

150 Rutledge Road

City File: DARC 23-60

Type of Application: Official Plan Amendment & Zoning By-law Amendment

NOTE: Nothing in this document precludes our ability to add and / or change provisions throughout the planning process. We reserve the right to review any final By-law(s) prior to approval.

Notwithstanding the Section(s) outlined under the 'Required Zoning Standard / Regulation', the standard(s) shown under 'Proposed Zoning Standard / Regulation' shall apply.

BY – LAW SECTION	REGULATION	REQUIRED (RA2 Zone) STANDARD	REQUESTED (RA2-XX) STANDARD
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
3.1.1.4.4	Parking Space Dimensions	The minimum width of a parking space, other than an accessible parking space or parallel parking space, shall be increased to 2.9 m where the length of both sides 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 Spaces Dimensions	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	Provision met

BY – LAW SECTION	REGULATION	REQUIRED (RA2 Zone) STANDARD	REQUESTED (RA2-XX) STANDARD
		<p>(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</p> <p>(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</p>	
3.1.1.12.1	Electric Vehicle Ready Parking Spaces	<p>Condominium Apartment, resident parking – 20% of the total required parking spaces or 1.0 space, whichever is greater</p> <p>Condominium Apartment, visitor parking – 10% of the total required parking spaces or 1.0 space, whichever is greater</p>	Provision met
3.1.2.1	Required Number of Parking Spaces for Residential Uses	<p>Condominium Apartment – Precinct 2: 0.9 resident spaces per unit 0.2 visitor spaces per unit</p> <p>Condominium Townhouse – Precinct 2 2.0 resident spaces per unit 0.25 visitor spaces per unit</p>	Provision met
3.1.3.1.B	Required Number of Accessible Parking Spaces	4% of the total visitor parking spaces required	Provision met
3.1.3.1.2	Accessible Parking Space Dimensions	<p>Where more than one accessible parking space is required:</p> <p>If an even number of accessible parking spaces is required, an equal number of</p>	Provision met

BY – LAW SECTION	REGULATION	REQUIRED (RA2 Zone) STANDARD	REQUESTED (RA2-XX) STANDARD
		Type A and Type B accessible parking spaces must be provided	
3.1.4.5.	Required Number of Loading Spaces for Apartment	One (1) loading space per apartment building containing a minimum of 30 dwelling units, shall be required	Provision met
3.1.6.5.1	Number of Required Bicycle Parking Spaces for Residential Uses	Apartment and stacked townhouse without exclusive garages – 0.6 [Class A] spaces per unit Apartment without exclusive garages – 0.05 [Class B] spaces per unit	Provision met
4.15.1	RA2 – Permitted Uses	Apartment; Long-Term Care Building; Retirement Building	Delete provision – permit townhouse and apartment uses on the same lot
4.15.1	RA2 – Zone Regulations	Minimum Lot Frontage – 30.0 m	Provision met
4.15.1	RA2 – Zone Regulations	Minimum Floor Space Index – Apartment Zone – 0.5	Provision met
4.15.1	RA2 – Zone Regulations	Maximum Floor Space Index – Apartment Zone – 1.0	Delete provision – a site-specific density of 3.61 FSI shall be permitted
4.15.1	RA2 – Zone Regulations	Maximum Height – 26.0 metres and 8 storeys	Delete provision – permit a building height of up to 10 storeys, exclusive of mechanical penthouse
4.15.1	RA2 – Zone Regulations	<i>Minimum Front and Exterior Side Yards</i>	
4.15.1	RA2 – Zone Regulations	For that portion of the dwelling with a height less than or equal to 13.0 m – 7.5 m	Delete provision – permit minimum setbacks in accordance

BY – LAW SECTION	REGULATION	REQUIRED (RA2 Zone) STANDARD	REQUESTED (RA2-XX) STANDARD
4.15.1	RA2 – Zone Regulations	For that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m – 8.5 m	with a building envelope schedule
4.15.1	RA2 – Zone Regulations	For that portion of the dwelling with a height greater than 20.0 m and less than or equal to 26.0 m – 9.5 m	
4.15.1	RA2 – Zone Regulations	For that portion of the dwelling with a height greater than 26.0 m – 10.5 m	
4.15.1	RA2 – Zone Regulations	<i>Minimum Interior Side Yard</i>	
4.15.1	RA2 – Zone Regulations	For that portion of the dwelling with a height less than or equal to 13.0 m – 4.5 m	
4.15.1	RA2 – Zone Regulations	For that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m – 6.0 m	
4.15.1	RA2 – Zone Regulations	For that portion of the dwelling with a height greater than 20.0 m and less than or equal to 26.0 m – 7.5 m	Delete provision – permit minimum setbacks in accordance with a building envelope schedule
4.15.1	RA2 – Zone Regulations	For that portion of the dwelling with a height greater than 26.0 m – 9.0 m	
4.15.1	RA2 – Zone Regulations	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	
4.15.1	RA2 – Zone Regulations	Where an interior lot line, or any portion thereof, abuts a zone permitting detached dwelling and/or semi-detached – 7.5 m plus 1.0 m for each additional 1.0 m of dwelling height, or portion thereof,	Not Applicable

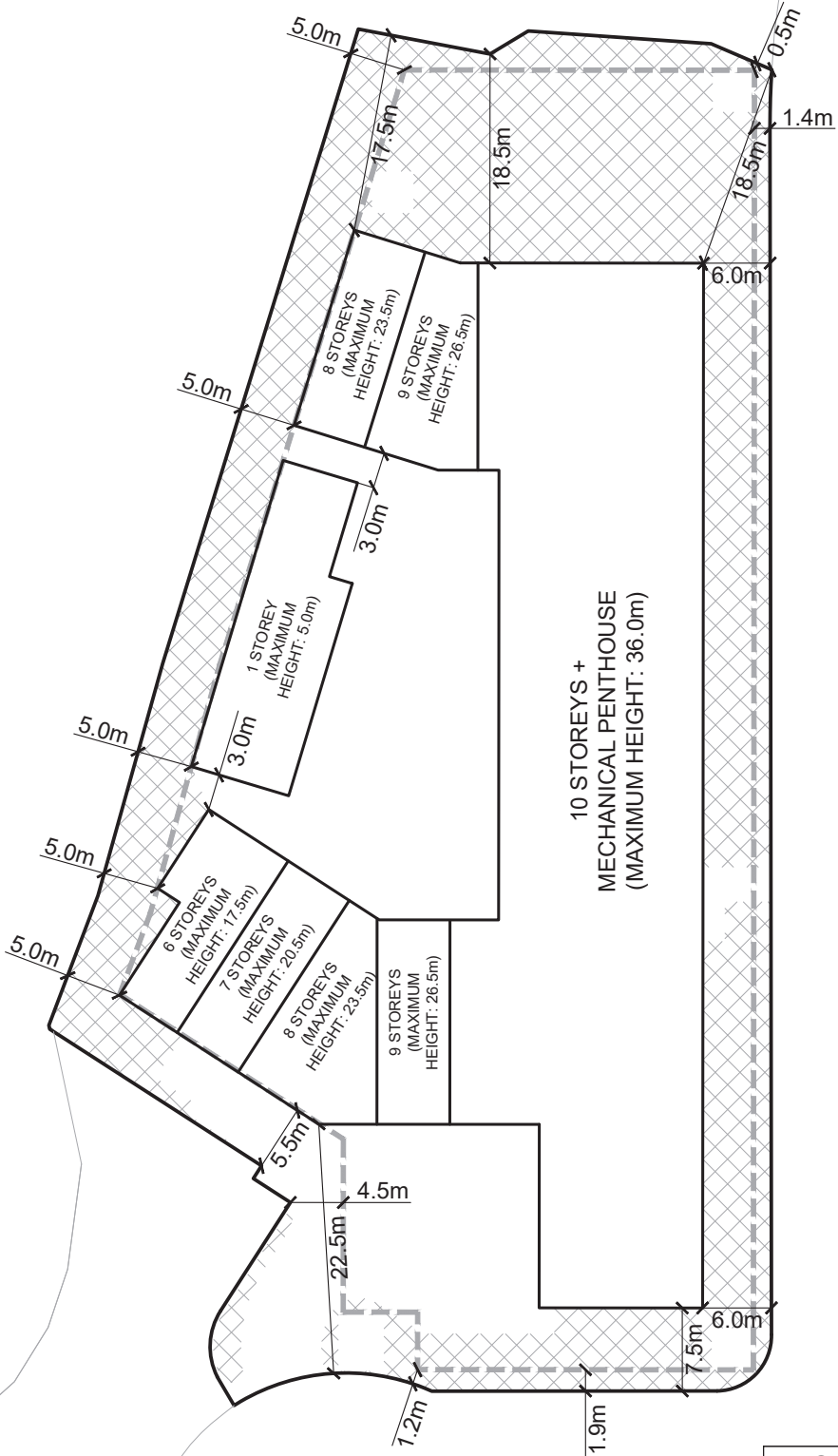
BY – LAW SECTION	REGULATION	REQUIRED (RA2 Zone) STANDARD	REQUESTED (RA2-XX) STANDARD
		exceeding 10.0 m to a maximum setback requirement of 25.5 m	
4.15.1	RA2 – Zone Regulations	<i>Minimum Rear Yard</i>	
4.15.1	RA2 – Zone Regulations	For that portion of the dwelling with a height less than or equal to 13.0 m – 7.5 m	
4.15.1	RA2 – Zone Regulations	For that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m – 10.0 m	
4.15.1	RA2 – Zone Regulations	For that portion of the dwelling with a height greater than 20.0 m and less than or equal to 26.0 m – 12.5 m	Delete provision – permit minimum setbacks in accordance with a building envelope schedule
4.15.1	RA2 – Zone Regulations	For that portion of the dwelling with a height greater than 26.0 m – 15.0 m	
4.15.1	RA2 – Zone Regulations	Where a rear lot line, or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or combination of zones thereof	
4.15.1	RA2 – Zone Regulations	Where a rear lot line, or any portion thereof, abuts a zone permitting detached dwelling and/or semi-detached – 7.5 m plus 1.0 m for each additional 1.0 m of dwelling height, or portion thereof, exceeding 10.0 m to a maximum setback requirement of 25.5 m	Not Applicable
4.15.1	RA2 – Zone Regulations	<i>Encroachments and Projections</i>	
4.15.1	RA2 – Zone Regulations	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 metres	Delete provision – permit a maximum encroachment of 2.0 m

BY – LAW SECTION	REGULATION	REQUIRED (RA2 Zone) STANDARD	REQUESTED (RA2-XX) STANDARD
4.15.1	RA2 – Zone Regulations	Maximum encroachment into a required yard of a porch, balcony located on the first storey, staircase, landing or awning, provided that each shall have a maximum width of 6.0 m – 1.8 metres	Delete provision – permit a maximum encroachment of 2.0 m
4.15.1	RA2 – Zone Regulations	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 a maximum balcony projection of 2.0 m
4.15.1	RA2 – Zone Regulations	<i>Minimum Above Grade Separation Between Buildings</i>	
4.15.1	RA2 – Zone Regulations	For that portion of a dwelling with a height less than or equal to 13.0 m – 3.0 m	
4.15.1	RA2 – Zone Regulations	For that portion of a dwelling with a height greater than 13.0 m and less than or equal to 20.0 m – 9.0 m	Delete provision – permit minimum separation in accordance with a building envelope schedule
4.15.1	RA2 – Zone Regulations	For that portion of a dwelling with a height greater than 20.0 m and less than or equal to 26.0 m – 12.0 m	
4.15.1	RA2 – Zone Regulations	For that portion of a dwelling with a height greater than 26.0 m – 15.0 m	
4.15.1	RA2 – Zone Regulations	<i>Parking, Loading, Servicing Area and Parking Structures</i>	
4.15.1	RA2 – Zone Regulations	Minimum setback from surface parking spaces or aisles to a street line – 4.5 m	Not Applicable
4.15.1	RA2 – Zone Regulations	Minimum setback from surface parking spaces or aisles to any other lot line – 3.0 m	Not Applicable
4.15.1	RA2 – Zone Regulations	Minimum setback from a parking structure above or partially above finished grade to any lot line – 7.5 m	Not Applicable

BY – LAW SECTION	REGULATION	REQUIRED (RA2 Zone) STANDARD	REQUESTED (RA2-XX) STANDARD
4.15.1	RA2 – Zone Regulations	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line – 3.0 m	Delete provision – permit a 1.0 metre setback from a parking structure completely below finished grade to any lot line
4.15.1	RA2 – Zone Regulations	Minimum setback from a waste enclosure / loading space to a street line – 10.0 m	Delete provision – permit a loading space within 7.5 metres of a street line
4.15.1	RA2 – Zone Regulations	Minimum setback from a waste enclosure / loading area to a zone permitting detached dwelling and / or semi-detached – 10.0 m	Not Applicable
4.15.1	RA2 – Zone Regulations	<i>Minimum Landscaped Area, Landscaped Buffer and Amenity Area</i>	
4.15.1	RA2 – Zone Regulations	Minimum landscaped area – 40% of the lot area	Provision met
4.15.1	RA2 – Zone Regulations	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 Residential Zone with the exception of an Apartment Zone – 4.5 m	Provision met
4.15.1	RA2 – Zone Regulations	Minimum depth of a landscaped buffer along any other lot line – 3.0 m	Delete provision – a landscape buffer of 0.0 m along the other lot lines is requested
4.15.1	RA2 – Zone Regulations	Minimum amenity area – the greater of 5.6 sq m per dwelling unit or 10% of the site area	Delete provision – an amenity area standard of 4.1 square metres per dwelling unit
4.15.1	RA2 – Zone Regulations	Minimum percentage of total required amenity area to be provided in one contiguous area – 50%	Provision met

BY – LAW SECTION	REGULATION	REQUIRED (RA2 Zone) STANDARD	REQUESTED (RA2-XX) STANDARD
4.15.1	RA2 – Zone Regulations	Minimum amenity area to be provided outside at-grade – 55 sq m	Provision met

DRAFT



RUTLEDGE ROAD

CANADIAN PACIFIC RAILWAY



NOTES:

- ALL MEASUREMENTS ARE IN METRES AND ARE MINIMUM SETBACKS, UNLESS OTHERWISE NOTED.
- HEIGHT MEASURED BASED ON THE CALCULATION OF ESTABLISHED GRADE.

LEGEND

- BUILDABLE AREA
- LIMIT OF PARKING STRUCTURE
- LANDSCAPE BUFFER