

**Zoning Matrix 2: Res. Apartment 3 (RA3) Zone – for Apartment Buildings** (BLD C + D which are part of Block 1)

Table 4.15.1	RA1-RA5 Zone Regulations	Required RA2	Provided (Proposed ZBA)		Clarifications & Rationale for Proposed ZBA (BLD C, D)
			BLD C	BLD D	
	Front lot line – corner lot and Front lot line – through lot	Shortest lot line on public street	Private Road B	Private Road A	Frontage on Private Road B & A, not public street.
3.0	Lot Frontages (min)	30 m	75 m	80 m	On Private Road A
4.0	FSI – Apartment Zone (min)	0.5	2.51		Density to achieve targets for Ninth Line corridor
5.0	FSI – Apartment Zone (max)	1.0			
7.0	Height (max)	38.0 m <sup>(2)</sup> & 12 storeys	37.0 m & 12 storeys	31.1 m & 10 storeys	
8.0	<b>SETBACKS, FRONT &amp; EXTERIOR SIDE YARD</b>				
8.1	For that portion of the dwelling with a height less than or equal to 13.0 m (min)	7.5 m <sup>(3)</sup>	FY 6.4 m; EXT. 6.0 m	FY 5.5 m; EXT. 8.5 m	BLD C front yard to sidewalk 1.2 m, building to private road B is 6.45 m
8.2	For that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m (min)	8.5 m <sup>(3)</sup>	FY 9.4 m; EXT. 9.0 m	FY 8.5 m; EXT. 11.5 m	BLD D. front yard to sidewalk 0m  Stepback of 3.0 m at 6 <sup>th</sup> floor
8.3	For that portion of the dwelling with a height greater than 20.0 m and less than or equal to 26.0 m (min)	9.5 m <sup>(3)</sup>	FY 9.4 m; EXT. 9.0 m	FY 8.5 m; EXT. 11.5 m	
8.4	For that portion of the dwelling with a height greater than 26.0 m (min)	10.5 m <sup>(3)</sup>	FY 9.4 m; EXT. 9.0 m	FY 8.5 m; EXT. 11.5 m	
9.0	<b>SETBACKS, INTERIOR SIDE YARD</b>				
9.5	Where an interior side lot line, or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof (min)	4.5 m <sup>(3)</sup>	9.4 m	11.9 m	abuts Apartment zone and/or Transitway Corridor (PB1 zone)
10.0	<b>SETBACKS, REAR YARD</b>				
10.5	Where a rear lot line, or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof (min)	4.5 m <sup>(3)</sup>	7.5 m	7.5 m	abuts Apartment zone (separation between BLD C & D)
11.0	<b>ENCROACHMENTS &amp; PROJECTIONS</b>				
11.1	Encroachment of a balcony located above the first storey, sunroom, window, chimney, pilaster, cornice, balustrade or roof eaves into a required yard (max)	1.0 m	n/a	n/a	
11.2	Encroachment into a required yard of a porch, balcony located on the first storey, staircase, landing or awning, provided that each shall have a max width of 6.0 m (max)	1.8 m	n/a	n/a	
11.3	Projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects (max)	1.0 m	n/a	n/a	
12.0	<b>ABOVE GRADE SEPARATION BETWEEN BUILDINGS</b>				
12.1	For that portion of the dwelling with a height less than or equal to 13.0 m (min)	3.0 m	15.0 m	15.0 m	

Table 4.15.1	RA1-RA5 Zone Regulations	Required RA2	Provided (Proposed ZBA)		Clarifications & Rationale for Proposed ZBA (BLD C, D)
			BLD C	BLD D	
12.2	For that portion of the dwelling with a <b>height</b> greater than 13.0 m and less than or equal to 20.0 m (min)	9.0 m	15.0 m	15.0 m	
12.3	For that portion of the dwelling with a <b>height</b> greater than 20.0 m and less than or equal to 26.0 m (min)	12.0 m	21.5 m	21.5 m	<i>Stepback / terrace at level 6</i>
12.4	For that portion of the dwelling with a <b>height</b> greater than 26.0 m (min)	15.0 m	21.5 m	21.5 m	<i>Stepback / terrace at level 6</i>
13.0	<b>PARKING, LOADING, SERVICING AREA AND PARKING STRUCTURES</b>	REQUIRED			
13.1	<b>Parking Spaces</b> (min) – Residential and Non-Residential	<sup>(4)</sup> Refer to Table 3.1.2.1	1.0 per unit (412 spaces) + visitors 0.2/unit (83 spaces)		<i>Shared parking underground for BLD C + D + Townhouses. Refer to Parking Justification Report.</i>
	<b>Accessible Parking Space</b> Table 3.1.3.1	4% total (13-100)	3		<i>Shared with BLD C and D</i>
13.2	Setback from surface <b>parking spaces</b> or <b>aisles</b> to a <b>street line</b> (min)	4.5 m	n/a	n/a	<i>No surface parking</i>
13.3	Setback from surface <b>parking spaces</b> or <b>aisles</b> to any other <b>lot line</b> (min)	3.0 m	n/a	n/a	<i>No surface parking</i>
13.4	Setback from a <b>parking structure</b> above or partially above finished grade to any to any <b>lot line</b> (min)	7.5 m	n/a	n/a	<i>No above ground parking proposed</i>
13.5	Setback from a <b>parking structure</b> completely below finished grade, inclusive of external access stairwells, to any <b>lot line</b> (min)	3.0 m	3.0 m	3.0 m	
13.6	Setback from a waste enclosure/loading area to a <b>street line</b> (min)	10.0 m	8.9 m	8.9 m	<i>Enclosed to Private Road 'B'</i>
13.7	Setback from a waste enclosure/loading area to a zone permitting <b>detached</b> and/or <b>semi-detached</b> (min)	10.0 m	n/a	n/a	
14.0	<b>CONDOMINIUM ROADS AND AISLES</b>				
14.1	<b>Condominium roads</b> and <b>aisles</b> are permitted to be shared with abutting lands zoned to permit <b>back to back</b> and <b>stacked townhouses, townhouses, or apartments</b> , or any combination thereof	Yes	Yes	Yes	<i>Shared with B2B units and apartments</i>
15.0	<b>LANDSCAPED AREA, LANDSCAPED BUFFER AND AMENITY AREA</b>				
15.1	<b>Landscaped area</b> (min)	40 % of lot area	125% (17,400m <sup>2</sup> )		<i>Shared with BLD A,B,C,D</i>
15.2	Depth of a <b>landscaped buffer</b> abutting a <b>lot line</b> that is a <b>street line</b> and/or abutting lands with an Open Space, Greenlands and/or a Res. Zone with the exception of an <b>Apartment Zone</b> (min)	4.5 m <sup>(6)</sup>	3.1 m	3.4 m	
15.3	Depth of a <b>landscaped buffer</b> along any other <b>lot line</b> (min)	3.0 m <sup>(5)(6)</sup>	3.0 m	3.0 m	
15.4	<b>Amenity area</b> (min)	Greater of 5.6 m <sup>2</sup> per <b>dwelling unit</b> or 10% of the site area	5.7 m <sup>2</sup> per unit		<i>1518 m<sup>2</sup> POPS area + 3,857 m<sup>2</sup> for BLD A, B, C, D (937 units)</i>
15.5	Total required <b>Amenity area</b> to be provided in one contiguous area (min)	50 %			<i>Shared with BLD C + D</i>
15.6	<b>Amenity area</b> to be provided outside at grade (min)	55.0 m <sup>2</sup>	212.0 m <sup>2</sup>	450.0 m <sup>2</sup>	

**Zoning Matrix 3: Res. Apartment 2 (RA2) Zone – for Apartment Buildings** (BLD E & F which are in Block 3)

Table 4.15.1	RA1-RA5 Zone Regulations	Required RA2 Zone	Provided (Proposed ZBA)		Clarifications & Rationale for Proposed ZBA (BLD E, F)
			BLD E	BLD F	
Defn.	Front lot line – corner lot and Front lot line – through lot	Shortest lot line on public street	Ninth Line	Ninth Line	There are 3 public roads, with Street B as shortest.
3.0	Lot Frontages (min)	30 m	69 m	73 m	Frontage on Ninth Line
4.0	FSI – Apartment Zone (min)	0.5	2.34		Density to achieve targets for Ninth Line corridor
5.0	FSI – Apartment Zone (max)	1.0			
7.0	Height (max)	38.0 m <sup>(2)</sup> & 12 storeys	20.2 m & 6 storeys	25.2 m & 8 storeys	
8.0	<b>SETBACKS, FRONT &amp; EXTERIOR SIDE YARD</b>				
8.1	For that portion of the dwelling with a height less than or equal to 13.0 m (min)	7.5 m <sup>(3)</sup>	FY 4.9 m; EXT. 5.0 m	FY 5.1 m; EXT. n/a	BLD E front yard at pinch point, Ext. Side yard at 5.0m, but 2.0m to daylight triangle (15mx15m)
8.2	For that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m (min)	8.5 m <sup>(3)</sup>	FY 4.9 m; EXT. 5.0 m	FY 5.1 m; EXT. n/a	
8.3	For that portion of the dwelling with a height greater than 20.0 m and less than or equal to 26.0 m (min)	9.5 m <sup>(3)</sup>	FY 7.9 m; EXT. 8.0 m	FY 8.1 m; EXT. n/a	BLD F at pinch point Stepback of 3.0 m at 6 <sup>th</sup> floor
9.0	<b>SETBACKS, INTERIOR SIDE YARD</b>				
9.5	Where an interior side lot line, or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof (min)	4.5 m <sup>(3)</sup>	7.5 m	7.5 m	abuts Apartment zone
10.0	<b>SETBACKS, REAR YARD</b>				
10.5	Where a rear lot line, or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof (min)	4.5 m <sup>(3)</sup>	11.7 m	11.7 m	BLD F measured to ultimate ROW (3.0 m to temp. turning circle)
11.0	<b>ENCROACHMENTS &amp; PROJECTIONS</b>				
11.1	Encroachment of a balcony located above the first storey, sunroom, window, chimney, pilaster, cornice, balustrade or roof eaves into a required yard (max)	1.0 m	n/a	n/a	
11.2	Encroachment into a required yard of a porch, balcony located on the first storey, staircase, landing or awning, provided that each shall have a max width of 6.0 m (max)	1.8 m	n/a	n/a	
11.3	Projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects (max)	1.0 m	n/a	n/a	
12.0	<b>ABOVE GRADE SEPARATION BETWEEN BUILDINGS</b>				
12.1	For that portion of the dwelling with a height less than or equal to 13.0 m (min)	3.0 m	15 m	15 m	
12.2	For that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m (min)	9.0 m	15 m	15 m	

Table 4.15.1	RA1-RA5 Zone Regulations	Required RA2 Zone	Provided (Proposed ZBA)		Clarifications & Rationale for Proposed ZBA (BLD E, F)
			BLD E	BLD F	
12.3	For that portion of the dwelling with a <b>height</b> greater than 20.0 m and less than or equal to 26.0 m (min)	12.0 m	21 m	21 m	
13.0	<b>PARKING, LOADING, SERVICING AREA AND PARKING STRUCTURES</b>	REQUIRED			
13.1	<b>Parking Spaces</b> (min) – Residential and Non-Residential	<sup>(4)</sup> Refer to Table 3.1.2.1 and Table 3.1.2.3 for MU Shared Parking Formula	1.0 per unit (309 spaces) + visitors 0.2/unit (62 spaces) + commercial (35 spaces)		Shared parking underground. Refer to Parking Justification Report. Commercial at 5.4 spaces per 100 m <sup>2</sup> GFA - non-residential
	<b>Accessible Parking Space</b> Table 3.1.3.1	1 + 3% (101-200)	8 total (6 visitor + 2 commercial)		Additional accessible spaces for BLD A,B,C,D
13.2	Setback from surface <b>parking spaces</b> or <b>aisles</b> to a <b>street line</b> (min)	4.5 m	6.5 m	6.5 m	To Street A (rear)
13.3	Setback from surface <b>parking spaces</b> or <b>aisles</b> to any other <b>lot line</b> (min)	3.0 m	n/a	n/a	
13.4	Setback from a <b>parking structure</b> above or partially above finished grade to any to any <b>lot line</b> (min)	7.5 m	n/a	n/a	
13.6	Setback from a waste enclosure/loading area to a <b>street line</b> (min)	10.0 m	12.3 m	12.3 m	
15.0	<b>LANDSCAPED AREA, LANDSCAPED BUFFER AND AMENITY AREA</b>				
15.1	<b>Landscaped area</b> (min)	40 % of lot area	26 % (4,2878 m <sup>2</sup> )		Shared with BLD E & F
15.2	Depth of a <b>landscaped buffer</b> abutting a <b>lot line</b> that is a <b>street line</b> and/or abutting lands with an Open Space, Greenlands and/or a Res. Zone with the exception of an <b>Apartment Zone</b> (min)	4.5 m <sup>(6)</sup>	5.0 m	5.0 m	
15.3	Depth of a <b>landscaped buffer</b> along any other <b>lot line</b> (min)	3.0 m <sup>(5)(6)</sup>	n/a	8.8 m	
15.4	<b>Amenity area</b> (min)	Greater of 5.6 m <sup>2</sup> per <b>dwelling unit</b> or 10% of the site area	4.0 m <sup>2</sup> per dwelling unit		1,260 m <sup>2</sup> Shared BLD E & F is greater than 10% of site area
15.5	Total required <b>Amenity area</b> to be provided in one contiguous area (min)	50 %	500 m <sup>2</sup>		
15.6	<b>Amenity area</b> to be provided outside at grade (min)	55.0 m <sup>2</sup>	263 m <sup>2</sup>	500 m <sup>2</sup>	

**FOOTNOTES to RA ZONE TABLES:**

(3) See also Subsection 4.1.7 and 4.1.8 of this By-law. (Setbacks to Railway ROW & Greenlands = n/a)

(4) See Part 3 of this By-law. (Parking Requirement Regulations = refer to Table 3.1.2.1)

(5) See also Article 4.1.15.4 of this By-law. (Reduced Landscaped Buffer = for abutting properties with zoning to permit **apartment buildings** may be reduced to 0.0 m for that portion of the common **lot line** where there are shared driveways and/or aisles.)

(6) See also Subsection 2.1.25 of this By-law. (Reduced Landscaped Buffer = to sight triangle or a 0.3 m reserve that abuts a sight triangle may be reduced to 0.0 m; or is not required for portion of a shared property line where a driveway, condo road, aisle or parking area are shared with the abutting lands.)

**Zoning Matrix 5: RM11 – for Back-to-Back Townhouses on a CEC Road (Townhouse BUILDINGS 1 & 2)**

Table 4.14.1	RM11 ZONE (Back-to-Back Townhouses) Zone Regulations	RM11 Required	Provided & Proposed		Clarifications & Rationale for B2B Towns (BLD 1 & 2)
			BLD 1	BLD 2	
Defn.	Front lot line – corner lot and Front lot line – through lot		Private Road A	Private Road A	Frontages for both townhouse buildings on Private Road A
2.1	Back to back townhouses on a CEC - road	Permitted <sup>(1)</sup>	Yes	Yes	On condominium road
3.1	Lot Frontage – Interior Lot (min)	5.0 m	6.3 m	6.3 m	
3.2	Lot Frontage – CEC - corner Lot (min)	8.3 m	8.9 m	7.2 m	BLD 2 to Street A
4.0	Dwelling Unit Width (min)	5.0 m <sup>(2)</sup>	6.3 m	6.3 m	
5.2	Dwelling Height – Flat Roof (max)	11.0 m <sup>(9)</sup> & 3 storeys	9.6 m & 3 storeys	9.6 m & 3 storeys	
6.0	MINIMUM FRONT YARD				
6.1	Interior lot / CEC – corner lot (min)	4.5 m <sup>(3)</sup>	2.0 m	2.0 m	5.0 m to Private Road A. 2.0m to sidewalk
6.2	Minimum setback from a garage face to a street, CEC - road or CEC - sidewalk (min)	6.0 m	n/a	n/a	All parking u/g
7.0	MINIMUM EXTERIOR SIDE YARD				
7.1	Lot with an Exterior Side Lot Line that is street line (min)	7.5 m <sup>(3)</sup>	n/a	7.2 m	
7.2	Minimum setback from a garage face to a street, CEC - road or CEC - sidewalk (min)	7.5 m <sup>(3)</sup>	n/a	n/a	
8.0	MINIMUM INTERIOR SIDE YARD				
8.1	Attached side (min)	0.0 m	0.0 m	0.0 m	
8.2	Unattached side (min)	1.5 m <sup>(3)</sup>	4.9 m	4.9 m	
8.3	Where interior side lot line abuts a CEC – landscape buffer (min)	4.5 m	2.6 m	n/a	At pinch point to multi-use trail.
9.0	ENCROACHMENTS, PROJECTIONS AND INTERNAL SETBACKS				
9.1	Encroachment of an awning, window, chimney, pilaster or corbel, window well into the required front and exterior side yards (max)	0.6 m <sup>(3)</sup>	n/a	n/a	
9.2	Projection of a balcony or deck, exclusive of stairs, from the outermost face or faces of the building (max)	2.0 m	2.0 m	2.0 m	
9.3	Setback from a lot with any side lot line abutting a CEC – road (min)	4.5 m	n/a	n/a	
9.4	Setback from a lot with any side lot line abutting a CEC – sidewalk (min)	1.5 m	n/a	n/a	BLD 1 to Multi-use Trail, BLD 2 to public sidewalk
9.5	Setback from a porch, exclusive of stairs, located at and accessible from the first storey to a CEC - road, sidewalk or parking space (min)	2.5 m	2.0 m	2.0 m	2.0 m to CEC sidewalk, and 5.0 m to Private Road
9.6	Setback from a side wall of a building to a CEC - road, sidewalk or parking space (min)	3.0 m	n/a	n/a	
9.7	Setback of a building to a CEC - amenity area (min)	1.5 m	n/a	n/a	CEC amenity area TBC
9.8	Setback between a parking space and a street (min)	3.0 m	0.9 m	0.9 m	Loading space to Private Road A

Table 4.14.1	RM11 ZONE (Back-to-Back Townhouses) Zone Regulations	RM11 Required	Provided & Proposed		Clarifications & Rationale for B2B Towns (BLD 1 & 2)
			BLD 1	BLD 2	
10	ATTACHED GARAGE, PARKING AND DRIVEWAY				
10.2	Parking spaces (min), per unit	2 <sup>(5)</sup>	1.0	1.0	Shared parking underground with BLD C + D
10.3	Visitor parking spaces (min), per unit	0.25 <sup>(6)</sup>	0.2	0.2	underground parking with BLD C+D
10.4	Driveway width (max)	2.6 m <sup>(7)</sup>	n/a		
11	LANDSCAPED AREA AND PRIVATE OUTDOOR SPACE				
11.1	Required Landscaped Soft Area per lot (min)	3.0 m <sup>2</sup>	3.1 m <sup>2</sup>	3.1 m <sup>2</sup>	
11.2	Contiguous private outdoor space per lot (min)	6.0 m <sup>2</sup>	12.6 m <sup>2</sup>	12.6 m <sup>2</sup>	
11.3	Setback of a rooftop amenity space from all exterior edges of a building within 7.5 m, or less, of a zone which permits detached dwellings and/or semi-detached (min)	1.0 m	n/a	n/a	
12	CEC – ROAD, AISLES, SIDEWALKS, LANDSCAPED AND AMENITY AREAS				
12.1	Width of a CEC -road (min)	7.0 m <sup>(8)</sup>	7.0 m	7.0 m	
12.2	Width of a CEC -road with an abutting parallel visitor parking space (min)	6.0 m <sup>(8)</sup>	n/a	n/a	
12.4	Width of a sidewalk traversed by a driveway (min)	2.0 m	2.1 m	2.1 m	Loading Space (not driveway)
12.5	Width of a sidewalk not traversed by a driveway (min)	1.5 m	2.1 m	2.1 m	
12.6	CEC - landscaped buffer abutting any side and rear lot line (min)	3.0 m	3.0 m	3.0 m	
12.7	Contiguous CEC - amenity area (min) – The Greater of:	2.8 m <sup>2</sup> per dwelling unit or 5% of lot area <sup>(11)</sup>	TBC		

**Footnotes to RM11 Zoning Table**

- (1) Common elements are permitted within a common element condominium corporation.
- (2) Measured from the exterior of outside walls and the midpoint of interior walls.
- (3) See also Subsections 4.1.7 and 4.1.8 of this By-law. (Setbacks to Greenland Zones) = N/A.
- (4) See also Subsection 4.1.12 of this By-law.
- (5) See also Part 3 of this By-law. (Parking Regulations)
- (6) See also Article 4.1.14.1 of this By-law.
- (7) See also Article 4.1.9.1 of this By-law. (Driveways and Parking Regulations)
- (8) See also Article 4.1.14.2 of this By-law.
- (9) The calculation of height shall be exclusive of structures for rooftop access, provided that the structure has a maximum height of 3.0 m; a maximum floor area of 20.0 m<sup>2</sup>; and it is set back a minimum of 3.0 m from the exterior edge of the building.
- (10) Measured to the highest ridge of a sloped roof.
- (11) Excludes private outdoor space.

**PARKING REGULATIONS**

	Parking Regulations	Required	Provided & Proposed	Clarifications & Rationale for Proposed ZBA
<b>Table 3.1.2.1</b>	<b>RESIDENTIAL PARKING</b>			
2.0	Condominium <b>Apartment</b> (min) 1.0 res space / studio unit 1.25 res space / one-bedroom unit 1.40 res space / two-bedroom unit 1.75 res space / three-bedroom unit 0.20 visitor spaces per unit		1.0 space per unit + 0.2 per visitor	Refer to Parking Study and TDM measures
3.0	Rental <b>Apartment</b> (min) 1.0 res space / studio unit 1.18 res space / one-bedroom unit 1.36 res space / two-bedroom unit 1.50 res space / three-bedroom unit 0.20 visitor spaces per unit		1.0 space per unit + 0.2 per visitor	Refer to Parking Study and TDM measures. Shared with Retail/Commercial for Mixed Use Building E
<b>Table 3.1.2.2</b>	<b>NON-RESIDENTIAL PARKING</b>			
41.1	Retail Store	5.4 spaces / 100 m2 GFA non-residential (35.1 space)	35 spaces at surface	650.30 m2 Retail Use Area, shared parking for MU building E
<b>Table 3.1.2.3</b>	<b>MIXED USE BUILDINGS PARKING</b>			
	A shared parking formula may be used for the calculation of required parking for a mixed use development		BLD E	Building E refer to Parking Justification Report
<b>Table 3.1.3.1</b>	<b>ACCESSIBLE PARKING SPACES</b>			
3.0	Non-Residential Parking Spaces (min), where Total Required is 13-100 spaces	4% of total required Non-Res (2 spaces)	2 (surface)	Based on 35 non-res. parking spaces
3.0	Residential Visitor Parking Spaces (min), where Required is 201-1000 spaces	2 + 2% of Total required Res Vis. (8 spaces)	42 spaces (u/g)	Based on a Total 254 visitor parking spaces provided (0.2 / unit)
<b>Table 3.1.4.3</b>	<b>LOADING SPACES FOR NON-RESIDENTIAL GFA OF BUILDING</b>			
3.0	Greater than 250 m <sup>2</sup> but less than or equal to 2,350 m <sup>2</sup> (min)	1 space	1 retail/res + 3 res	Shared Loading Area for BLD A+B; and shared for BLD C+D+TH1+TH2.

**Footnotes: Zoning Definitions**

3.1.1.1.4 Rounding for **non-residential** parking spaces and/or loading spaces = fractions < 0.5 shall be rounded down and fractions equal to or greater than 0.5 shall be rounded up to the nearest number. For accessible parking spaces, all fractions are rounded up to the nearest whole number. (0190-2014)

3.1.1.1.5 Rounding of **residential parking**, the appropriate resident and/or visitor rate or ratio shall be calculated for each component, then rounded. Fractions of less than 0.5 shall be rounded down to the nearest whole number. Fractions equal to or greater than 0.5 shall be rounded up to the nearest whole number. (0379-2009).