

Based on March 2021 Concept Plan

High Density Apartment R.4B Zone			
Zoning Regulation	Required	Provided	Compliance
Permitted Use: Apartment Building		Requested Use: Apartment Building	
Minimum Lot Area	650 m <sup>2</sup>	3,294 m <sup>2</sup>	Yes
Minimum Lot Frontage	15 m	72.9 m	Yes
Maximum Density (units per ha)	150	131	Yes
Minimum Front Yard	6 m	6 m	Yes
Minimum Side Yard (Section 5.4.2.1) half the <b>Building Height</b> , and in no case less than 3 m.	Half the building height 8.6 m (Building height 17.2 m)	North side - 4.5 m	No
		South side – 12.1m	Yes
Minimum Rear Yard 20% of the lot depth or half the building height whichever is greater, not less than 7.5 m	9.02 m	19 m	Yes
Maximum Building Height	10 storeys	6 storeys (including rooftop amenity)	Yes
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> .	1,060 m <sup>2</sup>	(rooftop) 912 m <sup>2</sup>	No
Minimum Landscape Open Space - 40% of the Lot Area for buildings from 5 - 10 storeys	40% (1,186 m <sup>2</sup> )	36%	No
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	59 parking spaces	61 parking spaces	Yes
20% Visitor Parking 4.13	12 parking spaces	12 parking spaces	Yes
Buffer Strips	Required abutting a Residential Zone.		Yes
Maximum Floor Space Index	1.5 (total building floor area 4,265.1 m <sup>2</sup> )	1.29	Yes

Previous Concept

High Density Apartment R.4B Zone			
Zoning Regulation	Required	Provided	Compliance
Permitted Use: Apartments		Requested Use: Apartments	
Minimum Lot Area	650 m <sup>2</sup>	3,297 m <sup>2</sup>	Yes
Minimum Lot Frontage	15 m	72.9 m	Yes
Maximum Density (units per ha)	150	131	Yes
Minimum Front Yard	6 m	6 m	Yes
Minimum Side Yard (Section 5.4.2.1) half the <b>Building Height</b> , and in no case less than 3 m.	Half the building height 8.6 m (Building height 17.2 m)	North side -13.6 m South side - 3 m	Yes No
Minimum Rear Yard 20% of the lot depth or half the building height whichever is greater, not less than 7.5 m	9.03 m	19.1 m	Yes
Maximum Building Height	10 storeys	7 storeys	Yes
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> .	1,060 m <sup>2</sup>	(rooftop) 915 m <sup>2</sup>	No
Minimum Landscape Open Space - 40% of the Lot Area for buildings from 5 - 10 storeys	40% (1,076 m <sup>2</sup> )	32%	No
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	59 parking spaces	59 parking spaces	Yes
20% Visitor Parking 4.13	12 parking spaces	12 parking spaces	Yes
Buffer Strips	Required abutting a Residential Zone.		Yes
Maximum Floor Space Index	1.5 (total building floor area 4,152.1 m <sup>2</sup> )	1.26	Yes