

Summary of Zoning Regulations

Zone Regulations	Existing Zone Regulations RA2-24	Proposed Base Zone Regulations RA4	Proposed Amended Zone Regulations RA4-Exception
Additional Permitted Uses	Accessory day care, beauty salon, pharmacy, and community uses	-	Accessory day care, beauty salon, pharmacy, community uses, offices, personal service establishment and retail store
All lands zone RA4-XX will be treated as one lot for purposes for Zoning requirements	-	-	yes
Maximum number of beds in a long-term care building	200	-	200
Maximum number of apartment dwelling units	212	-	250
Maximum number of retirement dwelling units	-	-	250
Minimum % of apartment dwelling units that are one bedroom	70%	-	60%
Minimum % of retirement dwelling units that are one bedroom	-	-	70%
Maximum Floor Space Index (FSI)	1.75	1.80	2.40
Maximum Height	9 storeys stepping to 6 storeys (as per Exception Schedule) 5 storeys (Existing Long Term Care Home)	56 m (183.7 ft.) and 18 storeys	58 m (190.3 ft.) and 18 storeys (Bldg A) 13 storeys (Bldg B) 5 storeys (Existing Long Term Care Home)

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Maximum GFA of long-term care building	18 000 m ² (193,750 ft ²)	-	17 667 m ² (190,166 ft ²)
GFA of a long-term care building shall include the GFA of a day care and community centre within a long term care building	yes	-	yes
Maximum GFA of an apartment building	21 000 m ² (226,042 ft ²)	-	35 988 m ² (387,372 ft ²) (for Building A and B)
Maximum GFA permitted per storey for each storey above 13 storeys for Building A (retirement building)	-	-	750 m ² (8,073 ft ²)
Maximum GFA permitted per storey for each storey above 12 storeys for Building B (apartment building)	-	-	1 150 m ² (12,378 ft ²)
Maximum GFA used for a day care within a long-term care building	645 m ² (6,943 ft ²)	-	645 m ² (6,943 ft ²)
Maximum GFA used for a community centre within a long-term care building	2 955 m ² (31,807 ft ²)	-	2 955 m ² (31,807 ft ²)
Minimum Front Yard	<p>For portions of building greater than 13 m (42.6 ft.) and less than or equal to 20 m (65.6 ft.) = 8.5 m (27.9 ft.)</p> <p>For portions of building greater than 20 m (65.6 ft.) and less than or equal to 26 m</p>	<p>For portions of building greater than 13 m (42.6 ft.) and less than or equal to 20 m (65.6 ft.) = 8.5 m (27.9 ft.)</p> <p>For portions of building greater than 20 m (65.6 ft.) and less than or equal to 26 m</p>	<p>For any portion of Building A = 7.5 m (24.6 ft.)</p> <p>For portions of building greater than 13 m (42.6 ft.) and less than or equal to 23 m (75.4 ft.) for Building B = 7.5 m (24.6ft.)</p>

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	<p>(85.3 ft.) = 9.5 m (31.2 ft.)</p> <p>For portions of building greater than 26 m (85.3 ft.) = 10.5 m (34.4 ft.)</p>	<p>(85.3 ft.) = 9.5 m (31.2 ft.)</p> <p>For portions of building greater than 26 m (85.3 ft.) = 10.5 m (34.4 ft.)</p>	<p>For portions of building greater than 23 m (75.4 ft.) and less than or equal to 26 m (85.3 ft.) for Building B = 9.5 m (31.2ft.)</p> <p>For portions of building greater than 26 m (85.3 ft.) for Building B = 10 m (32.8 ft.)</p>
Minimum Exterior Side Yard	<p>For portions of building less than or equal to 13 m (42.6 ft.) = 7.5 m (24.6 ft.)</p> <p>For portions of building greater than 13 m (42.6 ft.) and less than or equal to 20 m (65.6 ft.) = 8.5 m (27.9 ft.)</p> <p>For portions of building greater than 20 m (65.6 ft.) and less than or equal to 26 m (85.3 ft.) = 9.5 m (31.2 ft.)</p> <p>For portions of building greater than 26 m (85.3 ft.) = 10.5 m (34.4 ft.)</p>	<p>For portions of building less than or equal to 13 m (42.6 ft.) = 7.5 m (24.6 ft.)</p> <p>For portions of building greater than 13 m (42.6 ft.) and less than or equal to 20 m (65.6 ft.) = 8.5 m (27.9 ft.)</p> <p>For portions of building greater than 20 m (65.6 ft.) and less than or equal to 26 m (85.3 ft.) = 9.5 m (31.2 ft.)</p> <p>For portions of building greater than 26 m (85.3 ft.) = 10.5 m (34.4 ft.)</p>	For any portion of Building A = 7 m (23 ft.)
Minimum Rear Yard	7.5 m (24.6 ft.) plus 1 m (3.3 ft.) for each additional 1	7.5 m (24.6 ft.) plus 1 m (3.3 ft.) for each additional 1	For any portion of Building A or B = 40 m (131.2 ft.)

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	m of height exceeding 10 m (32.8 ft.) to a maximum requirement of 25.5 m (83.7 ft.)	m (3.3 ft.) of height exceeding 10 m (32.8 ft.) to a maximum requirement of 25.5 m (83.7 ft.)	For existing long-term care building – as per exception schedule (ranging 40 m (131.2 ft.) to 20 m (65.6 ft.))
Minimum above grade separation between buildings for that portion of a dwelling with a height greater than 13 m and less than or equal to 20 m	9 m (29.5 ft.)	9 m (29.5 ft.)	7.5 m (24.6 ft.) for Buildings B and C
Maximum encroachment of a patio, staircase or balcony located at the first storey , with or without a foundation or awning, into a required front yard	1.8 m (5.9 ft.)	1.8 m (5.9 ft.)	3 m (9.8 ft.)
Maximum projection of a canopy outside the buildable area identified on exception schedule	-	-	3 m (9.8 ft.)
Maximum encroachment of an air intake or exhaust shaft located at the first storey , with or without a foundation, into a required front or exterior side yard	-	-	5.5 m (18 ft.)
Maximum encroachment of an air intake or exhaust shaft located at the first storey , with or without a foundation,	-	-	18 m (59. 1 ft.)

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into a required rear yard			
Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line	3 m (9.8 ft.)	3 m (9.8 ft.)	2.7 m (8.9 ft.)
Minimum setback from a waste enclosure/loading area to a street line	10 m (32.8 ft.)	10 m (32.8 ft.)	7 m (23 ft.)
Minimum landscaped area	40% of the lot area	40% of the lot area	34% on all lands zoned RA4-Exception
Minimum percentage of total required amenity area to be provided in one contiguous area	50%	50%	0%
Minimum number of resident parking spaces per dwelling unit in an apartment	0.61	-	0.61
A parking structure constructed completely below grade may project outside the buildable area identified on the exception schedule	yes	-	yes
All site development plans shall comply with the exception schedule	yes	-	yes
	Note: The provisions listed in bold within the Proposed Amended Zone Regulations RA4-Exception column of this table are new exceptions since the Information Report/Public Meeting.		

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	The provisions listed are based on information provided by the applicant, which is subject to revisions as the application is further refined. In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.		