

Block 12 (1000 Tawadina Road) - Wateridge Village

Applications for Site Plan Control, Zoning By-law Amendment, and Draft Plan of Condominium

Date:
July 9, 2026

Prepared for:
Mattamy Homes

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Project/File:
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Revision Record

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1 Introduction

Stantec Consulting Ltd. (“Stantec”) is acting as agent for Mattamy Homes (“Mattamy”) who will serve as applicant for Site Plan Control, Zoning By-law Amendment, and Draft Plan of Condominium applications in support of a proposed residential development (the “proposal”) at 1000 Tawadina Road (the “subject site”) in the City of Ottawa. Stantec has prepared this Planning Brief in support of the proposal, which consists of 62 total dwelling units (56 units in a mixed-use mid-rise building, and 6 rear lane townhouses), surface parking, loading space, surface bicycle parking, through block pedestrian connections, and soft landscaping.

The purpose of this Planning Brief is to detail the context of the site and surrounding area, describe the proposed development and noted *Planning Act* applications, and summarize the applicable regulatory framework to demonstrate the appropriateness of the proposal and support its approval from a land use planning perspective.

While a comprehensive Planning Rationale is not required for the application as a result of the City of Ottawa implementing parts of their Housing Acceleration Plan through OPA 47, this Planning Brief is prepared and submitted on behalf of the applications to aid in the review of the applications.

1.1 Site and Surrounding Context

The site is vacant and is located in Ward 13 – Rideau-Rockcliffe within the City of Ottawa. Specifically, the property is located in the Wateridge Village neighbourhood and is legally described as Part of Block 12, Plan 4M-1651, City of Ottawa. The corner site is rectangular in shape, is approximately 0.52 hectares in area, and has 61.79 metres frontage on Tawadina Road and 74.02 metres frontage on Barielle-Snow Street. The following uses and features surround the site:

- North Tawadina Road abuts the property, followed by vacant naturalized area;
- South Vacant site with an active application to develop two nine-storey apartment buildings containing underground and surface parking with a total of 254 dwelling units. LCol William G. Barker, VC Park is located southwest of the site, then further south is Hemlock Road and mid-rise mixed-use development;
- East Barielle-Snow Street abuts the property, followed by vacant land and then low-rise residential developments in the form of single detached and semi-detached dwellings; and,
- West Vacant site with an active application to facilitate the construction of Phase 1 of a three phase planned unit development (PUD) consisting of a retirement home building with 188 dwelling units.





Figure 1. Location Plan

1.2 Proposed Development and Applications

The proposal is described as a PUD, and consists of the following:

- One 5-storey mixed-use building with 56 dwelling units and 896.92 square metres of ground floor commercial space fronting onto Tawadina Road.
- One row of 6 rear-lane townhouse units fronting onto Barielle-Snow Street. The townhouse units include attached garages accessed from the laneway internal to the site.
- 74 total surface parking spaces are situated internally on site and categorized as follows:
 - 14 commercial spaces, including 1 accessible space (type A)
 - 5 visitor spaces, including 1 accessible space (type B)
 - 55 resident parking spaces
- One loading space for the commercial uses in the mid-rise building.
- 64 surface bicycle parking spaces arranged as follows:
 - 56 long-term residential
 - 4 short-term residential



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1 Introduction

- 4 short-term commercial
- Landscaping throughout the site that will consist of a mix of plantings (trees, shrubs, and ground cover). Additional soft landscaped areas and benches are proposed at the south-western corner of the site to provide transition between to the adjacent park.
- Walkways and through block pedestrian connections throughout the site.

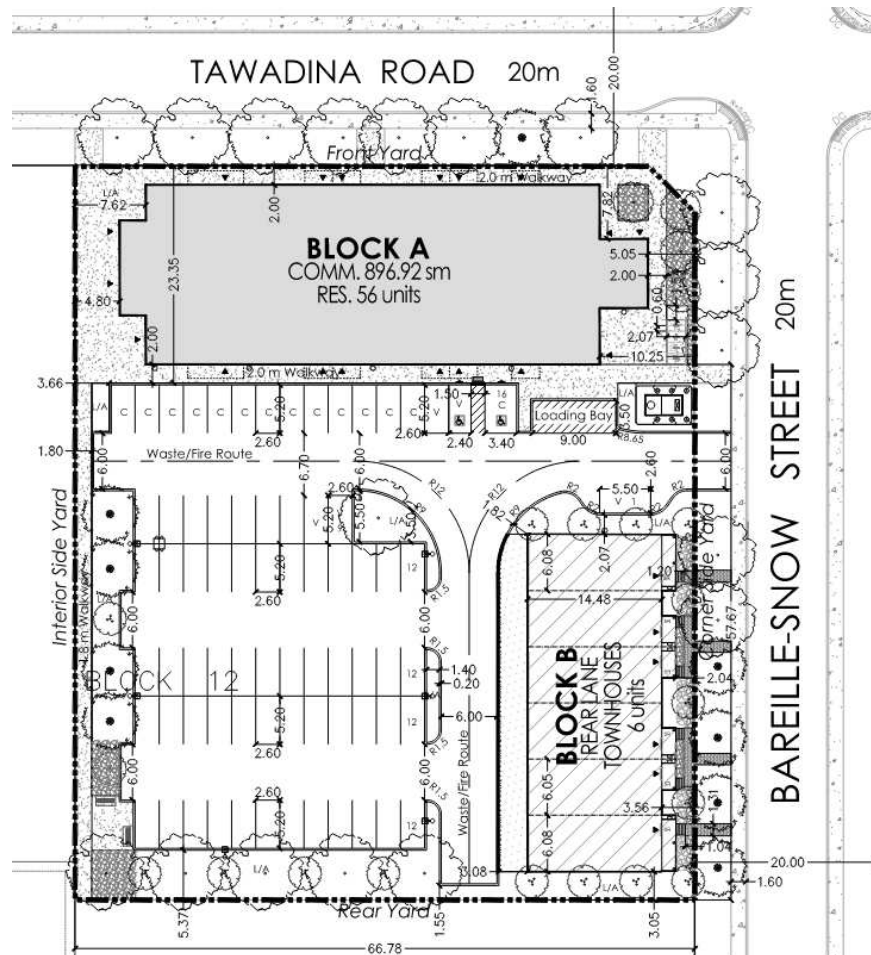


Figure 2. Site Plan (Korsiak, dated June 25, 2026)

The proposal on the site has evolved since the pre-consultation meeting (May 7, 2026) in response to comments from the City and the Wateridge Village Community Association. The site plan and landscape design has been refined to strengthen and consolidate outdoor amenity areas for residents, including the removal of five parking spaces along the west side to accommodate expanded landscaping, walkways, trees, and a seating area at the south-western corner of the site, adjacent to the park. Additional trees and planting are also provided along the townhouse frontages.

The building elevations have also been updated following the pre-consultation meeting. The proposed façade for the mid-rise building incorporates increased modulation, material variation, and architectural detailing to break up its appearance and create visual interest along Tawadina Road. As shown in the



updated submission, windows are provided on every residential floor along the east façade, creating an active building edge and providing overlook opportunities onto the public frontage. These windows contribute to passive surveillance, visual interest, and resident interaction with the public realm, consistent with the intent of the City's urban design objectives. The corner condition at Barielle-Snow Street and Tawadina Road is further reinforced through the primary residential entrance, canopy feature, material transitions, and glazing elements, establishing a prominent and identifiable building presence at the intersection. The exterior material palette has been updated to incorporate lighter-colored cladding and building materials in place of the previously proposed darker grey color scheme. The revised material selection provides greater visual contrast, reduces the perceived mass of the building, and contributes to a lighter overall architectural expression.

The proposed type of condominium is a common elements condominium that will serve to establish and delineate the portions of the property to be shared amongst the individual dwelling owners. Shared property will include everything outside of individual parcels of tied land (POTL), while the POTLs will be limited to the dwelling units and their respective driveways and property/parcel to be created through a future application to exempt part lot control. Accordingly, shared property/common elements will include the internal drive aisles and parking lot, servicing and stormwater management, and certain landscape areas.

Further details regarding the proposed condominium, including the draft plan, will be provided once the site plan application review has begun and the site plan is not longer anticipated to change in response to comments.

2 Regulatory Framework Summary

This section reviews the policy context of the site and the proposed development.

2.1 Official Plan, 2022

The property is designated Neighbourhood within the Inner Urban Transect on Schedule B2 of the OP.

Section 5.2 addresses the Inner Urban Transect. Section 5.2.1 - Enhance or establish an urban pattern of built form, site design and mix of uses, states:

1) The Inner Urban Transect's built form and site design includes both urban and suburban characteristics as described in Table 6. Its intended pattern is urban.

3) The Inner Urban Transect is generally planned for mid- to high-density development, subject to: a) Proximity and access to frequent street transit or rapid transit; b) Limits on building heights and massing, as per the underlying functional designation, and the separation of tower elements, established through secondary plans or area-specific policy, the functional designations and urban design policies in Subsection 4.6, or as a result of the application of heritage conservation policies in Subsection 4.5; and c) Resolution of any constraints in water, sewer and stormwater capacity.



5) The Inner Urban area is planned for mid- to high-density, urban development forms where either no on site parking is provided, or where parking is arranged on a common parking area, lot or parking garage accessed by a common driveway [...]

The proposed development is consistent with the intent of the OP by providing a mid-rise mixed-use development and a low-rise development on an appropriately designated lot. Within the Neighborhood Designation, mid-rise residential developments are permitted where permitted under the Zoning By-law. The Zoning By-law permits building heights up to 30 metres on the property. The proposed types of townhouse dwellings are a permitted use per the designation and provide a range of housing options on the site in a compact built form.

Some non-residential land uses are permitted as outlined under Section 6.3.3 of the Official Plan. Policies 2 and 3 state:

2) The City shall allow, through the Zoning By-law, small-scale non-residential uses such as retail, service, cultural, leisure and/or entertainment functions: on all Collector streets; in clusters of areas that currently have these functions and uses present; and by identifying new streets that could foster small scale non residential growth. Where the Zoning By-law allows for these uses, the Zoning By-law will also permit the fluid switch between residential and non-residential small scale uses, to support flexible market needs and resiliency of buildings.

The proposal includes just under 900 square metres of ground floor commercial space within the mid-rise building. The presence of residential uses above, and adjacent, to the commercial space will support at-grade future commercial uses that would benefit residents of the community and contribute to healthy 15-minute neighbourhoods, while remaining an appropriate size and scale for the development and area.

The proposed residential land use, form, and site layout conform to the applicable policies of Volume 1 of the OP.

2.2 Wateridge Village Secondary Plan, 2022

The Wateridge Village Secondary Plan, 2022 (SP) aims to create a “*a contemporary mixed-use community that is walkable, cycling-supportive, transit-oriented and built at a human scale*”.

The site is designated Low-Rise to Mid-Rise Neighbourhood on Schedule A of the SP.





Figure 3. Extract from Schedule A – Designation Plan, Wateridge Village Secondary Plan. The site is at the northeast corner of Block 27.

As outlined under Section 2.2 of the SP, the intent of the Low-Rise to Mid-Rise Mixed-Use designation is to permit the development of low- and mid-rise mixed-use buildings. This allows neighbourhood-serving convenience and retail type uses to be situated at grade with other uses and residential uses on upper floors. The SP also permits rear-lane townhouses within the designation. Policy 8) states that “*mixed-use buildings and stand-alone residential uses in an apartment form are permitted. Stacked townhouses will not be permitted.*”

The SP sets out minimum residential densities for Wateridge Village. The site is designated for a minimum density of 143 units per net hectare on Schedule C of the SP.

The proposal provides 62 units – 6 units in a townhouse block, and 56 units in a mid-rise building, which results in a net density of 116 units per net hectare.

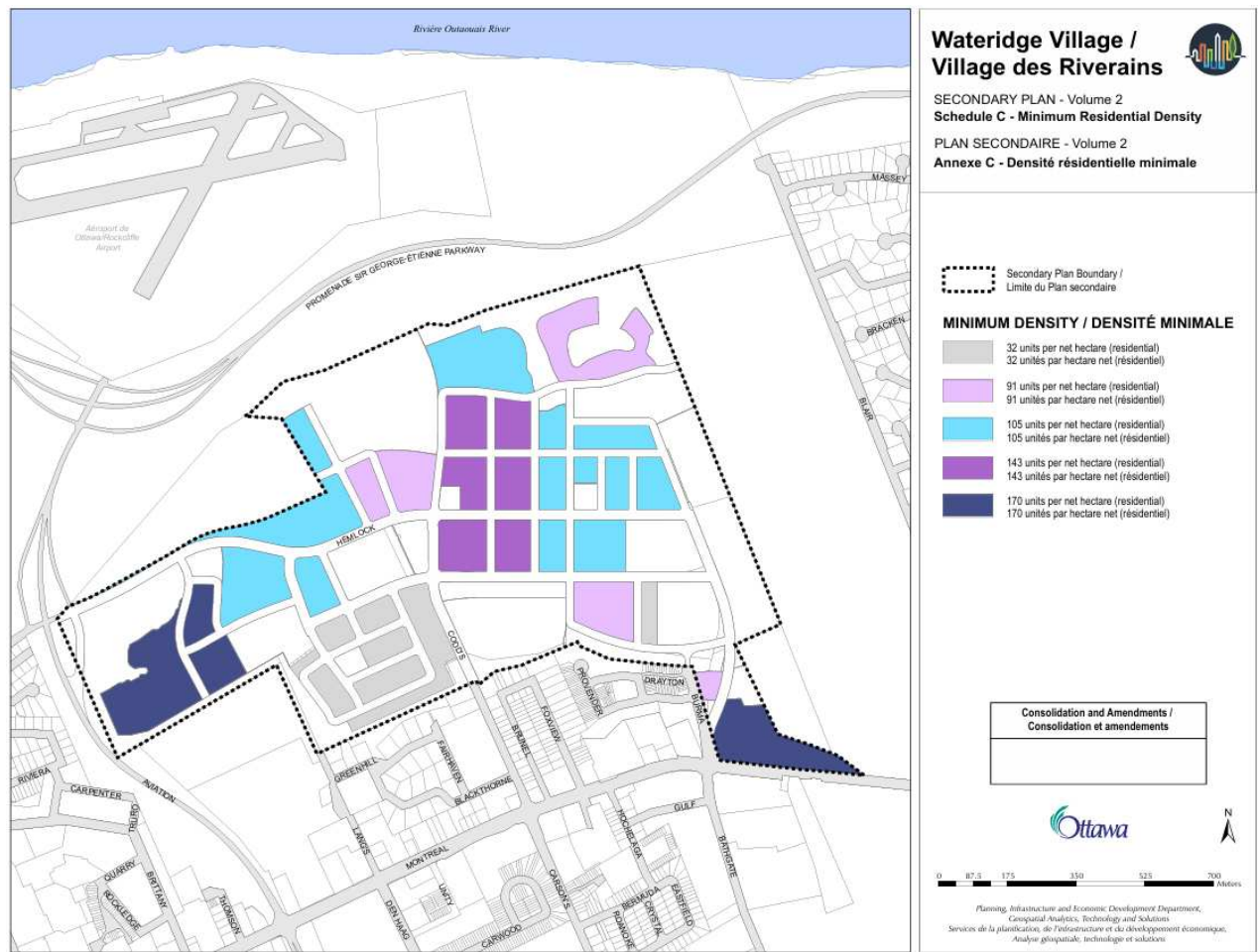


Figure 4. Schedule C – Minimum Residential Density, Wateridge Village Secondary Plan

The calculation for net hectare is the lot area excluding the private roads, as detailed in Volume 1 of the OP. The proposed density is slightly less than the minimum required, though Section 6.2 Master Concept Plan, Policy 5, states:

Each neighbourhood and mixed-use designation have a minimum density requirement. Master concept plans will illustrate how the required minimum density will be achieved. Within the area described by the master concept plan, certain individual buildings may have densities lower than the minimum required, however, the overall average density for the area covered by the master concept plan must meet the minimums identified in this secondary plan.

While the site provides a density of 116 units per net hectare, the overall residential density of the block will meet the minimum density requirement. The development to the west of the site at 375 Codd's Road proposes 188 units, and the development to the south of the site at 1345 Hemlock Road proposes 254 units. Since both these properties are designated Minor Corridor under the OP, they propose higher densities. The site is designated Neighbourhood, so its intended for less density. Between the three



developments, 504 units are proposed on 1.24 hectares, or 406 units per net hectare. The overall average density of the block meets the minimum density of 143 units per net hectare and therefore conforms to the applicable policies regarding minimum density.

Section 3 of the SP addresses design directions for parking and driveways. Policy 2 states:

2) Surface parking areas are to be located within the interior of development blocks and separated on a minimum of three sides from public rights of way, parks and open spaces with built form.

The site proposes surface parking within the interior of the site. The mid-rise building separates the parking from Tawadina Road, and the row of rear-lane townhouses separates it from Barielle-Snow Street. The site plan and landscape design has been updated to remove 5 parking spaces along the west side to accommodate expanded landscaping, walkways, new trees, and a seating area at the south-western corner of the site, providing separation between the parking area and the park at the south-western corner of the site. Vegetation including trees and plantings are also provided along the site frontage and throughout the site to further visually buffer the parking area from the surrounding public areas.

The proposed development is consistent with the intent of the SP, providing a compatible mid-rise and low-rise built form with an appropriate density and site configuration.

2.3 Former CFB Rockcliffe Community Design Plan, 2015

The CDP is a Council-approved design and visioning document that does not have the same statutory authority as the Official Plan. These documents are intended to guide change in areas of the City that are targeted for growth and improvement as directed by the Official Plan. Typically, the guidance provided in community design plans translates into Secondary Plans that form part of the Official Plan, as is the case with the Former CFB Rockcliffe lands.

The property is within the Core Neighbourhood designation which is intended to be a mixed-use area at the heart of the community. The property is designated Mid-Rise Mixed-Use, which generally permits residential uses including single-detached, semi-detached, duplex, townhouses, and low-rise and mid-rise apartment buildings. The designation also permits small-scale commercial and service uses such as retail stores, food stores, restaurants, personal service uses, and business, medical and professional offices. The proposed uses, built form, and design of the site is permitted within the CDP.

The proposed mixed-use and residential land uses and forms appropriately consider the applicable intent of the CDP.

2.4 Zoning By-law

The new Zoning By-law 2026-50 (the “new by-law”) was approved by Ottawa City Council on January 28, 2026, and enacted on March 11, 2026. The new by-law will repeal and replace Zoning By-law 2008-250 (the “former by-law”), except for Part 19 – Section 37 Provisions. The new by-law serves to implement the policies and intent of the Official Plan, approved in 2022.



On July 2, 2026, the OLT made an oral decision ordering that the parts of the new by-law, not included in the 25 appeals, may come into force. This decision is retroactive to March 11, 2026, the date of enactment of the new by-law. As a result of this oral decision, some performance standards applicable to the proposed development are under appeal and are therefore not currently in force and effect.

Under the former by-law (Zoning By-law 2008-250, as amended), the site is zoned GM31 H(30) - General Mixed Use, Subzone 31, with a maximum permitted building height of 30 metres. Under the new by-law, the site is zoned H2I H(30) - Hub Zone 2, Subzone I, with a maximum permitted building height of 30 metres. Both zones permit mixed use and prohibit townhouse dwellings on the site.

The proposal requires zoning relief from six provisions / performance standards of the new by-law, discussed in the following section. Appendix A of this report provides a zoning review which compares the proposed development against both the former by-law and new by-law and notes the performance standards under appeal. Required zoning relief from the new by-law will be sought through the concurrent Zoning By-law Amendment application.

2.4.1 Zoning By-law Amendment

Permitted Uses

Townhouse dwellings are not a permitted use on the site per the ZBL. Townhouses are permitted on the site under the OP, SP, and CDP, so the built form and use are appropriate on the site as envisioned through the policy documents. The inclusion of townhouse blocks was introduced in response to previous feedback from the City to provide variation in built form and a transition to surrounding uses. The proposed row of rear-lane townhouses contributes to an inviting streetscape along Barielle-Snow Street, helping achieve additional density on the site through a desirable and appropriate built form.

Planned Unit Development Setbacks

Under the new by-law and former by-law, all setbacks from a lot line for a PUD is 5 metres. The development proposes reduced setbacks to better frame and animate the streets, while maintaining sufficient space for circulation and landscaping. If the proposed development was not a PUD, then the proposed setbacks would be compliant under the new by-law. Under the former by-law, the mid-rise building would be compliant with all required setbacks, while the townhouses would not be compliant on multiple setbacks since it has residential land uses on the ground floor. The proposed setbacks are appropriate for the site and proposed development, providing sufficient space between the development and adjacent streets and properties for circulation and landscaping.

Height Stepback

The intent of the requirement for a stepback above the fourth storey is to create a human-scale streetscape and provide articulation in the building massing. Given that the building is five storeys in height, a stepback for the fifth floor does not affect the perceived massing of the building from the adjacent public realm. The building massing is articulated through use of different materiality for the ground floor, and alternating



materials on higher levels to support both architectural rhythm and visual segmentation of the massing, while avoiding an increase in building complexity.

Soft Landscaping

The zoning by-law requires a contiguous area of soft landscaping abutting the front lot line. The proposal provides a 2m front yard setback on Tawadina that is covered by concrete in order to provide a walkway through the front yard to the building and commercial use entrances. Soft landscaping is provided along the corner side yard of the site.

Aisle Width

The site proposes an aisle width of 6m along parts of the parking area. The former by-law requires an aisle width of 6.7m where the angle of parking is 71-90 degrees. The new by-law requires an aisle width of 6.7m where the angle of parking is 71-90 degrees in all other cases, and permits an aisle width of 6m for residential use buildings.

The proposal provides a 6.7m aisle width for the commercial use parking spaces, and 6m for the resident parking spaces, meeting the intent of the new by-law. The parking area maintains sufficient space for vehicle maneuvering into and out of parking spaces. The reduced aisle widths allow more area to be dedicated to soft landscaping on the property.

Setback of Garage Entrance from a Private Way

The intent of this provision is to allow sufficient space for a driveway parking space, in addition to the parking space provided within the garage. Each townhouse unit has its own attached garage. The proposed garages have space for two side-by-side parking spaces designed to comply with the minimum parking space requirement of 5.2 metres by 2.6 metres. Reducing the setback does not impact parking within the planned unit development. Reducing the setback and accommodating parking in garages eliminates the need for additional surface parking spaces for the townhouse units.

3 Conclusion

The proposed mixed-use development represents a permitted land use, form, and site layout which appropriately addresses applicable planning policy including the aspects requiring zoning relief. Further, the proposal seeks to address feedback received during pre-application consultation with the City. It is our opinion that the proposal represents good land use planning that is in the public interest, and therefore we recommend the required *Planning Act* applications be approved.



Appendix A Zoning By-law Review

Performance standards highlighted in **green** are under appeal, and are therefore not in force and effect.

Table 1. Zone, Subzone, Planned Unit Development

GM31 H(30)				H2I H(30)			
Section	Provisions	Requirement / Permission	Proposed	Section	Provisions	Requirement / Permission	Proposed
187 1 (a)	Permitted Non-Residential Uses	Various uses	Commercial on ground floor of mid-rise building	902, 1, b	Permitted Non-Residential Uses	Various uses	Commercial on ground floor of mid-rise building
187 2 (b)	Permitted Residential Uses	Apartment dwelling, mid rise	Mid-rise mixed-use apartment building Non-compliant Townhouse dwellings	902, 1, a	Permitted Uses	Dwelling Unit	Mid-rise mixed-use apartment building Non-compliant Townhouse dwellings
187 31 (b)	Prohibited uses	- Stacked dwelling - Townhouse dwelling	Mid-rise mixed-use apartment building Non-compliant Townhouse dwellings	902-9	Prohibited uses	Dwelling units, in the form of a vertically attached dwelling exceeding two principal dwelling units	Mid-rise mixed-use apartment building Non-compliant Townhouse dwellings
Table 187 (b)	Min. lot width	No minimum	Approx. 61.79 along Tawadina Road	Table 902 (b)	Min. lot width	No minimum	Approx. 61.79 along Tawadina Road
Table 187 (a)	Min. lot area	No minimum	Approx. 0.52 ha	Table 902 (a)	Min. lot area	No minimum	Approx. 0.52 ha
Table 188H (i)	Min. front and corner yard setback	For a building with residential land use at grade: 5m All other cases: 0m	Non-compliant Townhouse dwellings: 3.56m	Table 902 (c)	Min. front and corner yard setback	For any part of the building greater than 15m above grade: 1.5m	2m, 3.56m
Table 188H (iii)	Min. interior side yard setback	a building with residential land use at grade or where the minimum interior side yard abuts a park or the building is higher than 11 m in height: 3 m All other cases: 0m	4.8m	Table 902 (d)	Min. interior side yard setback	All other cases: no minimum	4.8m
Table 188H (iv)	Min. rear yard setback	A building with a residential land use at grade: 7.5m All other cases: no minimum	Non-compliant Townhouse dwellings: 3.05m	Table 902 (e)	Min. rear yard setback	All other cases: no minimum	3.05m
Table 187 (f)	Max. building height	30m	Mid-rise building: 19.9 m Townhouse dwellings: 10.15 m	902 (10)	Max. building height	30 m	Mid-rise building: 19.9 m Townhouse dwellings: 10.15 m
Table 187 (h)	Min. width landscaped area	(i) abutting a street: 3m (ii) abutting a residential or institutional zone: 3m (iii) other cases: no minimum	Non-compliant 2m				
902 (4)	Site layout and landscaping	Where a front or exterior side yard is provided that is 1 metre or greater in depth, that yard must contain any of the following: (a) an outdoor commercial patio; (b) bicycle parking; (c) soft landscaping; or (d) benches, street furniture or other similar features.	Soft landscaping and bicycle parking provided in front and exterior side yards				
188 (31)(k)(i)	Min. front, rear, interior, and exterior side yard setbacks (PUD)	5 metres	Non-compliant Front: 2.0m Exterior: 2.0m Interior: 4.8m Rear: 3.05m	902-9 (9)	Min. front, rear, interior, and exterior side yard setbacks (PUD)	5 metres	Non-compliant Front: 2.0m Exterior: 2.0m Interior: 4.8m Rear: 3.05m
187 31 (k)(ii)	Min. separation distance between principal buildings (PUD)	Where the height of one or both neighbouring buildings within the PUD is greater than 16 metres: the sum of 25% of the height of the abutting buildings, per building Mid-rise: 25% of 19.93 = 4.98 metres Townhouse: 25% of 10.15 = 2.54 metres Sum = 7.52 metres	Approx. 19 metres	902-9 (9) (ii)	Min. separation distance between principal buildings (PUD)	Where the height of one or both neighbouring buildings within the PUD is greater than 16 metres: the sum of 25% of the height of the abutting buildings, per building Mid-rise: 25% of 19.93 = 4.98 metres Townhouse: 25% of 10.15 = 2.54 metres Sum = 7.52 metres	Approx. 19 metres



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				902 (2)	Min. height of ground floor for a mid-rise building	4 metres	4.5 m
187 31 (c)	Height setback	where the building contains more than four storeys but less than 13 storeys, at and above the fourth storey a building must be setback a minimum of an additional 2 metres more than the provided setback from the front and corner side lot lines;	Non-compliant No additional setback provided above the fourth storey	902-9 (2)	Height setback	Where a building contains more than four storeys but less than 13 storeys, at and above the fourth storey the building must be setback a minimum of an additional 2 metres more than the provided setback from the front and exterior side lot lines.	Non-compliant No additional setback provided above the fourth storey
187 31 (e)	Max. building floor plate	where the building height is equal to or less than six storeys or 20 metres, whichever is the lesser, the maximum building floor plate for buildings containing non-residential uses other than office, medical facility, research and development facility, technology industry or training centre is 3,000 square metres gross floor area;	Floor plate of mid-rise building is approx. 1,000 sqm	902-9 (4)	Max. floor plate for building containing non-residential uses	Where the building height is equal to or less than six storeys or 20 metres, whichever is the lesser, the maximum building floor plate for buildings containing non-residential uses other than office, medical facility, research and development facility, technology industry or training centre is 3,000 square metres gross floor area.	Floor plate of mid-rise building is approx. 1,000 sqm
187 31 (h)	Façade glazing	where non-residential uses are located on the first storey of a building, the area of the wall of the first storey facing the street must have a minimum of 50 per cent of the façade consisting of transparent glazing;	TBC	902-9 (7)	Façade glazing	Where non-residential uses are located on a building's first storey, the first storey's façade must consist of at least 50 per cent transparent glazing.	TBC
				902 (3)	Ground floor requirements	Exterior building walls located on the ground floor and located within 4.5 metres of a front or exterior side lot line must: (a) provide a minimum of one active entrance from each individual occupancy on the ground floor located adjacent to the front lot line or exterior side lot line in the case of non-residential uses; (b) provide a minimum of one active entrance in the case of a residential use building; and	Entrances are provided
187 31 (j)	Min. building height	2 storeys	Mid-rise building: 5 storeys Townhouse dwellings: 3 storeys	Table 902(f)	Min. building height	All other cases: 7 m	Mid-rise building: 5 storeys Townhouse dwellings: 3 storeys
Table 131(1)	Min. width of a private way	6 m	6m	703, 4	Min. width of a private way	6 m	6m
Table 131(2)	Min. setback for any wall of a residential use building to a private way	1.8 m	1.82m	703, 3	Min. setback of a building to a private way	1.8m	1.82m
Table 131(3)	Min. setback for any garage or carport entrance from a private way	5.2 m	Non-compliant 1.82m	703, 4	Min. setback for any garage or carport entrance from a private way	5.2 m	Non-compliant 1.82m
Table 131(6)(a)	In the case of a planned unit development consisting of detached, linked-detached, semi-detached, three-unit or townhouse dwellings, or any combination thereof, all lands located between the dwelling unit or oversize dwelling unit, the extension of the main wall of the dwelling unit or oversize dwelling unit, and the private way are to be landscaped with soft landscaping, other than the area used for a driveway leading to the dwelling unit's associated parking space, garage or carport.	Non-driveway space between building front walls and private way consist of soft landscaping	703, 5	Min. soft landscaping	(a) a minimum of 25 per cent of the lot area of the planned unit development must be provided as soft landscaped area; (b) despite clause (5)(a), walkways may traverse areas used for the minimum soft landscaped area, and where located within an area used for soft landscaping may count toward the minimum requirement.	More than 25% of the lot area consists of soft landscaping	
Table 131(6)(b)	In no case may any dwelling unit or oversize dwelling unit located within a Planned Unit Development that has its own driveway leading to its associated parking space, garage or carport have a driveway that is wider than the associated parking space, garage, or carport. Furthermore, the remaining area between the dwelling unit or oversize dwelling unit and the private way must be landscaped with soft landscaping, and a walkway extending from the private way back to the principal entranceway is prohibited. A path, that is mostly parallel to the street, that provides pedestrian access from the driveway to the principal entranceway of no more than 1.2 m is permitted.	Driveway widths match garage widths.					
				703, 6 & 802(10), (11)	Front yard landscaping	A contiguous area of soft landscaping must be provided abutting the front lot line – 40% of the yard for a lot with a width 12m or more Walkways may traverse the area required for soft landscaping 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.	Non-compliant Concrete walkway along front yard



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Appendix A Zoning By-law Review

Table 2. Parking

R5Y [2312] and R5Y [2313]				N5B [2312] and N5B [2313]			
Section	Provisions	Requirement / Permission	Proposed	Section	Provisions	Requirement / Permission	Proposed
101(3) & Table 101	Min. required resident parking within Area X of Schedule 1A	Townhouse: 0.75 per dwelling unit (6)(0.75) = 5 Dwelling, Mid-high Rise Apartment, dwelling units in a mixed-use building: 0.5 per dwelling unit (56)(0.5) = 28 No off-street motor vehicle parking is required for the first twelve dwelling units 33-12 = 21 parking resident parking spaces	55 spaces				
101(3) & Table 101	Min. required non-residential use parking within Area X of Schedule 1A	(b) where a non-residential use located partly or entirely on the ground floor has a gross floor area of 200 square metres or less, no off-street motor vehicle parking is required to be provided.	14 spaces provided for the commercial uses				
102 & Table 102	Min. required visitor parking within Area X of Schedule 1A	Townhouse with garage and driveway: Exempt per 102(4)	n/a	603 (6)	Min. visitor parking space rates	In the case of a vertically attached dwelling, where each dwelling unit has a driveway accessing a garage or carport located on the same lot as that dwelling unit, and in the case of a planned unit development, where a vertically attached dwelling unit has a driveway accessing its own garage or carport; no visitor parking is required for that dwelling unit nor its additional dwelling units.	n/a
102 & Table 102	Min. required visitor parking within Area X of Schedule 1A	Min. visitor parking space rate in Area X: 0.1 per dwelling unit minus the first 12 dwelling units: (56-12)(0.1) = 4.4 visitor spaces	5 visitor spaces provided	603 (1) & (3)(a)	Min. visitor parking space rates	Area C on Schedule A3: 0.1 spaces per dwelling unit minus the first 24 dwelling units (56-24)(0.1) = 3.2 visitor spaces	5 visitor spaces provided
106(1) & (2)	Any motor vehicle parking space must be:	Min. width: 2.6 m Max. width: 3.1 m Min. length: 5.2 m Min. length (parallel): 6.7 m	Regular spaces: at least 2.6 m x 5.2 m Parallel spaces: 2.6 m x 6.7 m	605 (1) & (3)	Any motor vehicle parking space must be:	Min. width: 2.6 m Max. width: 3.1 m Min. length: 5.2 m Min. length (parallel): 6.7 m	Regular spaces: at least 2.6 m x 5.2 m Parallel spaces: 2.6 m x 6.7 m
Table 107	Min. required aisle width	Angle of parking: 71-90 degrees, minimum required aisle width is 6.7 m	Non-compliant 6 m	Table 607A	Min. required aisle width	Angle of parking: 71-90 degrees, minimum required aisle width: Residential use building: 6m All other cases: 6.7 m	6 m
187 31 (o)	Max. driveway width	the maximum driveway width for parking lots and parking garages with 20 or more parking spaces is 6 metres;	6m				
187 31 (r)	Parking requirements	where a restaurant, retail store, or retail food store is less than 200 square metres of GFA, no parking spaces are required. Where a restaurant, retail store or retail food store is greater than 200 square metres of GFA, the minimum parking requirement is 5 spaces per 100 square metres over 200 square metres of GFA	14 spaces provided for the commercial uses				
110 (1)	Landscaping Provisions	Except in the case of an industrial zone, a minimum of 15% of the area of any parking lot, whether a principal or an accessory use, must be provided as perimeter or interior landscaped area comprised of the following:	25% landscaping	807 (7)	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:	3.6m



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		(a) a landscaped buffer must be provided between the perimeter of the parking lot and a lot line in accordance with Table 110. A driveway may cross the landscaped buffer; and (b) in addition to the landscaped buffer, interior landscaping may be provided including various landscaped islands, landscaped medians, pedestrian pathways or public plazas to meet the minimum 15% requirement.				1. for a parking lot with 10 or fewer spaces: one metre; 2. for a parking lot with more than 10 but fewer than 100 spaces: 3.5 metres; and 3. for a parking lot containing 100 or more spaces: 5 metres.	
Table 110	Minimum required width of a Landscaped Buffer of a Parking Lot	(a) abutting a street: 3 metres (b) not abutting a street: 1.5 metres	3.66m				
Table 111A	Bicycle parking space rates	Apartment building: 0.5 per dwelling unit = 28 spaces Commercial: 1 space per 250m ² = 4 spaces	Residential = 60 spaces provided Commercial = 4 spaces provided	Table 613B	Residential bicycle space rates	Short term spaces: minimum 2 spaces with an additional 1 space per 20 d.u. where a building contains more than 21 d.u. = 4 spaces Long term spaces: 1 per unit = 56 spaces	4 short-term spaces 56 long-term spaces
				Table 613C	Non-Residential bicycle parking space rates	Short term spaces: per use Long term spaces for office use: 1 per 250m ²	4 spaces
111 (7)	Location of bicycle parking spaces	Max. of 50% of the required bicycle parking spaces or 15 spaces, whichever is greater, may be located in a landscaped area	Located in landscaped area in exterior side yard				
				613(10), (12)	Long Term bicycle parking spaces	Must be located inside a building or structure. 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. Where bicycle lockers are provided for individual bicycles, they are to be considered a secure enclosure.	Non-compliant Not located within a building or structure. Secure enclosure
				613(13)	Long-term bicycle parking spaces	Must be accessed by: (a) a hallway, aisle, sidewalk or walkway with a minimum width of 1.5 m; and (b) the path leading to long-term bicycle parking spaces must not comprise steps or stairways, and one of the following must be provided: (i) an elevator that is sufficiently large to accommodate a horizontal bicycle parking space; or (ii) a ramp	Compliant
Table 111B	Bicycle parking space provisions	Horizontal Min. width 0.6 m Min. length 1.8 m Vertical Min. width 0.5 m Min. length 1.5 m Stacked Min. width 0.37 m	Horizontal parking spaces 0.6m x 2.07m	Table 613A	Bicycle parking space provisions	Horizontal Min. width 0.6 m Min. length 1.8 m Min. vertical clearance 2 m Vertical Min. width 0.6 m Min. length 1.5 m Min. vertical clearance 2 m Stacked Min. width 0.37 m Min. length 1.8 m Min. vertical clearance 1.2 per space Inclusive Min. width 1 m Min. length 2.75 m Min. vertical clearance 2.75 m	Horizontal parking spaces 0.6m x 2.07m





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