

1315 Silver Spear Road

Official Plan and Zoning By-law Amendment

Application No. OZ 18/005 W3

Proposed Zoning Matrix

Notwithstanding the Section(s) outlined under the 'Zone Regulations', the standard(s) shown under 'Proposed Zone Regulations' below shall apply.

3 Parking, Loading, Stacking Lane and Bicycle Parking Regulations

3.1.1 Parking Regulations

By-law Section	Regulation	Required (RA3-1 Zone)	Requested (RA3-XX)
3.1.1.4.3	Parking Space Dimensions	The minimum width of a parking space, other than an accessible parking space or parallel parking space, shall be increased to 2.75 m where the length of one side of the parking space abuts a building, structure or part thereof, except for a building, structure or part thereof, that extends 1.0 m or less into the front and / or rear of the parking space	Provision met
3.1.1.4.5	Accessible Parking Space Size	Accessible parking spaces are to be provided in two sizes and maintain a 1.5 m wide access aisle abutting the entire length of each parking space: (1) Type A shall have an unobstructed rectangular area with a minimum width of 3.4 m and a minimum length of 5.2 m; (2) Type B shall have an unobstructed rectangular area with a minimum width of 2.4 m and a minimum length of 5.2 m. (3) An access aisle is required to abut each accessible parking space. Where two or more accessible parking spaces are required in accordance with the regulations contained in Table 3.1.3.1 of this By-law, the access aisle may be shared between the accessible parking spaces	Provision met

By-law Section	Regulation	Required (RA3-1 Zone)	Requested (RA3-XX)
3.1.1.5	Aisles	The minimum aisle width shall be 7.0 m	Provision met
3.1.2.1	Required Number of Parking Spaces	For Rental Apartment – Precinct 4: Resident Spaces Per Unit: 1.0 Visitor Spaces Per Unit: 0.2	Provision partially met Delete provision – permit 1.0 residential spaces per dwelling unit; 0.14 visitor spaces per unit
3.1.3	Required Accessible Parking Spaces	1 accessible space plus 3% of the total parking spaces required	Provision met
3.1.4.5	Required Number of Loading Spaces for Apartment	1 loading space is required per apartment building containing a minimum of 30 dwelling units	Provision met

4 Residential Zones

4.15 RA1 to RA5 Zones (Apartments)

By-law Section	Regulation	Required (RA3-1 Zone)	Requested (RA3-XX)
4.15	RA-2 Permitted Uses	Residential (Apartment, Long-Term Care Building, Retirement Building)	Provision met
4.15	Minimum Lot Frontage	30.0 m	Provision met
4.15	Minimum Floor Space Index – Apartment Zone	0.5	Provision met
4.15	Maximum Floor Space Index – Apartment Zone	1.0	Delete provision – permit 2.44 FSI
4.15	Maximum Height	26.0 m and 8 storeys	Delete provision – permit 30.0 m and 9 storeys
4.15	Minimum Front and Exterior Side Yards: For that portion of the dwelling with a height greater than 26.0 m	10.5 m	Delete provision – permit 4.5 m

By-law Section	Regulation	Required (RA3-1 Zone)	Requested (RA3-XX)
4.15	Minimum Interior Side Yard: For that portion of the dwelling with a height greater than 26.0 m	9.0 m	Delete provision – permit 7.5 m
4.15	Minimum Interior Side Yard: 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	4.5 m	Provision met
4.15	Minimum Rear Yard: For that portion of the dwelling with a height greater than 26.0 m	15.0 m	Provision met
4.15	Minimum Rear Yard: 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	4.5 m	Provision met
4.15	Maximum encroachment of a balcony located above the first storey, sunroom, window, chimney, pilaster, cornice, balustrade or roof eaves into a required yard	1.0 m	Delete provision – permit 1.8 m encroachment of a balcony into a required yard
4.15	Maximum encroachment into a required yard of a porch, balcony located on the first storey, staircase, landing or	1.8 m	Delete provision – permit 2.4 m encroachment of a balcony into a

By-law Section	Regulation	Required (RA3-1 Zone)	Requested (RA3-XX)
	awning, provided that each shall have a maximum width of 6.0 m		required yard, provided that each shall have a width of 7.0 m
4.15	Maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects	1.0 m	Delete provision – permit 1.8 m projection of a balcony
4.15	Minimum Above Grade Separation Between Buildings: For that portion of dwelling with a height greater than 26.0 m	15.0 m	Provision met
4.15	Minimum Parking Spaces: Table 3.1.2.1 Required Number of Off-Street Parking Spaces for Residential Uses – 3.0 Rental Apartment (Precinct 4)	Resident Spaces Per Unit: 1.0 Visitor Spaces Per Unit: 0.2	Provision partially met Delete provision – permit 1.0 residential spaces per dwelling unit; 0.14 visitor spaces per unit
4.15	Minimum setback from surface parking spaces or aisles to a street line	4.5 m	Provision met
4.15	Minimum setback from surface parking spaces or aisles to any other lot line	3.0 m	Provision met
4.15	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line	3.0 m	Provision met

By-law Section	Regulation	Required (RA3-1 Zone)	Requested (RA3-XX)
4.15	Minimum setback from a waste enclosure/loading area to a street line	10.0 m	Provision met
4.15	Minimum landscaped area	40% of the lot area	Provision met
4.15	Minimum depth of a landscaped buffer abutting a lot line that is a street line and/or abutting lands with an Open Space, Greenlands and/or a Residential Zone with the exception of an Apartment Zone	4.5 m	Provision met
4.15	Minimum depth of a landscaped buffer along any other lot line	3.0 m	Provision met
4.15	Minimum amenity area	The greater of 5.6 m ² per dwelling unit or 10% of the site area	Provision met
4.15	Minimum percentage of total required amenity area to be provided in one contiguous area	50%	Provision met
4.15	Minimum amenity area to be provided outside at grade	55.0 m ²	Provision met