



Site Concept 2 - Mixed Housing
Site Area 4.26 ha.

Retail/ Comm ¹	2,024 sm (21,786sf)
4 to 6 storey apartments	374 Units
1-1/2 Storey Bungalow Towns	42 Units
3 Storey Towns	14 Units
TOTAL Unit Count	430 Units

Surface Parking:

Lot 1	119 Spaces
Lot 2	20 Spaces
139 Total	

Underground Parking:

Building C	15 Spaces
UG Lot 1	207 Spaces
UG Lot 2	74 Spaces
296 Total	

Towns Parking:

2 per Town	112 Spaces
TOTAL Parking Count	547 Spaces

Retail Parking Required - 81 cars
 Medical Clinic: 1/16 sq.m (63 Cars)
 Office: 1/30 sq.m of GFA of the portion over 450 sq.m (18 Cars)

Retail Parking Provided - 81 cars
Towns Parking Provided - 112 Spaces (2/Town)
Residential Parking Provided - 354 Spaces
Barrier Free Required - 13 Cars
Barrier Free Provided - 14 Cars
Short Term Bike Parking Provided - 76 Stalls
Long Term Bike Parking Provided - 216 Stalls

Total Amenity Required - 2,192 m²
Building A Amenity: 336 m²
Building B Amenity: 336 m²
Building C Amenity: 650 m²
Building D Amenity: 632 m²
Building E Amenity: 238 m²

Building Coverage: 11,850 m² (27%)
Landscape Coverage : 20,227 m² (47%)

Legend

- Property Line
- Setbacks
- Outdoor Amenity
- Bike Parking

NOTE: Property line, buildings, drive access and street setbacks are all shown as approximate. A detailed site survey must be provided prior to finalizing all conditions. Dimensions used are all based on reference plans and are not intended as legally binding. Architect is not responsible for any changes that may occur due to verification of zoning, boundary conditions, OP, or other regulations. The enclosed drawing is for reference and information purposes only.



Zoning Regulation		Required	Proposed	✓ / X
11.1.1	Permitted Uses	Multiple Dwelling (shall mean a building or part thereof containing three or more dwelling units but shall not include a street townhouse dwelling or semi-detached dwelling.) Retail/Office/Medical Clinic/Commercial uses as listed	Multiple Dwellings	✓
			Uses as listed (commercial/office etc)	✓
11.1.1.1	Restricted Uses	i) Restriction of Uses within a building: 1. The finished floor elevation of any dwelling unit shall be a minimum of 0.9 metres above grade;	0.0m	X
11.1.3 a)	Building Setback from a Street Line	i) Minimum 3.0 metres for a building with residential units on the ground floor facing a street; ii) Maximum 4.5 metres, except where a visibility triangle is required for a driveway access; iii) Notwithstanding Section i) above, a minimum setback of 6.0 metres for that portion of a building providing an access driveway to a garage. iv) Section i) above, shall not apply for any portion of a building that exceeds the requirement established in Section 11.1.3 g) ii) and iii) below.	Building A and B to Rymal Road West 54m	✓
			Closest building to Rymal Road West 3m	✓
			Single use residential buildings greater than 4.5m	X
			N/A	N/A
11.1.3 b)	Minimum Rear Yard	7.5 metres shall mean the lot line farthest and opposite to the front lot line and whereas in the case of a triangular shaped lot, the rear lot line will be the intersection point of the side lot lines.	4.24m	X
11.1.3 c)	Minimum Interior Side Yard	7.5 metres abutting a Single Detached Dwelling, Semi-Detached Dwelling, and Street Townhouse.	7.5m, other than 4.24m along western lot lines (internal to the overall site), and except where abutting a daylight triangle, 0m	X
11.1.3 d)	Building Height	i) Minimum 11.0 metres; and,	Commercial building: 7.9m	X
			Building A: 20.5m	✓
			Building B: 20.5m	✓
			Building C: 19m	✓
			Building D: 17.3m	✓
			Building E: 12.3m	✓
			Buildings F-H: 13.64m	✓
Buildings I-V: 7.75m	X			

Zoning Regulation		Required	Proposed	✓ / X
		ii) Maximum 22.0 metres; and,	Commercial building: 7.9m	✓
			Building A: 20.5m	✓
			Building B: 20.5m	✓
			Building C: 19m	✓
			Building D: 17.3m	✓
			Building E: 12.3m	✓
			Buildings F-H: 13.64m	✓
		Buildings I-V: 7.75m	✓	
		iii) In addition to Subsection i) and notwithstanding Subsection ii), any building height above 11.0 metres may be equivalently increased as the yard increases beyond the minimum yard requirement established in Subsection 11.1.3. b) and c), when abutting a Residential or Institutional Zone, to a maximum of 22.0 metres.	Request to amend regulation as 'shall not apply' as development is a comprehensive design.	X
		iv) In addition to the definition of Building Height, any wholly enclosed or partially enclosed amenity area, or any portion of a building designed to provide access to a rooftop amenity area shall be permitted to project above the uppermost point of the building, subject to the following regulations:	No rooftop amenity proposed	
A. The total floor area of the wholly enclosed or partially enclosed structure belonging to an amenity area, or portion of a building designed to provide access to a rooftop amenity area does not exceed 10% of the floor area of the storey directly beneath;	No rooftop amenity proposed			
B. The wholly enclosed or partially enclosed structure belonging to an amenity area, or portion of a building designed to provide access to a rooftop amenity area shall be setback a minimum of 3.0 metres from the exterior walls of the storey directly beneath; and,	No rooftop amenity proposed			
C. The wholly enclosed or partially enclosed amenity area, or portion of a building designed to provide access to a rooftop amenity area shall not be greater than 3.0 metres in vertical distance from the uppermost point of the building to the uppermost point of the rooftop enclosure.	No rooftop amenity proposed			
11.1.3 g)	Built Form for New Development	i) Rooftop mechanical equipment shall be located and/or screened from view any abutting street	Screened from view	✓
		ii) For an interior lot or a through lot the minimum width of the ground floor façade facing the front lot line shall be greater than or equal to 75% of the measurement of the front lot line.	141.7m frontage, façade length is 59.5m = 41.9%	X
		iv) In addition to Section 10.1.3g)i), ii) and iii), the minimum width of the ground floor façade facing the front and flankage lot lines shall exclude access driveways and any required yards within a lot line abutting a street.	Noted	



Zoning Regulation	Required	Proposed	✓ / X	
	v) Notwithstanding ii) and iii) above, a maximum of one driveway with a maximum width of 6.0 metres shall be permitted for ingress and egress.	Shared drive aisle out to Garner Road West. Wider than 6m	X	
	vi) No parking, stacking lanes, or aisles shall be located between the required building façade and the front lot line or flankage lot line.	Parking spaces and drive aisles are located between residential building facades and front lot line.	X	
	vii) All principal entrances shall face the street and be accessible from the building façade with direct access from the public sidewalk.	Principal entrances face the street for commercial building, not for others.	X	
	viii) Notwithstanding the definition of planting strip, a sidewalk shall be permitted where required by Section vi) above.	Noted	✓	
11.1.3 i)	Visual Barrier Requirement	i) A visual barrier shall be required along any lot line abutting a downtown D5 Zone, Institutional Zone or Residential Zone in accordance with the requirements of Section 4.19 of this Bylaw.	Provided along eastern property line. Request to amend regulation as 'shall not apply' to remaining lot lines as development is a comprehensive design.	✓ X
		ii) Notwithstanding i) above, no visual barrier(s) shall be permitted between the building façade and the street.	Noted	✓
11.1.3 j)	Outdoor Storage	i) No outdoor storage of goods, materials, or equipment shall be permitted.	No outdoor Storage	✓
		ii) Notwithstanding Section i) above, the display of goods or materials for retail purposes accessory to a retail use shall only be permitted in a front yard or flankage yard	No outdoor Storage	✓
Parking Requirements				
5.1a	Location (all uses)	i) Required parking facilities shall be located on the same lot as the use requiring the parking	Provided	✓
		v) Unless otherwise regulated in this By-law, parking spaces and aisles, giving direct access to abutting parking spaces, excluding driveways extending directly from the street, shall be subject to the following: a) Shall not be located within 3.0 metres of a street line, b) Shall provide a 3.0 metre wide planting strip being required and permanently maintained	Parking located 5.4m from street line. 3m wide plating strip provided along street line.	✓

Zoning Regulation	Required	Proposed	✓ / X	
	between the street line and the said parking spaces or aisle, except for that portion of a lot line abutting the Red Hill Valley Parkway and the Lincoln Alexander Parkway; and, c) Where a Planting Strip is provided, as per b) above, any architectural wall or feature within the Planting Strip shall be limited to a maximum height of 0.6 metres.			
	d) Multiple Dwellings On a lot containing a multiple dwelling: i) With the exception of any visitor parking required by Section 5.6, required parking for multiple dwellings shall not be located between the façade and the front lot line or between the façade and flankage lot line. In no case shall any parking be located within the required front yard or required flankage yard or within 3.0 metres of a street line. ii) Visitor parking may be permitted between the façade and a street provided that no more than 50% of the front yard shall be used for visitor parking and access to such parking.	Parking spaces are proposed between the building face internal to the site of the multiple dwelling and the street line.	X	
5.2	Design Standards	a) Where a parking lot is situated on a lot which abuts a Residential Zone, Settlement Residential (S1) Zone, Downtown (D5), or Downtown (D6)Zone, the following shall be provided and maintained along that portion of the lot line that abuts a Residential Zone, Settlement Residential (S1) Zone, Downtown (D5) Zone, or Downtown (D6) Zone: A minimum 1.5 metre wide landscape strip which shall contain a visual barrier in accordance with Section 4.19 of this By-law.	Minimum 1.5m provided along eastern lot line Request to amend regulation as 'shall not apply' to remaining lot lines as development is a comprehensive design	✓ X
	b) i) Minimum 2.8 metres in width and 5.8 metres in length;	2.8m x 5.8m	✓	
	ii) Where a wall, column, or any other obstruction is located abutting or within any parking space within an above ground or underground parking structure, the minimum width of a parking	Complies	✓	
	iii) Notwithstanding Subsection ii), an additional 0.3 metres shall not be required provided: 1. the maximum length of the wall, column or any other obstruction shall not exceed 1.15 metres; 2. the wall, column or any other obstruction is located at the front, rear, or both ends of the parking space; and,	Complies	✓	



Zoning Regulation	Required	Proposed	✓ / X
	3. the wall, column or any other obstruction does not project more than 0.15 metres into the width of the parking space.		
	iv) The length of each parking space in an attached garage of a dwelling unit shall be increased by an equivalent length of the step, steps or stairwell that extends into the parking space;	Complies	✓
	vi) Notwithstanding Subsection i) herein, where 10 or more parking spaces are required on a lot, the minimum parking space size of not more than 10% of such required parking spaces shall be a width of 2.6 metres and a length of 5.5 metres, provided that any such parking space is clearly identified as being reserved for the parking of small cars only; and	None provided.	
	vii) Notwithstanding Subsection b) ii) and iii), light standards, including the base, located at the intersection of 4 parking spaces shall not be considered as an obstruction.	Noted	
	c) All required parking shall be provided as follows: i) With adequate means of ingress and egress to and from the street or laneway without the necessity of moving any other motor vehicle;	Complies except tandem: garage/driveway parking provided for Buildings F to V.	X
	ii) Shall be arranged so as to not interfere with normal public use of the street or laneway;	Complies	✓
	iii) Shall be accessed by means of an access driveway: 1. Located on the lot; or, 2. Located party on the lot in the case of a mutual driveway; or, 3. By means of a Right-of-Way.	Access mutual driveway at southern end located off site within St. Elizabeth Development	X
	iv) Any parking lot shall provide for ingress and egress of vehicles to and front a street in a forward motion only.	Complies	✓
	f) Barrier free: Min 4.4m x 5.8m	Complies	✓
	h) In addition to Section 5.1 a) v) and Subsection 5.2 e), the following Planting Strip requirements shall apply to surface parking lots in all zones where 50 or more parking spaces are provided on a lot: i) Landscaped Area(s) and Landscaped Parking Island(s) with a minimum combined area of 10% of the area of the parking lot and associated	Surface parking lot with more than 50 spots has min combined 10% area of landscaped parking islands.	✓

Zoning Regulation	Required	Proposed	✓ / X																
	access driveway and manouvering areas shall be provided and maintained; ii) Each Landscaped Area and Landscaped Parking Island shall have a minimum area of 10.0 square metres; and, iii) In addition to Section 5.6, the number of required parking spaces required to accommodate the Landscaped Area or Landscaped Parking Island within the parking lot shall be reduced by the amount needed to accommodate the minimum Landscaped Parking Island requirement as required by Subsection 5.2 h) i), up to a maximum of 10% of the required parking spaces																		
	i) In addition to Subsection c) herein, the minimum aisle width shall be designed and provided in accordance with the following requirements	Minimum aisle widths within the site 6.4m	✓																
	<table border="1"> <thead> <tr> <th>Parking Angle Degree</th> <th>One-Way and Two-Way Aisle Width</th> </tr> </thead> <tbody> <tr><td>0°</td><td>3.7 m</td></tr> <tr><td>15°</td><td>3.7 m</td></tr> <tr><td>30°</td><td>3.7 m</td></tr> <tr><td>45°</td><td>4.5 m</td></tr> <tr><td>60°</td><td>5.5 m</td></tr> <tr><td>75°</td><td>6.0 m</td></tr> <tr><td>90°</td><td>6.0 m</td></tr> </tbody> </table>	Parking Angle Degree	One-Way and Two-Way Aisle Width	0°	3.7 m	15°	3.7 m	30°	3.7 m	45°	4.5 m	60°	5.5 m	75°	6.0 m	90°	6.0 m		
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5.7 c)	Bicycle Parking (Short-Term) i) Residential Uses Multiple Dwelling: 5 spaces required Commercial Uses: 5 spaces required per use	5 x 22 = 110 required for multiple dwelling. Commercial uses: 5 required per use. 76 provided.	X																
5.7 e)	Bicycle Parking (Long-Term) Notwithstanding Section b) and in addition to c) above, in the Downtown (D1), (D2), and (D5) Zones, Transit Oriented Corridor Zones long-term bicycle parking shall be provided in the minimum quantity specified in accordance with the following requirements: 0.5 per dwelling unit Commercial Uses: 0 where less than 450.0 square metres of gross floor area; 2 per unit for those uses between 450.0 square metres and 10,00.0 square metres of gross floor area;	430 x .5 = 215 required 216 provided Commercial Per use – will conform once use established	✓																



TOC 1 Residential Parking Chart		
TOC1 Zone	Apartments 374 units	Blocks F to V 56 units
Units < 50m ²	Building A: 6 Building B: 6 Building C: 5 Building D: 5 Building E: 4 TOTAL: 26	0
Units < 50m ² Min * 0.3	26*0.3=7.8	----
Units < 50m ² Max * 1.25	26*1.25=32.5	----
Units > 50 m ²	Building A: 52 Building B: 52 Building C: 105 Building D: 102 Building E: 37 TOTAL: 348	56
Units > 50 m ² Min (1- 14) *0.7 (15-50) *0.85 (51+) * 1.0	14*0.7=9.8 36*0.85= 30.6 298*1=298 Total: 338.4	56*1=56 Total: 56
Units > 50 m ² Max * 1.25	348*1.25 = 435	No max
Required Parking	Between 346 and 467	Minimum 56
Provided Parking	Total: 354 (includes 58 parking lot spaces 296 within building/underground)	Total: 112 (includes 56 driveway, 56 garage (tandem))
	✓	✓

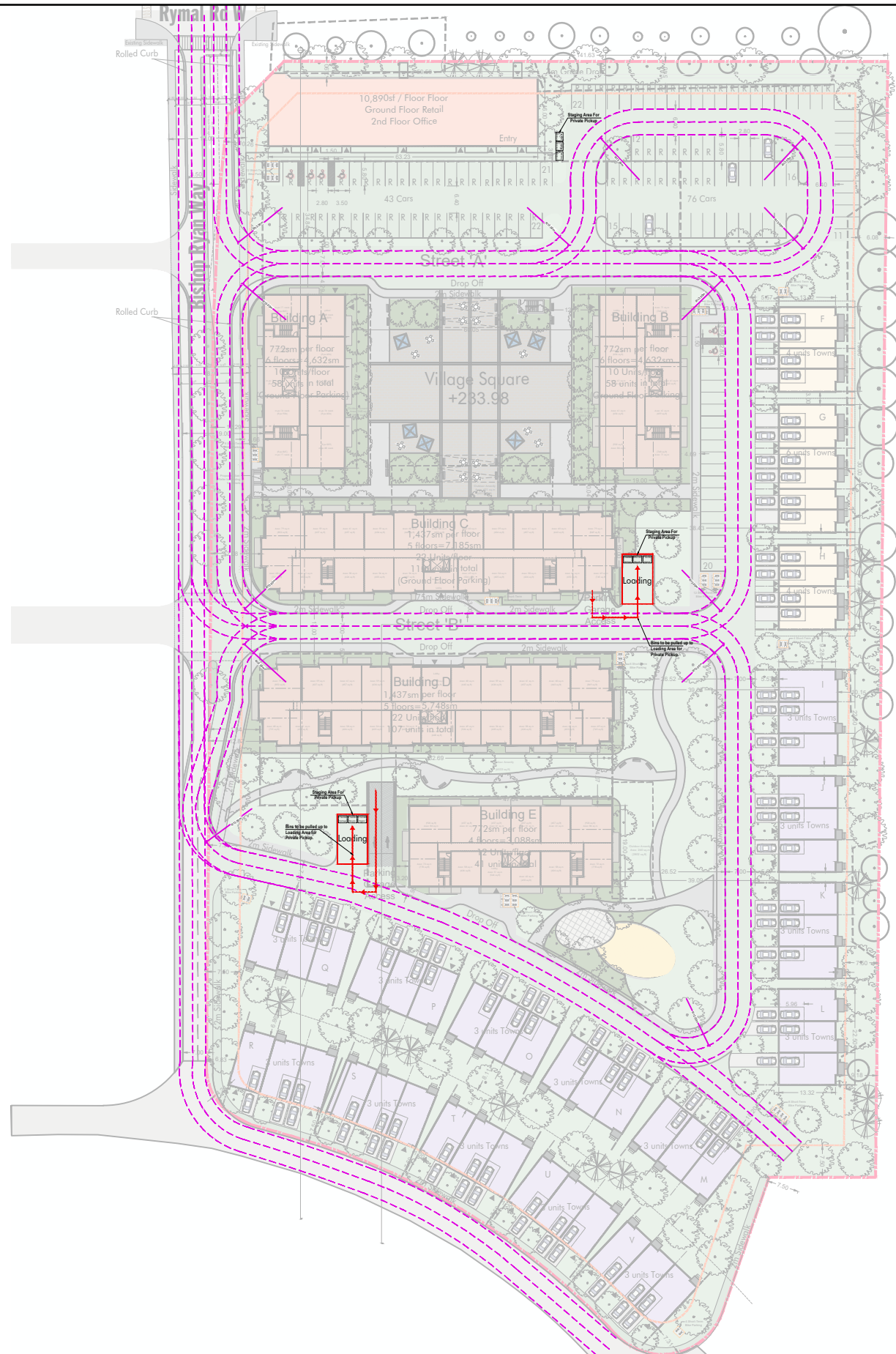
TOC 1 Commercial Parking Chart			
*Most restrictive ratio has been allocated to ground floor commercial			
TOC1 Zone	Required	Total	✓ / X
Medical Clinic	1 for each 16.0 square metres of gross floor area.	1,012 sqm/16 = 63	

Office	i) 0 where a use is less than 450.0 square metres in gross floor area; and, ii) 1 for each 30.0 square metres of gross floor area which accommodates such use, for that portion of a building that is in excess of 450.0 square metres.	1,012 sqm – 450 = 562/30 = 18	
Required Parking	81 Required		
Provided Parking	81 Provided in surface parking Lot 1		✓

Barrier Free Parking Chart			✓ / X
Barrier free parking shall be designated and provided as part of the required parking spaces in accordance with the following requirements:			
201 – 1,000 spaces: Minimum 2 spaces + 2% of the total number of required spaces.		14 provided	✓
2 + (402 +81 commercial * 0.02) = 11 required in provided number			

Amenity Area Chart					
Building	Units < 50m ² * 4.0m ²	Units >= 50m ² * 6.0m ²	TOTAL	Provided Interior and Exterior	✓ / X
A	6 * 4.0m ² = 24m ²	52 * 6.0m ² = 312m ²	336 m²	Provided	✓
B	6 * 4.0m ² = 24m ²	52 * 6.0m ² = 312m ²	336 m²	Provided	✓
C	5 * 4.0m ² = 20m ²	105 * 6.0m ² = 630m ²	650 m²	Provided	✓
D	5 * 4.0m ² = 20m ²	102 * 6.0m ² = 612m ²	632 m²	Provided	✓
E	4 * 4.0m ² = 16m ²	37 * 6.0m ² = 222m ²	238 m²	Provided	✓
F - V	---	56*6.0m ² =336m ²	336m²	Provided abutting each rear facade	✓
TOTAL	104 m²	2,424 m²	2,528m²		



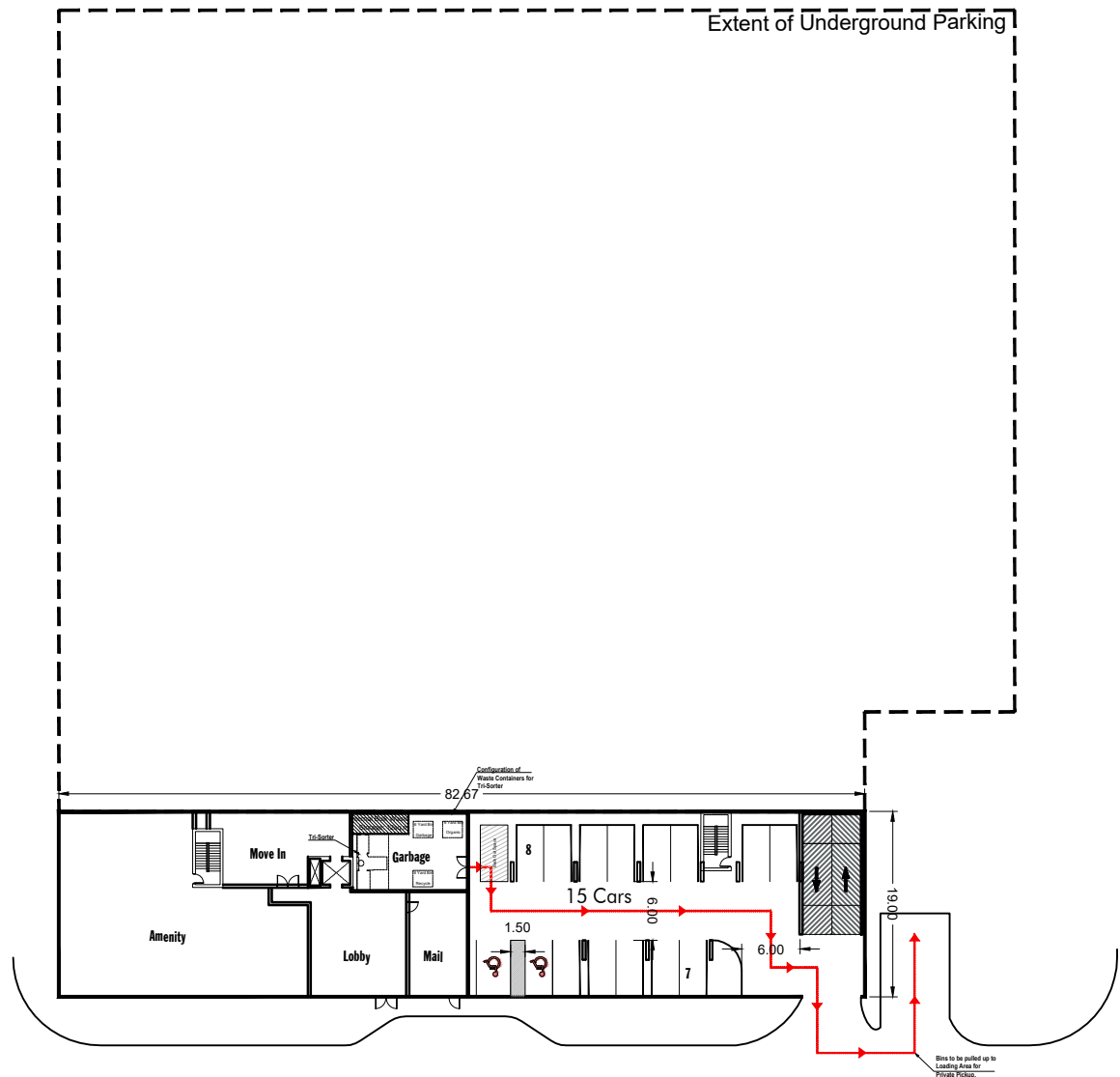


Waste Management

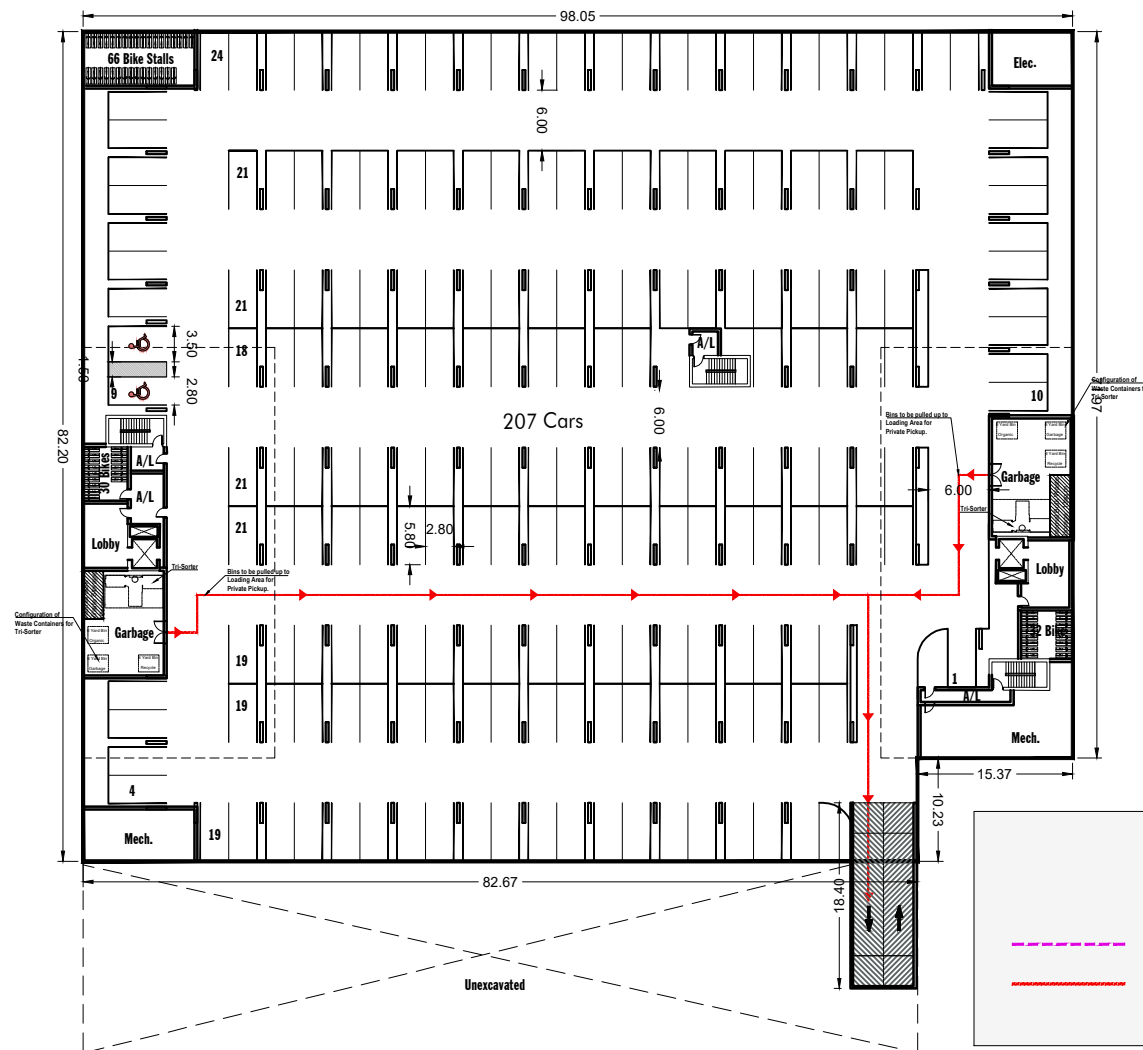
- Garbage Truck Movement
- Garbage Bin Movement

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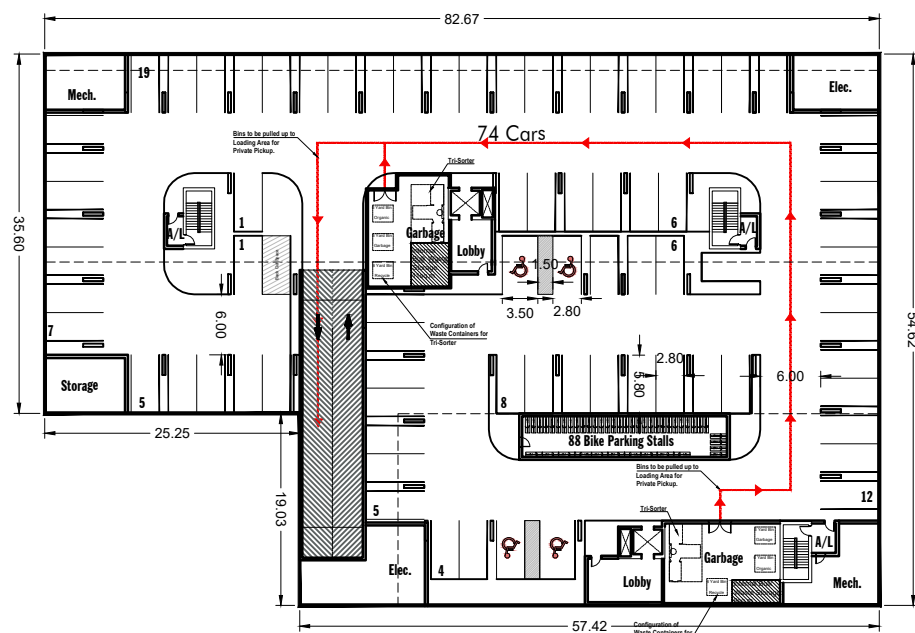
Ground Floor
P1 Partial Plan



Waste Management

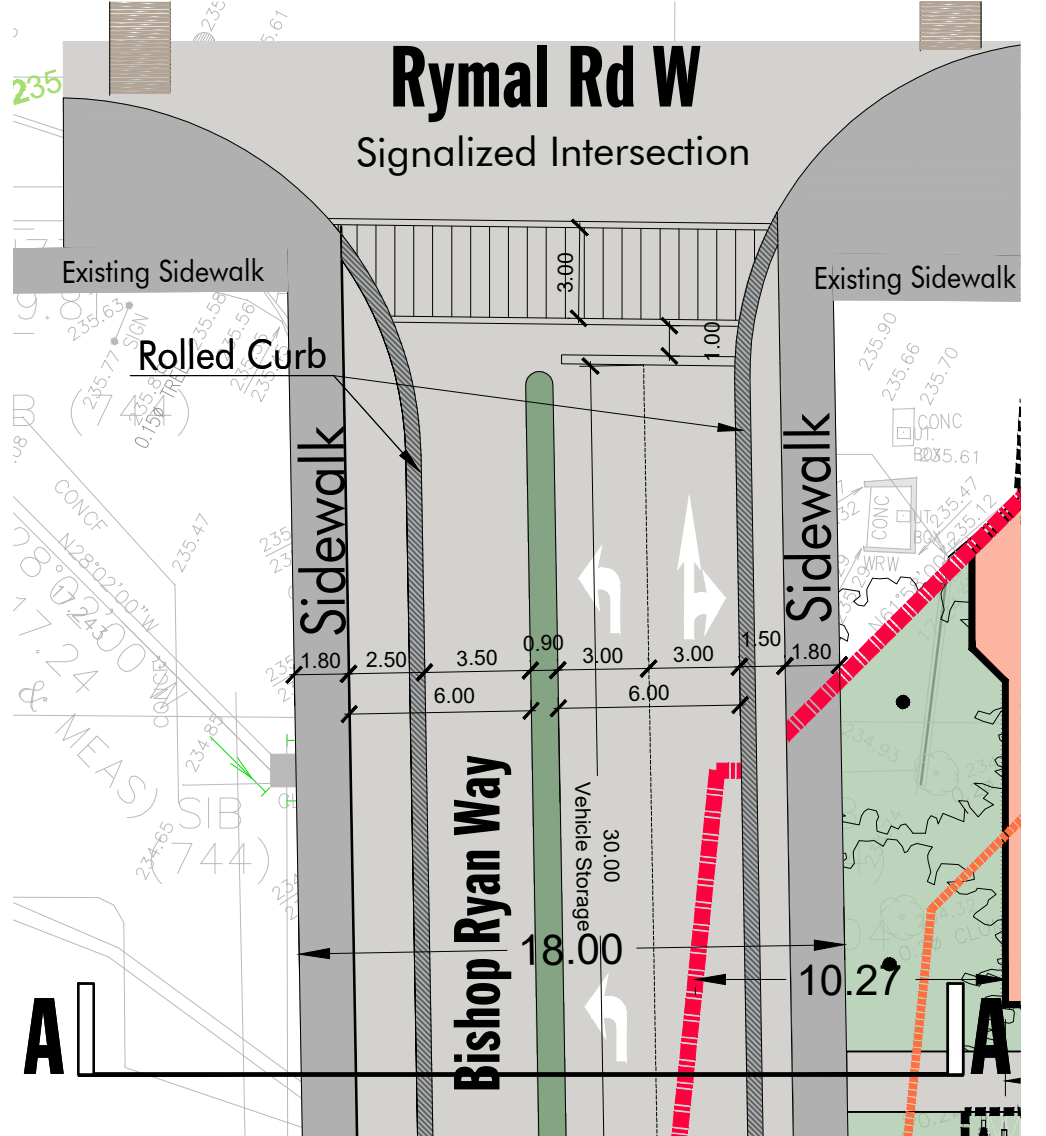
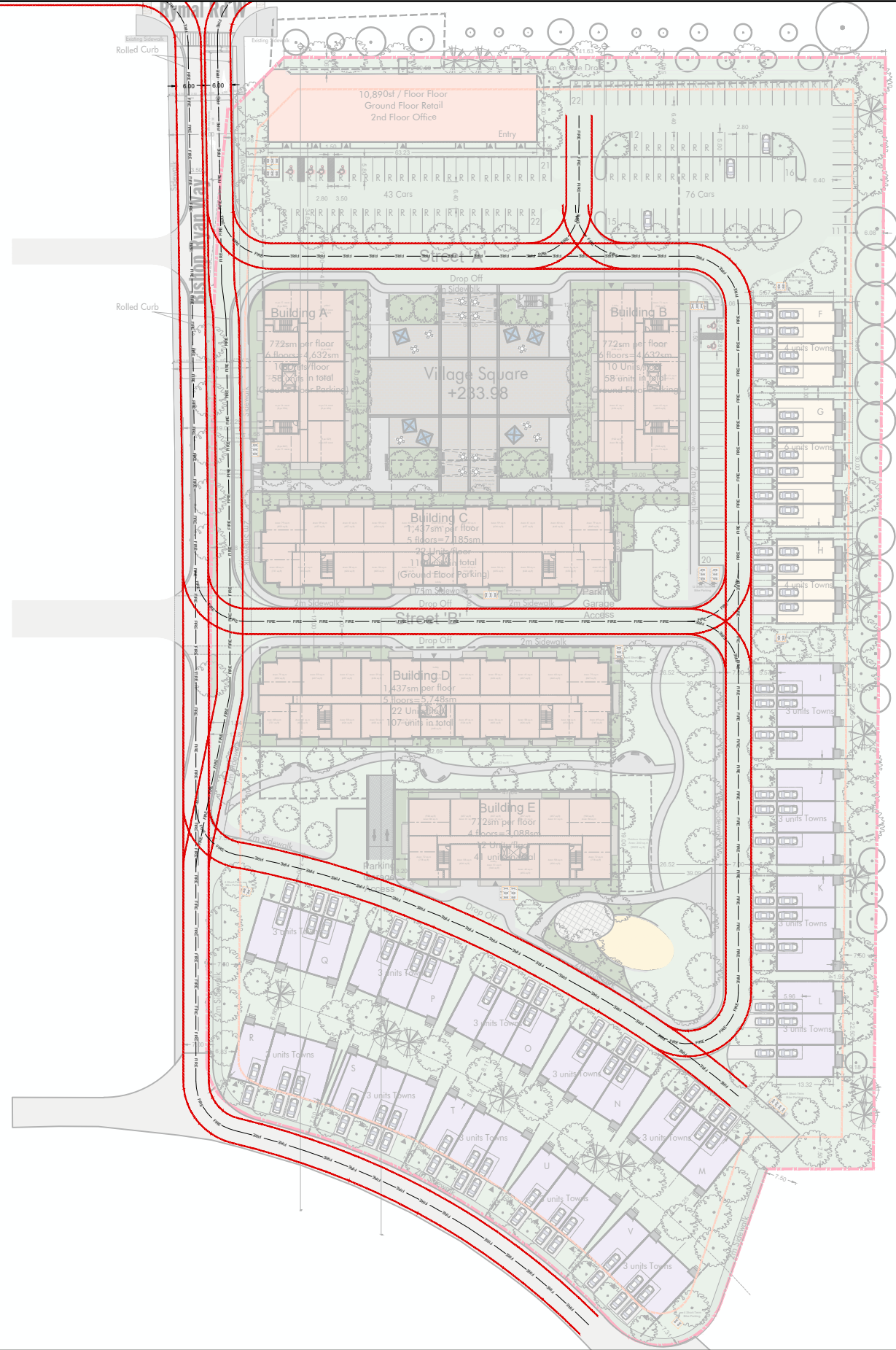
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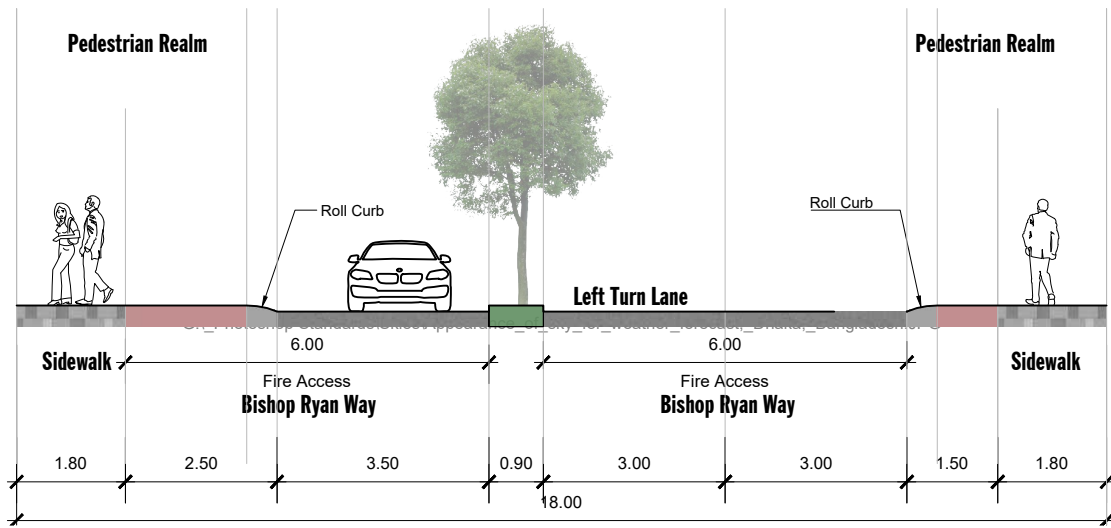


P1 Plan





Bishop Ryan Way - Zoom in Plan



Section A-A

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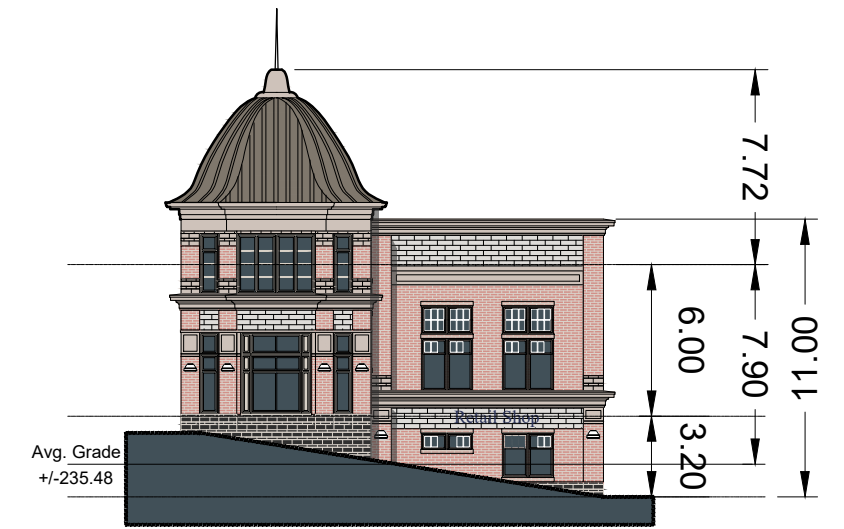


C8054
March 28, 2024

Commercial Building



South Elevation



West Elevation



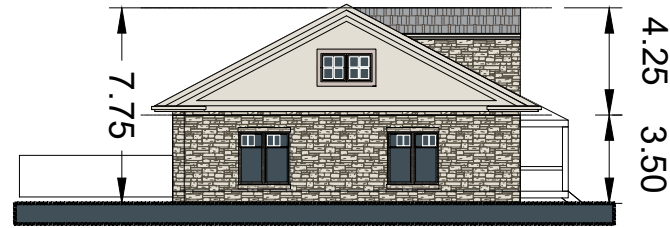
North Elevation



East Elevation



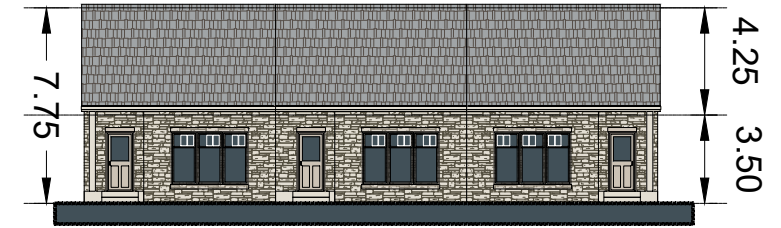
1-1/2 Storey Bungalow Towns



Typ. Side Elevation

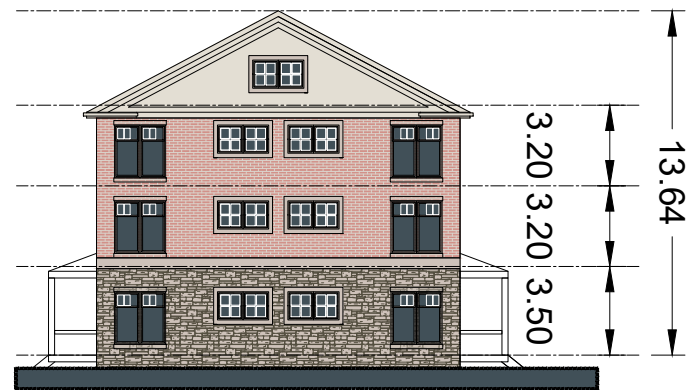


Front Elevation



Back Elevation

3 Storey Towns



Typ. Side Elevation



Front Elevation



Back Elevation



Building A



South Elevation



West Elevation



North Elevation



East Elevation



Building B



South Elevation



East Elevation



North Elevation



West Elevation



Building C



South Elevation



Typ. Side Elevation



North Elevation



Building D



South Elevation



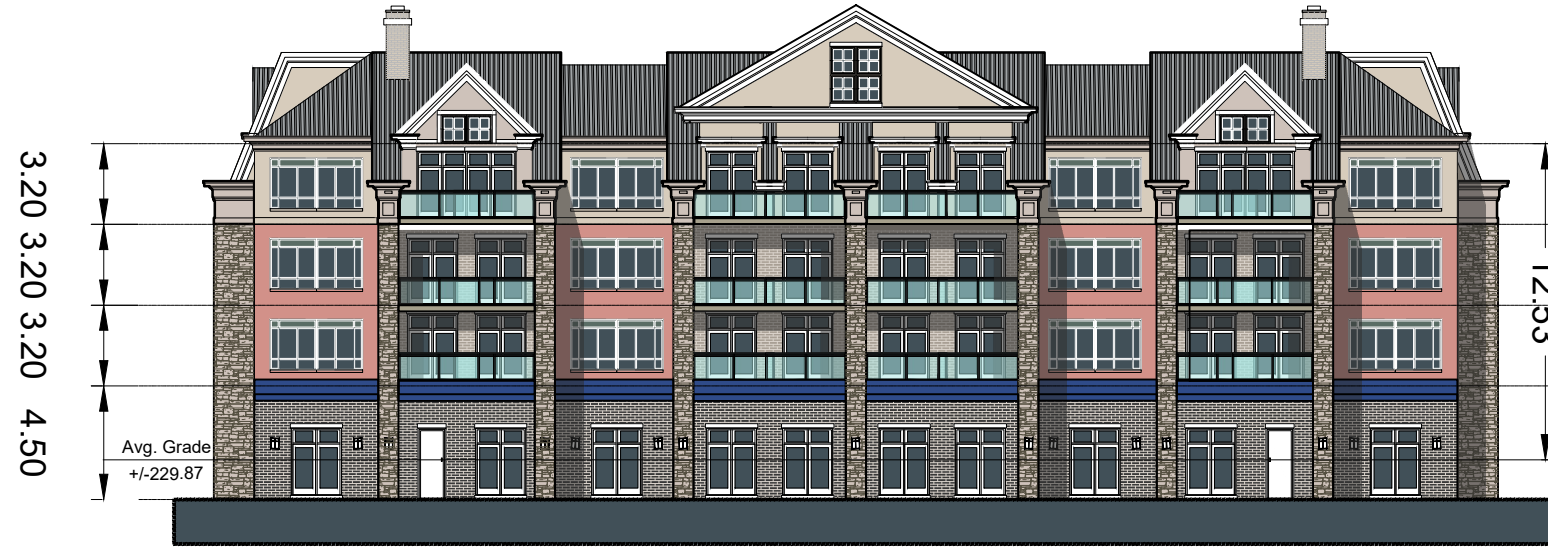
Typ. Side Elevation



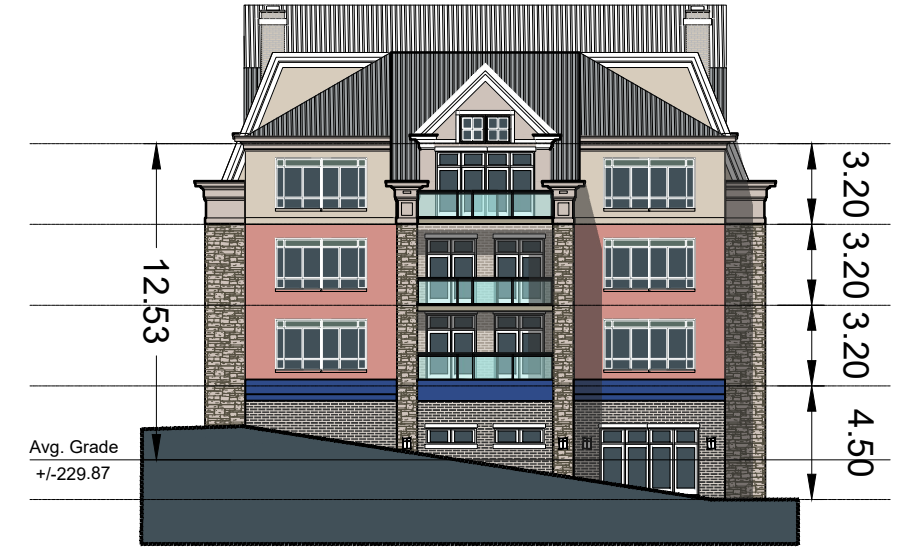
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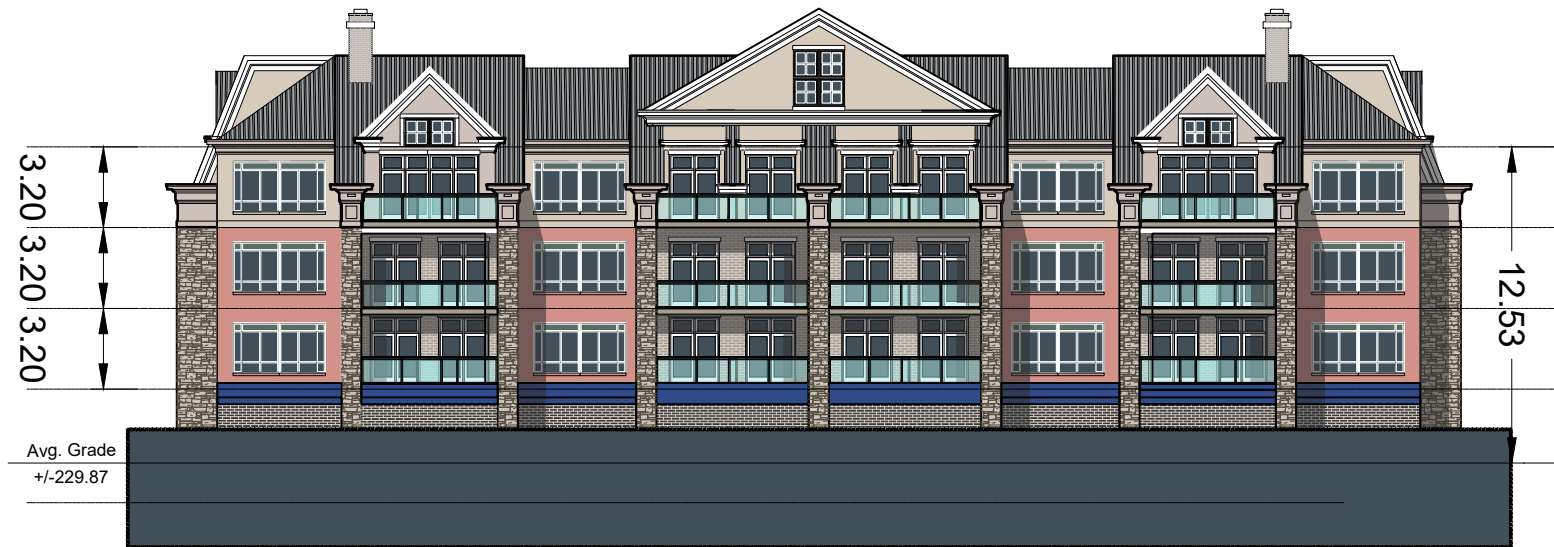
Building E



South Elevation

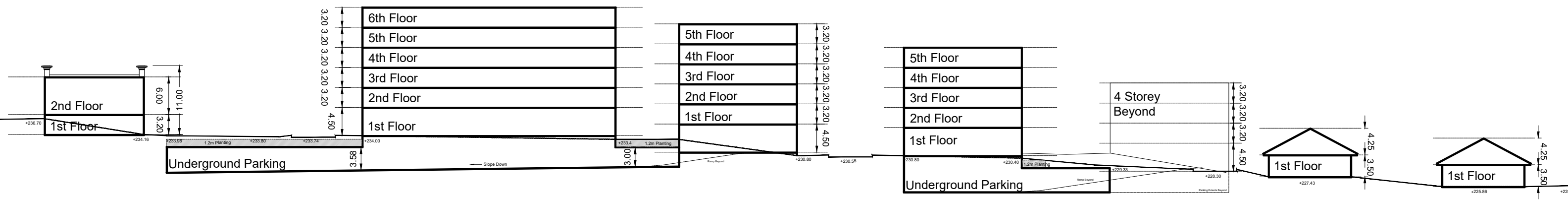


Typ. Side Elevation

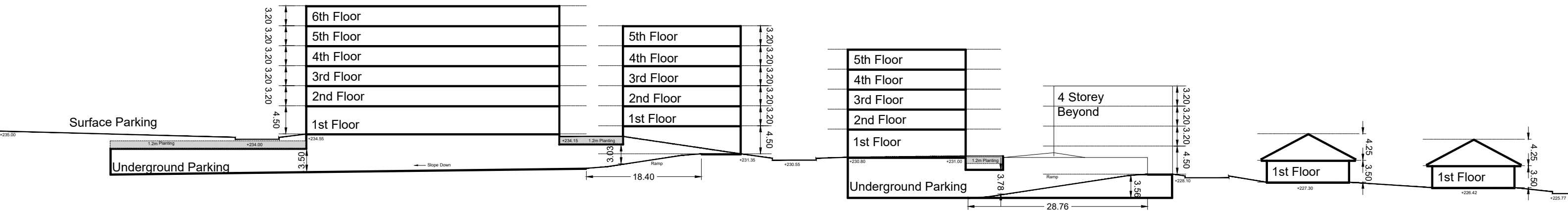


North Elevation





Section 1



Section 2

