

Zoning By-law 2026-50

Lot 1 Zoning Conformance Table - N4C[2982]			
Provision	Requirement	Provided	Conformance
Min Lot Width	10 m	27.3m	YES
Min Lot Area	N/A	1960.19m ²	YES
Maximum Height	14.5m	14.5m	YES
Min Front Yard Setback	4.5m	6.0m, zoning conformance determined before expropriation as per section 104	Yes, but interpretation to be confirmed with City
Min Rear Yard Setback	25% of lot depth despite row (vii), the rear yard setback is not required to exceed 7.5 metres; Average depth: 83m $0.25 \times 83 = 20.75$ $= 7.5m$	14.2m	YES
Min Interior Side Yard Setback	Minimum total interior side yard setback (m): 2.4m in no case may any interior side yard setback be smaller than 1.2m	North: 4.6m South: 2.5m	YES
Min Exterior Side Yard Setback	3 m	2.4m, will need to address this for future condition.	No, to be confirmed with City Staff in consideration of new roadway.
Max Units per lot	n/a		N/A
Min Landscaping Requirements	Any part of any yard must be soft landscaped, except for those parts occupied by: • accessory buildings and structures • bicycle parking spaces and aisles • hardscaped pads and paths of travel for waste and recycling management • parking exclusion fixtures as required under subsection 604(6) • patios and swimming pools • pedestrian walkways • permitted driveways, parking aisles and parking spaces	N/A	N/A

1770 Heatherington Zoning Review – July 31, 2026

	- permitted projections - wheelchair ramps, lifting devices and other features that may be required to meet accessibility standards. For the purposes of this section, the following may be counted towards the required soft landscaping in any yard: (a) terracing and retaining walls necessary for the containment of soil on a lot with a significant change in grade; (b) any planters provided as parking exclusion fixtures as required under subsection 604(6); and (c) the area within the setback from a property line for an accessory building, accessory structure or coach house, where soft landscaping is provided in that space. A walkway may traverse the area required for soft landscaping above, and may be included in the calculated area, provided that where such a walkway extends to the front or exterior side lot line the combined area of the walkway plus any driveway in the same yard does not exceed 50% of the area of the yard.		
Minimum Aggregated Soft Landscaping – Front and Exterior Side Yard	For lots over 12 metres in width and a setback requirement greater than 3 metres: 40% of the yard	84.3%	YES
Contiguous area of soft landscaping must be provided in any rear yard	the minimum area of soft landscaping must comprise at least 25 per cent of the area of the rear yard.	<25%	NO
Building Façade Standard	At least one principal entrance per principal building must be located on the front or exterior side facade and provide direct access to the street, or to an adjacent private way in the case of a planned unit development, and may give	1 principal entrance faces Heatherington and 1 the private drive aisle to be public ROW in future. There is another entrance indicated on	YES, but need to confirm interpretation with City. And no.

1770 Heatherington Zoning Review – July 31, 2026

	access to a ground-floor unit or to a common lobby or stairwell.	the site plan, need clarity on that item.	
Min Large Bedroom Dwellings In the case of a low-rise residential use building on a lot of 450 square metres or greater in the N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones and CM1, CM2 – Minor Corridor Zones.	For every six dwelling units provided within a building, at least one must have at least three bedrooms, or a minimum gross floor area of 80 square metres. 45/6: 7.5 (8)	14 two-bedroom units above 80m ²	YES
Functional Path of Travel	Where a building contains at least six dwelling units, it must provide one or more functional paths of travel connecting a public street or travelled public lane with: (a) a rear yard; (b) any required garbage, recyclable or organics storage area; and (d) any required bicycle parking area. Of at least: 1.5 metres in width	Provided	YES
Amenity Area	6 square metres per dwelling unit. - minimum of 50 per cent of the required amenity area must be provided as communal amenity area Total: 6x45=270m ² Communal: 270m ² x 0.50= 135m ²	280.59m ² 280.59m ²	YES YES
Projection into Yard	For awnings or canopies: the minimum setback from a lot line is 0.6 metres; and the maximum projection into: - interior side yards is two metres; and - Front, rear, or exterior side yards is half the depth of the yard. Accessibility structures and devices have no limit with respect to setback or projection. For fire escapes, landings, open stairways, steps or ramps:	Steps and Canopy Projects to lot line	NO

1770 Heatherington Zoning Review – July 31, 2026

	where at or below the first floor: - in the front or exterior side yards the minimum setback from a lot line is 0.6 metres; and - in the rear or interior side yards no minimum setback. In all other cases: - the minimum setback from a lot line is 1 metre; and the maximum projection is 1.5 metres.		
Projection into Height	The following features may project above the maximum building height subject to the listed conditions: - elevator, mechanical and service equipment, or a stairway;	Mechanical penthouse is only projection	YES
Corner Sight Triangles	No obstruction to the vision of motor vehicle operators higher than 0.75 metres above grade	Projections below 60cm.	YES
Min EV Parking	No Requirements for low-rise apartments.	N/A	N/A
Min Res Parking Urban Exception 2982	0.25 spaces/unit $45 \times 0.25 = 12$	5	N/A as per Section 110(2) by-law 2026-50
Min Visitor Parking	0.1 spaces per dwelling unit - no visitor parking spaces are required for the first 12 dwelling units on a lot and the visitor parking requirements apply only to dwelling units in excess of 12. $45 - 12 = 33$ $33 \times 0.1 = 3.3$	3	YES
Min Bicycle Short-term Parking	minimum 2 spaces with an additional 1 space per 20 dwelling units where a building contains more than 21 dwelling units = 4	4 to be provided throughout site.	YES - 4 now provided.
Min Bicycle Long-term Parking	0.75 per unit = 34	34 covered spaces provided.	YES

1770 Heatherington Zoning Review – July 31, 2026

Bicycle Structure			
Setbacks – Section 202	14) The minimum required setback from an exterior side lot line or a rear lot line abutting a street, except for a garage, carport or temporary car shelter with direct vehicular access from that street: a) in the N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones is 1.2 metres; and 15) The minimum required setback from an interior side lot line or rear lot line not abutting a street: e) for all other accessory buildings and structures: i) in the N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones in a rear yard is 0.6 metres;	Yes, abutting interior lot line. 0.5m	Yes No
Bicycle Parking Space Provisions – Section 613, Table 613B	vi) <i>Building with 13 or more dwelling units located in Area C – Outer Urban Transect and Area E – Suburban Transect on Schedule A1 – Transects - minimum 2 spaces with an additional 1 space per 20 dwelling units where a building contains more than 21 dwelling units – 4 Spaces</i>	34 Spaces	YES - 4 additional short-term spaces now provided.
Bicycle Parking Space Provisions – Section 613	<i>The long-term bicycle parking spaces required by Tables 613B and 613C must be located in a secure enclosure that provides protection from the elements and is accessed by a locking door with a minimum width of 0.85 metres.</i>	Long-term bicycle parking spaces is provided by a covered exterior rack without locking doors	No, the structure is not locked.
Accessory Building	15) The minimum required setback from an interior side lot line or rear lot line not abutting a street: e) for all other accessory buildings and structures: i) in the N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones in a rear yard is 0.6 metres;	Covered bike structure is 1.48 metre from property line. Need more details.	Yes

1770 Heatherington Zoning Review – July 31, 2026

Min Driveway Width	A driveway providing access to a parking lot must have a minimum width of: - 3 metres for a single traffic lane; and - 6 metres for a double traffic lane.	6_m	YES
Min Drive Aisle Width	6m	6m	YES
Min Parking Space Dimensions	minimum of 2.6 metres wide; maximum of 3.1 metres wide; and minimum of 5.2 metres long. In the case of accessible parking space(s) required by the <i>Accessibility for Ontarians with Disabilities Act</i> , as amended, the minimum and maximum dimensions are governed by the Traffic and Parking By-law.	minimum of 2.6 metres wide; maximum of 3.1 metres wide; and minimum of 5.2 metres long. 2 Compact Car Spaces 2.4m Wide and 5.2m Long	YES
Parking Lot Screen	Where the perimeter of a parking lot abuts a N1, N2, N3, N4, N6 and N6 – Neighbourhood Zones, it must be screened from view by an opaque screen with a minimum height of 1.5 metres.	To be applied at detailed design. This provision is currently under appeal, but will be required if appeal unsuccessful.	Yes
Parking Lot Landscape Buffer	A soft landscaped buffer must be provided between the perimeter of a parking lot and a lot line, and a driveway may cross the soft landscaped buffer: 1. for a parking lot with 10 or fewer spaces: one metre;	1.2m to West Lot Line 0.88m to South Lot Line	Yes NO
Parking Lot landscape Total	A minimum percentage of the parking lot area must consist of soft landscaping as follows: - 100 or fewer parking spaces: 15 per cent of the parking lot area; or	<15%	NO
Refuse Collection and Storage Screen 217(6).	All outdoor refuse collection and refuse loading areas contained within or accessed via a parking lot must be screened from view by an opaque screen with a minimum height of 2 metres.	Will be stored indoors until morning of collection, and then pulled to the curb.	TBD, need to confirm with Staff that the approach will be compliant with the Zoning.

1770 Heatherington Zoning Review – July 31, 2026

Lots 13 - Zoning Conformance Table - N4C[2982]			
Provision	Requirement	Provided	Conformance
Min Lot Width	10 m	30 <u>m</u>	YES
Min Lot Area	N/A	2530.81m ²	YES
Maximum Height	14.5m	14.5m	YES
Min Front Yard Setback	4.5m	4.8m, compliance determined before expropriation.	YES
Min Rear Yard Setback	25% of lot depth, despite row (vii), the rear yard setback is not required to exceed 7.5 metres;	29.9m	YES
Min Interior Side Yard Setback	Minimum total interior side yard setback (m): 2.4	South: 6.81m	YES
	(c) in no case may any interior side yard setback be smaller than the following: 1.2m	North: 2.87m	YES, before new road comes on line.
Min Exterior Side Yard Setback	3 m	2.8 m Will need to ensure conformity with future condition.	TBD, No, once exterior yard.
Max Units per lot	n/a	N/A	N/A
Min Landscaping Requirements	Any part of any yard must be soft landscaped, except for those parts occupied by: • accessory buildings and structures • bicycle parking spaces and aisles • hardscaped pads and paths of travel for waste and recycling management • parking exclusion fixtures as required under subsection 604(6) • patios and swimming pools • pedestrian walkways • permitted driveways, parking aisles and parking spaces • permitted projections • wheelchair ramps, lifting devices and other features that may be required to meet accessibility standards. For the purposes of this section, the following may be	Provided	YES

1770 Heatherington Zoning Review – July 31, 2026

	counted towards the required soft landscaping in any yard: (a) terracing and retaining walls necessary for the containment of soil on a lot with a significant change in grade; (b) any planters provided as parking exclusion fixtures as required under subsection 604(6); and (c) the area within the setback from a property line for an accessory building, accessory structure or coach house, where soft landscaping is provided in that space. A walkway may traverse the area required for soft landscaping above, and may be included in the calculated area, provided that where such a walkway extends to the front or exterior side lot line the combined area of the walkway plus any driveway in the same yard does not exceed 50% of the area of the yard.		
Minimum Aggregated Soft Landscaping – Front and Exterior Side Yard	For lots over 12 metres in width and a setback requirement greater than 3 metres: 40% of the yard	82.5%	NO
Contiguous area of soft landscaping must be provided in any rear yard	the minimum area of soft landscaping must comprise at least 25 per cent of the area of the rear yard.	<25%	NO
Building Façade Standard	At least one principal entrance per principal building must be located on the front or exterior side facade and provide direct access to the street, or to an adjacent private way in the case of a planned unit development, and may give access to a ground-floor unit or to a common lobby or stairwell.	One principal entrance faces Heatherington and one on the internal drive aisle.	YES, TBD with confirmation from City Staff.
Min Large Bedroom Dwellings	For every six dwelling units provided within a building, at least one must have at least three bedrooms, or a minimum gross floor area of 80 square metres. 45/6: 7.5 (8)	14 two-bedroom units above 80m2	YES

1770 Heatherington Zoning Review – July 31, 2026

Functional Path of Travel	Where a building contains at least six dwelling units, it must provide one or more functional paths of travel connecting a public street or travelled public lane with: (a) a rear yard; (b) any required garbage, recyclable or organics storage area; and (d) any required bicycle parking area. Of at least: 1.5 metres in width	Provided	YES
Amenity Area	6 square metres per dwelling unit. - minimum of 50 per cent of the required amenity area must be provided as communal amenity area Total: 6m2x45= 270m² Communal: 270m2x0.50=136m²	325.56m² 325.56m²	YES YES
Projection into Yard	For awnings or canopies: the minimum setback from a lot line is 0.6 metres; and the maximum projection into: - interior side yards is two metres; and - Front, rear, or exterior side yards is half the depth of the yard. Accessibility structures and devices have no limit with respect to setback or projection. For fire escapes, landings, open stairways, steps or ramps: where at or below the first floor: - in the front or exterior side yards the minimum setback from a lot line is 0.6 metres; and - in the rear or interior side yards no minimum setback. In all other cases:	Canopy and stairs project to lot line.	NO

1770 Heatherington Zoning Review – July 31, 2026

	- the minimum setback from a lot line is 1 metre; and - the maximum projection is 1.5 metres.		
Projection into Height	The following features may project above the maximum building height subject to the listed conditions: - elevator, mechanical and service equipment, or a stairway; -	Only mechanical penthouse projects above height limit	YES
Corner Sight Triangles	No obstruction to the vision of motor vehicle operators higher than 0.75 metres above grade	Projections below 60cm.	YES
Min EV Parking	No Requirements for low-rise apartments.	N/A	N/A
Min Res Parking Urban Exception 2982	0.25 spaces/unit $45 \times 0.25 = 12$	20	YES , N/A as per Section 110(2) by-law 2026-50
Min Visitor Parking	0.2 spaces per dwelling unit - no visitor parking spaces are required for the first 12 dwelling units on a lot and the visitor parking requirements apply only to dwelling units in excess of 12. $45 - 12 = 33$ $33 \times 0.1 = 3.3$	3	YES
Min Bicycle Short-term Parking	minimum 2 spaces with an additional 1 space per 20 dwelling units where a building contains more than 21 dwelling units = 4 spaces	4 provided throughout site.	YES , looking to accommodate throughout site.
Min Bicycle Long-term Parking	0.75 per unit = 34	34 provided in covered location.	YES
Bicycle Structure Setbacks – Section 202	14) The minimum required setback from an exterior side lot line or a rear lot line abutting a street, except for a garage, carport or temporary car shelter with direct vehicular access from that street: a) in the N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones is 1.2 metres; and	N/A, interior to site.	Yes

1770 Heatherington Zoning Review – July 31, 2026

Bicycle Parking Space Provisions – Section 613, Table 613B	15) The minimum required setback from an interior side lot line or rear lot line not abutting a street: e) for all other accessory buildings and structures: i) in the N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones in a rear yard is 0.6 metres; vi) <i>Building with 13 or more dwelling units located in Area C – Outer Urban Transect and Area E – Suburban Transect on Schedule A1 – Transects - minimum 2 spaces with an additional 1 space per 20 dwelling units where a building contains more than 21 dwelling units – 4 Spaces</i>	0.5m	No
Bicycle Parking Space Provisions – Section 613	<i>The long-term bicycle parking spaces required by Tables 613B and 613C must be located in a secure enclosure that provides protection from the elements and is accessed by a locking door with a minimum width of 0.85 metres.</i>	34 Spaces, looking to accommodate additional 4 spaces throughout site. Long-term bicycle parking spaces is provided by a covered exterior rack without locking doors	YES, looking to accommodate remaining bicycle parking throughout the site. No, structure is not locked.
Min Drive way Width	A driveway providing access to a parking lot must have a minimum width of: - 3 metres for a single traffic lane; and - 6 metres for a double traffic lane.	6m	YES
Min Drive Aisle Width	6m	6m	YES
Min Parking Space Dimensions	minimum of 2.6 metres wide; maximum of 3.1 metres wide; and minimum of 5.2 metres long. In the case of accessible parking space(s) required by the <i>Accessibility for Ontarians with Disabilities Act</i>, as amended, the minimum and maximum dimensions are governed by the Traffic and Parking By-law.	minimum of 2.6 metres wide; maximum of 3.1 metres wide; and minimum of 5.2 metres long.	YES
Parking Lot Screen	Where the perimeter of a parking lot abuts a N1, N2, N3,	To be provided.	Yes

1770 Heatherington Zoning Review – July 31, 2026

	N4, N6 and N6 – Neighbourhood Zones, it must be screened from view by an opaque screen with a minimum height of 1.5 metres.		
Parking Lot Landscape Buffer	A soft landscaped buffer must be provided between the perimeter of a parking lot and a lot line, and a driveway may cross the soft landscaped buffer: - for a parking lot with more than 10 but fewer than 100 spaces: 3.5 metres	2.24m – 0.87 m	NO
Parking Lot landscape Total	A minimum percentage of the parking lot area must consist of soft landscaping as follows: - 100 or fewer parking spaces: 15 per cent of the parking lot area; or	<15%	NO
Refuse Collection and Storage Screen 217(6).	All outdoor refuse collection and refuse loading areas contained within or accessed via a parking lot must be screened from view by an opaque screen with a minimum height of 2 metres	Will be stored indoors until morning of collection, and then pulled to the curb.	TBD, need to confirm with Staff that the approach will be compliant with the Zoning.