

**Appendix A – Submitted Studies and Reports in support of the applications**

<b>Type</b>	<b>Consultant</b>
Planning Opinion Report	Malone Given Parsons Ltd.
Draft Official Plan Amendment	Malone Given Parsons Ltd.
Draft Zoning By-law Amendment	Malone Given Parsons Ltd.
Phase 1 Environmental Site Assessment	Monarch Environmental Consulting
Scoped Environmental Impact Statement	Geoprocess Research Associates
Geotechnical Report	Sirati & Partners Consultants Ltd.
Hydrogeological Study	Sirati & Partners Consultants Ltd.
Tree Inventory and Preservation Plan	RJ Burnside & Associates Ltd.
Environmental Noise Feasibility Study	GHD
Functional Servicing Brief and Stormwater Management Report	Masongsong Associates Engineering Ltd.
Transportation Impact Study	WSP
Urban Design Brief	MHBC
Landscape Plan	MHBC
Stage 1 & 2 Archaeological Assessment	ASI
Shadow Study	Richmond Architects Ltd.
Market Study	N. Barry Lyon Consultants Limited

**Appendix B – Proposed Official Plan Amendments**

<b>Existing OPA 73 Policies for Urban Residential 2 (UR2) Designation</b>	<b>Proposed Amendments</b>
<p>Policy 3.3.2 (e)</p> <p>The maximum height of any building within the UR2 designation shall be 6 storeys or 20.0 metres whichever is less. Notwithstanding this restriction, and given the extensive valley system and undulating topography, Council may consider, through the implementing zoning by-law, buildings that exceed 20.0 metres in height, as long as the building is not greater than 6 storeys in height, and the additional height is provided to assist in dealing with a complex grading issue.</p>	<p>A maximum height of 7 storeys or 26.0 metres is permitted measured from the average grade at the front property line (excluding the mechanical penthouse).</p>
<p>Section 3.3.2 (f)</p> <p>Density within the Urban Residential 2 Designation shall range from between 35 and 50 units per net residential hectare. Where proposed, small scale/low-rise apartment developments and/or stacked or back-to-back townhouses shall have a maximum density of 125 units per net residential hectare.</p>	<p>A maximum density of 260 units per net hectare is permitted where net hectare is measured by only excluding the natural feature limit and includes the environmental buffers.</p>

**Appendix C – Proposed Second Density Apartment Residential (RA2-XX)  
Exception Zone Comparison to Parent Second Density Apartment Residential  
(RA2) Zone**

	<b>Second Density Apartment Residential (RA2) Zone</b>	<b>Proposed RA2(XX) Exception Zone</b>
Permitted Uses	No more than One Apartment Building per Lot	One Apartment Building
Lot Area (minimum)	95.0 m <sup>2</sup> per dwelling unit	0.3 ha (3000 m <sup>2</sup> )
Lot Frontage (minimum)	30.0 m	30.0 m
Front Yard (minimum)	½ the height of the Main Building and in no case less than 9 m from the street line.	11.0 m
Rear Yard (minimum)	9.0 m	2.0 m
Interior Side Yard (minimum)	½ the height of the Main Building and in no case less than 6 m.	North – 4.0 m South – 5.0 m
Lot Coverage (maximum)	35%	48%
Building Height (maximum)	26.0 m	26.0 m

**Proposed changes to additional Zoning By-law Standards**

<b>Zoning By-law Provision</b>	<b>Existing</b>	<b>Proposed</b>
Landscaping Strip (Section 4.8)	Any Lot on lands zoned Commercial, Employment, Institutional or Multiple Residential (more than four dwelling units per Lot) that is adjacent to any Residential Zone shall require a Landscaping Strip in accordance with the following provisions:  4.8.1 Location:	Notwithstanding the provisions of Section 4.8, a Landscaping Strip is not required.

	<p>The Landscaping Strip be located adjacent to the entire length of any property line which abuts a Residential Zone, which is either:</p> <p>a) 3 metres in width containing an earth berm having a maximum slope of 3:1 where upon there is a 1.5 metre wide planting strip consisting of suitable trees and shrubs;</p> <p>Or</p> <p>b) A Landscaping Strip 1.5 metres in width containing an opaque fence with a minimum height of 1.5 metres</p> <p>c) Access ramps or Driveways shall be permitted to cross such Landscaping Strips</p>	
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<b>Zoning By-law Provision</b>	<b>Existing</b>	<b>Proposed</b>
Parking (Section 5.4)	1.5 spaces per dwelling unit, minimum 20% of spaces provided shall be set aside for visitor parking.	1.4 spaces per dwelling unit of which 0.25 spaces per unit shall be set aside for visitors.

Off-street parking in yards (Section 5.5.3)	No part of any Parking Area other than a (Driveway) is permitted in any Front Yard in any Residential Zone. No off street parking other than visitors parking shall be permitted in any Front Yard in any Restricted Employment (E1) Zone. In all other zones where parking is permitted in the Front Yard, the Parking Area shall be separated from any adjacent Street Line by a Strip of land not less than one decimal five (1.5) metres in width, which shall be reserved for Landscaping purposes and such Strip shall be bordered by a Curb or similar barrier except for entrances and exits	A visitor parking area is permitted in the front yard.
Barrier-Free Parking (Section 5.8.2 (b))	Where the minimum number of barrier-free Parking Spaces required is an odd number, the additional barrier-free Parking Space remaining shall be a Type B barrier-free Parking Space.	The minimum required barrier free parking spaces shall be inclusive of the required parking spaces.

<b>Zoning By-law Provision</b>	<b>Existing</b>	<b>Proposed</b>
Amenity Area (Section 7.5.2)	7.5.2.1  Any Townhouse Residential Zone, shall provide a minimum Amenity Area of Eighteen	Notwithstanding the provisions of Section 7.5.2, a minimum of Eighteen (18) square metres of amenity area shall be provided per dwelling

	<p>(18) square metres per dwelling unit.</p> <p>7.5.2.2</p> <p>Any Apartment Residential Zone, Commercial Zone or Promenade Zone, which contains Apartment Dwelling Units, or any Multi-Unit Development shall provide a minimum Amenity Area of Eighteen (18) square metres per dwelling unit, provided a minimum of 50% of the required Amenity Area is provided as interior amenity space.</p> <p>7.5.2.3</p> <p>All Amenity Areas shall not include any minimum required landscaping area or strip</p>	<p>through a combination of shared indoor and outdoor building amenities and private balconies. The required amenity area shall be permitted above grade level.</p>
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<b>Zoning By-law Definition</b>	<b>Existing</b>	<b>Proposed</b>
Structure	Means a detached building or structure which is naturally and normally incidental, subordinate and exclusively devoted to a Principal Use or building which is located on the same lot.	Notwithstanding the definition of structure, transformers and utility boxes shall be excluded from being considered a structure.
Building Height	Means the vertical distance measured	Building Height shall mean the vertical distance measured

	<p>between the Average Finished Grade and:</p> <p>(1) on a flat roof or a structure with no roof, the highest point of the structure, roof surface or the parapet, whichever is the greater;</p> <p>(2) on any sloped roof, the mean distance between the eaves and ridge of a roof.</p> <p>In calculating the height of a Building, any construction used as an ornament or for the mechanical operation of the Building such as a chimney, tower, cupola or steeple shall not be included.</p>	<p>from the average grade at the front property line to the main building and the highest point of the roof surface, excluding the mechanical penthouse.</p>
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