

*NOTE this table has been reproduced from the Municipality's Pre-Consultation Comments and expanded where appropriate.

Zoning By-law Checklist: **ZBL 60-2009 AS AMENDED**

Address/Roll	12-34 Collingwood Street	
OP Designation	Urban Downtown Commercial	Permitted? YES
Zone	CI-294	Permitted? YES - multiple unit and townhouse dwelling, commercial units, apartments above first storey

Zoning Development Standards:

Standard	Required	Provided	Complies
Min Lot Area	n/a	5,016.23m ²	Yes
Min Lot Frontage	n/a	103.45m	Yes
Min Front Yard	n/a	0.3m	Yes
Min Side Yard Setback	n/a except abutting res zone 4.8m	West 8.98m East 9.35m	Yes
Min Rear Yard	n/a except abutting res zone 4.8m	7.59m	Yes
Max Driveway Width	n/a (see engineering standards)	8m	Yes
Max Building Height	13.5m/4 storeys - setback 25m easterly, 40m westerly 15.5m/5 storeys - setback min of 25m easterly, 35m westerly	Condo Building – 12.3m (3 storeys) East Townhouse – 13.46m (4 storeys) West Townhouse – 14.83m (4.5 storeys)	Yes, all 3 buildings comply with applicable max height.
Max Lot Coverage	n/a	33.3%	Yes
Entrances and Lobbies	For apartment uses - at grade no more than 30% of main wall at front	4.5% provided (36.72m total width – 1.67m for residential entrance)	Yes
Groundfloor commercial - multi unit	Minimum of 70% of main wall at "front" - promenade side	100% of walls facing pedestrian promenade are for commercial use	Yes
Retaining wall	Permitted in a required yard - any height	Retaining wall provided as shown on grading plans	Yes
Garbage Enclosures	Setback 3m from open space and	Earthbins are proposed as shown	Yes

	residential zones 1.5m opaque screen	on the Site Plan, and are setback 5.43m from adjacent OS zone.	
Parking Areas	Setback a minimum 0.5 m from lot lines 1.5 opaque screen required (hedge, fence etc) - where 3m from rez zone or 1m of other lot line.	2m wood privacy fencing provided along west, north and east where parking areas are in proximity to adjacent lot lines.	Yes
Parking minimums	1.25 per dwelling unit 0 spaces for commercial	Apartment 16 units requires 20 spaces. 29 spaces provided. Townhomes requires 2 spaces per unit, 2 spaces per unit provided.	Yes
Parking Space	2.7 X 5.8m	Min size of 2.7m x 5.8m provided.	Yes
Parking Aisles	5.8m (90degree angle)	Min aisle width of 6.37m provided	Yes
Shared Parking	0.25 spaces per unit may be shared	Excess parking is provided	Yes
Barrier Free Parking	Not required for multiple dwellings with 2 spaces per unit	Not requires, however 1 barrier free space is provided	Yes