

<b>High Density Apartment R.4B- Zone</b>			
<b>Zoning Regulation</b>	<b>Required</b>	<b>Provided</b>	<b>Compliance</b>
Permitted Use: Apartments		Requested Use: Apartments	
Minimum Lot Area	650 m <sup>2</sup>	16,110 m <sup>2</sup>	Yes
Minimum Lot Frontage	15 m	83.5m (Street A)	Yes
Maximum Density units/ha	150 (325 units)	202 units/ha	No
Minimum Front Yard	6 m	4.3 m (Street A)	No
Minimum Exterior Side Yard	6 m	5.8 m (Gordon Street)	No
Minimum Side Yard (Section 5.4.2.1) half the <b>Building Height</b> , and in no case less than 3m.	Building 2 – 17.25 m (Building height 34.5 m)	10 m (Building 2 to the Park)	No
Minimum Rear Yard 20% of the lot depth or half the building height whichever is greater, not less than 7.5 m	27.85 m  (20% of 139.253 m)	18.0 m (Building 2)	No
Maximum Building Height	10 storeys	10 storeys	Yes
Minimum Distance Between Buildings 5.4.2.2.1 distance between Buildings which contain windows of Habitable Rooms, shall be half the total height of the two Buildings and in no case less than 15 metres.	37.25 m Building 1 – 40 m Building 2 – 34.5 m	24.4 m	No
Minimum Common Amenity Area Section 5.4.2.4 30 m <sup>2</sup> per dwelling unit for each unit up to 20. For each additional dwelling unit, 20 m <sup>2</sup> of <b>Common Amenity Area</b> shall be provided and aggregated into areas of not less than 50 m <sup>2</sup> .	6,700 m <sup>2</sup>  325 units	Total CAA 6,815 m <sup>2</sup>  Indoor CAA 1,514 m <sup>2</sup> Outdoor CAA 5,301 m <sup>2</sup>	Yes
Common Amenity Area means an Amenity Area which is located inside or outside a Structure including open landscaped areas, Building rooftops, patios, terraces, above ground decks, swimming pools, tennis courts and the like;			
Minimum Landscape Open Space - 40% of the Lot Area for buildings from 5 - 10 storeys	40% (7,148m <sup>2</sup> )	52% (9,417 m <sup>2</sup> )	Yes
Off-Street Parking (Section 4.13) for the first 20 units: 1.5 per unit, and for each unit in excess of 20: 1.25 per unit	412 parking spaces  (325 units)	93 surface <u>424 underground</u> 517 total parking spaces	Yes
20% Visitor Parking 4.13	83 parking spaces	83 parking spaces	Yes
4.13.2.2 In an R.4 Zone, every Parking Space shall be located in the Side or Rear Yard provided that no Parking Space is a minimum of 3 metres from any Lot Line.			Yes
4.13.2.2.1 Despite Section 4.13.2.2, only visitor parking (not more than 25% of the minimum off-street parking required) may be located in the Front Yard or Exterior Side Yard provided it is to the rear of the required Front or Exterior Side Yard.			Yes
4.13.2.2.2 surface Driveway or Parking Area shall be a minimum of 3 m from a Building entrance or window of a Habitable Room.			Yes
4.13.3.2.2 Despite Section 4.13.3.2.1, the minimum Parking Space dimensions for R.4 Zones are 3 metres by 6 metres within a Garage. The minimum exterior Parking Space dimensions 2.5 metres by 5.5 metres. Engineering requires 2.75m x 5.5 m	Underground 3 m x 6 m	Underground 2.75 m x 5.5m	No
	Surface 2.75m x 5.5 m	Surface 2.75 m x 5.5m	Yes
Angular Plane from a Street	45 degrees from the centre line of the abutting road.	Building 1 from Gordon Street 54° Building 1 from Street A 60°	No
4.16.1 Angular Plane from a Park	40 degrees from the lot line abutting the park.	Building 2 from the park 70 °	
4.13.3.4.2 underground Parking not within 3 m of a Lot Line.		1.7 m	No
4.6.2.1 sightline triangle at a vehicular access from the Street	4 m x 5 m		Yes
Sightline triangle at an intersection	9 m x 9 m	9 m x 9 m	Yes
Accessible Parking FADM	6 Type A (Van) - 6 Type B		Yes
Buffer Strips Required abutting a Residential Zone.			Yes
Maximum Floor Space Index 1.5 Building 1 – 18,347.86 m <sup>2</sup> Building 2 – 22,492.7 m <sup>2</sup> Total building floor area 44,217.01 m <sup>2</sup> Site Area 16,110 m <sup>2</sup>	2.75		No
Floor Space Index is an index that, when multiplied by the total land area of a Lot, indicates the maximum permissible Gross Floor Area for all Buildings on such Lot, <b>excluding an underground or covered parking Structure and floor space located in the cellar or basement;</b>			
4.9.1 garbage shall be stored within the principal Building.			Yes