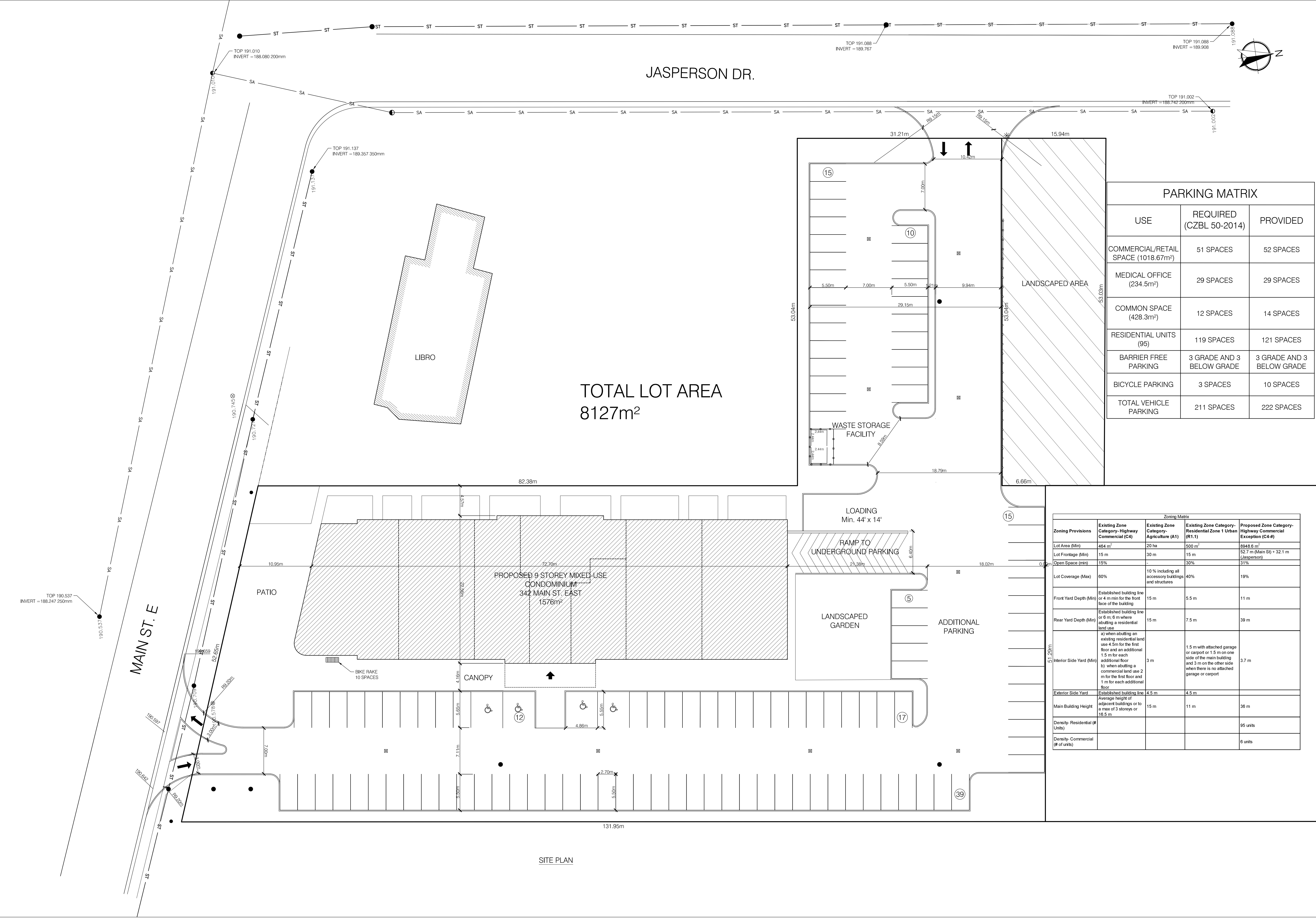




SITE PLAN

PARKING MATRIX		
USE	REQUIRED (CZBL 50-2014)	PROVIDED
COMMERCIAL/RETAIL SPACE (1018.67m²)	51 SPACES	52 SPACES
MEDICAL OFFICE (234.5m²)	29 SPACES	29 SPACES
COMMON SPACE (428.3m²)	12 SPACES	14 SPACES
RESIDENTIAL UNITS (95)	119 SPACES	121 SPACES
BARRIER FREE PARKING	3 GRADE AND 3 BELOW GRADE	3 GRADE AND 3 BELOW GRADE
BICYCLE PARKING	3 SPACES	10 SPACES
TOTAL VEHICLE PARKING	211 SPACES	222 SPACES

Zoning Matrix			
Zoning Provisions	Existing Zone Category- Highway Commercial (C4)	Existing Zone Category- Agriculture (A1)	Existing Zone Category- Residential Zone 1 Urban (R1.1)
Lot Area (Min)	464 m²	20 ha	500 m²
Lot Frontage (Min)	15 m	30 m	15 m
Open Space (min)	15%	-	30%
Lot Coverage (Max)	60%	10 % including all accessory buildings and structures	40%
Front Yard Depth (Min)	Established building line or 4 m min for the front face of the building	15 m	5.5 m
Rear Yard Depth (Min)	Established building line or 6 m, 6 m where abutting a residential land use	15 m	7.5 m
Interior Side Yard (Min)	a) when abutting an existing residential land use 4.5m for the first floor and an additional 1.5 m for each additional floor b) when abutting a commercial land use 2 m for the first floor and 1 m for each additional floor	3 m	1.5 m with attached garage or carport or 1.5 m on one side of the main building and 3 m on the other side when there is no attached garage or carport
Exterior Side Yard	Established building line	4.5 m	4.5 m
Main Building Height	Average height of adjacent buildings or to a max of 3 storeys or 16.5 m	15 m	11 m
Density- Residential (# Units)			95 units
Density- Commercial (# of units)			6 units