ZONING REG.	ZONING PROVISION	PROPOSAL MODIFIED PHASE 2 LANDS
SITE-SPECIFIC MXG-504		
504.1 (Permitted Uses)	a) Only the following uses shall be permitted: i) Apartment Building with Retail and Service Commercial and Office uses permitted on Ground Floor ii) Stacked Townhouse	No Change Proposed.
504.2 (Regulations for Apartment Building		
504.2 a) (Maximum Number of Units	277	Phase 1 - 153 Phase 2 - 166 Total - 319
504.2 b) (Yard Abutting a Street)	i) Baclonies - 2.9 m ii) Floor 9 (Rooftop Amenity and Mechanical Penthouse) - 10 m	i) Compies ii) Complies.
504.2 c) (Yard Abutting a Residential Zone	East Side Floors 1-8: 10.8m, 10.2 m to balconies Floor 9 (Rooftop Amenity and Mechanical Penthouse): 17.2 m	Applies to Phase 1; not applicable to Phase 2 lands.
	West Side Floors 1-8: 11.6 m, 11 m to balconies Floor 9 (Rooftop Amenity and Mechanical Penthouse): 17.5 m	Floors 1 - 8 - Complies (13.2 m) Floor 9 - Complies
	South Side Floors 1-6: 13.2 including balconies Floors 6-8: 21m, 18 m to terrace, 13.4 m to balconies Floor 9 (Rooftop Amenity and Mechanical Penthouse): 35 m	Applies to Phase 1; not applicable to Phase 2 lands.
504.2 d) (Maximum Height)	8 storeys up to 27.5 m Rooftop Amenity and Mechanical Penthouse: 5 m	Phase 2 building - Complies Phase 2 - mechanical penthouse height of 6.6 m

504.2 e) (Maximum Rooftop Amenity (excluding Mechanical Penthouse)	500 m2	Complies.
504.2 f) (Occupant Parking	1 space/unit	Phase 2 - 166 spaces (Complies)
504.2 g) (Visitor Parking)	0.25 spaces/unit	Phase 2 - 42 spaces (Complies)
504.2 h) (Non-residential parking:	3.5 spaces/100m^2 of Gross Floor Area at grade only (can be shared with visitor parking including designated accessible spaces)	17.8 spaces required? NTD. Why are we showing 85% x (3.5 /100 m2 of retail)?
504.2 i) (Maximum Floor Area for all Non-Residential uses	1000 m2	Phase 1 - 965.63 m2 Phase 2 - 509 m2 Complies
504.3 (Regulations for Stacked Townhouses)		
504.3 a) (Yard Abutting A Residential Zone)	11.9 m including rooftop amenities and balconies	Complies
504.3 b) (Maximum Number of Units)	110	Complies
504.3 c) (Maximum Height	3 storeys up to 10 m Rooftop Amenity: 2.5 m	3 storeys up to 10 m Rooftop Amenity: 2.7 m
504.3 d) (Privacy Areas)	i) Privacy areas for ground-level units are permitted to have privacy screens on two sides only; with the opening on the side opposite the building. ii) Rooftop privacy areas permitted to have glass screens or railings with a minimum height of 1 m along the exterior walls of the building.	Acknowledged. No change is proposed.
504.3 e) (Parking)	i) Occupant: 1 space/unit ii) Visitor: 0.2 spaces/unit iii) Loading: None Required	ST - 45 spaces visitor - 9 space Complies

Definition	Notwithstanding Part 16, Definitions, Stacked Townhouse, a stacked townhouse building is permitted to contain 23 residential units, and access to second or upper-level units may be from interior or exterior stairways.	Building E contains 24 residential units.
504.4 (Regulations Applicable to Entire Site		
504.4 a) (Floor Space Ratio)	1.84:1 Maximum	1.87:1
504.4 b) (Landscape Area Abuting a Street)	1 m Transformers, walkways, and Street furniture may encroach.	No change is proposed.
504.4 c) (Landscape Buffers)	Transformers, underground stormwater tanks, and vents may encroach.	No changes are proposed.
504.4 d) (Setback from Street for below-grade parking structure	1 m Transformers, walkways, and Street furniture may encroach.	No changes are proposed.
504.4 e) (Amenity Area	25 m2 per unit	No changes are proposed.
504.4 f) (Setback from Driveway or Parking Lot/Parking Space to Habitable Room)	2 m	No changes are proposed.
504.4 g) (Setback from Ramp and Loading Space to Window of Habitable Room)	0 m	No changes are proposed.
Carshare Spaces may be included in the required parking calculation.		Acknowledged.
ZONING BY-LAW		
2.2.2 (Accessory Buildings and Structure and Unitary Equipment)	Rooftop accessory structure - For all other uses not mentioned in 2.2.1 and except where specified in the respective zone, the yard requirements for a principal building shall apply to accessory buildings and accessory structures	Acknowledged.
2.13 (Encroachment into yards)		
2.31.1	Every part of a required yard shall be unobstructed concerning the following encroachments:	

2.13.1 b)	In the following zones, a canopy or awning may project into a required front yard or street side yard to the street line and 1 m maximum into any other yard: MXG	Acknowledged. No change is proposed.
2.26 (General Parking Provisions)		
2.26 (5) Parking Structures		
2.25 (5) i)	Any part of an enclosed parking structure that projects 1.6 m or more above grade shall be subject to the yard requirements of the zone designation.	Acknowledged. No change is proposed.
2.26 (5) ii)	Entrance and exit ramps to below-grade and above-grade parking structures or buildings shall be set back 7.5 m from a street lin	Acknowledged. No change is proposed.
2.26 (5) iii)	Below-grade parking structures shall not extend into a required landscape buffer and shall be set back 3 m from all other property lines and street lines	Acknowledged. No change is proposed.
PART 5 - Mixed Use Corridor Zone		
Pt. 5.4.3 (Density)		
Pt. 5.4.3 (Density)	Minimum Density - 30 units/hectare	Complies
	Maximum Floor Area per Retail or Service Commercial Use: 1800 m2	Site-specific Amendment; Exception 504
Pt. 5. 4.4 (Landscape Area and Buffer)		
Pt. 5.4.4.	Landscape Buffer: 6 m abutting a residential zone.	Acknowledged. No change is proposed.
Pt 5. 4.6 (Parking)		
Pt 5. 4.6 (b)	The minimum number of parking spaces required for non-residential uses in MXG, MXC, and MXT zones is deemed to be the number generated by the standards outlined in Part 1, Table 1.2.6, less a factor of 5%; and	Acknowledged. No change is proposed.
Pt 5. 4.6 c)	For non-residential uses in MXG, MXC, and MXT zones, the number of parking spaces provided shall not be greater than 102% of the minimum standard outlined in Part 1, Table 1.2.6	Acknowledged. No change is proposed.

Pt 5. 4.6 d)	Visitor Parking: Where development is comprised of a mix of residential and nonresidential uses, non-residential parking located on the same property as the residential use may be counted toward required visitor parking for the residential use, using the standards outlined in clause (c) above;	Acknowledged. No change is proposed.
Pt. 5.4.6 f) (Pedestrian Walkway)	A 3 m walkway shall be provided from the street connecting the sidewalk to the principal entrance of the building and shall be unencumbered except that the walkway may cross a driveway.	Acknowledged. No change is proposed.
Pt 5. 4.7 (Outside Storage)		
Pt 5.4.7 a)	Only merchandise displayed for retail sale may be stored outside, provided the merchandise is not stored in a truck, trailer, or other vehicle	Section 2.2.3 (General provisions regulate garbage enclosures. Per Phase 1 comments staff opined that a garbage chute is not considered a garbage enclosure as regulated under Part 1, Section 2.2.3.
Pt 5.4.7 b)	Perishable waste must be kept in refrigerated storage within a building. Alternatively, perishable waste may be stored outside if a deep collection waste disposal system, comprised of a sealed container with a lockable lid located primarily below grade, is used.	
Pt 5.4.7 c)	Non-perishable waste stored outside on lands abutting a residential zone shall be kept within a solid screen enclosure subject to Part 1, Subsection 2.2.3.	
Pt5.4.9 (Fencing)		
Pt.5.4.9	On lands abutting a residential zone fencing shall be installed along the common boundary with the residential zone and shall have a minimum height of 1.8 m, which may be a solid screen fence or a combination of chain-link fence and landscape planting to form a dense year-round screen	Acknowledged. No change is proposed.

Pt 5. 4.12 (Loading and Unloading)		
Pt 5.4.12 a)	Loading/unloading shall not take place within 7.5 m of a residential zone	Acknowledged. No change is proposed.
Pt 5. 4.12 b)	Loading/unloading docks shall be screened from view from a street or adjoining residential zone.	Acknowledged. No change is proposed.
Pt. 5. 4.14 (Doors)		
Pt.5.4.14	Every building located within 60 metres of a street with a deemed width of 26 metres or greater shall provide a pedestrian-accessible door on the building elevation facing the street.	Only applies to apartment building (Phase 1 confirmation) - complies.