

**Appendix A – Reports Submitted in Support of Complete Applications**

<b>Document</b>	<b>Consultant</b>
Draft Plan of Subdivision	Malone Given Parsons Ltd.
Conceptual Site Plan and Elevations	Hunt Design
Planning Justification Report	Malone Given Parsons Ltd.
Functional Servicing and Stormwater Management Report	SCS Consulting Group
Hydrogeological Assessment and Water Balance	R.J. Burnside & Associates Ltd.
Traffic Impact Study	WSP
Urban Design Study	The MBTW Group
Shadow/Massing Study	Global Architect Inc.
Environmental Impact Study	Beacon Environmental
Arborist Report	Beacon Environmental
Geotechnical Investigation	Soil Engineers
Preliminary Hydrogeological and Geotechnical Investigation	Fisher
Environmental Noise Assessment	Jade Acoustics
Archaeological Assessment	London Museum of Archaeology
Environmental Site Assessment	Fisher

**Appendix B – Zoning By-law Comparison**

	<b>R4 – Detached Fourth Density Residential</b>	<b>R4(XX) – Detached Fourth Density Residential Exception Zone</b>	<b>R4(YY) – Detached Fourth Density Residential Exception Zone</b>
<b>Permitted Uses</b>	<ul style="list-style-type: none"> <li>• Dwelling, Detached</li> <li>• Dwelling, Second Suite</li> <li>• Home Occupation</li> </ul>	<ul style="list-style-type: none"> <li>• Dwelling, Detached</li> <li>• Home Occupation</li> </ul>	<ul style="list-style-type: none"> <li>• Dwelling, Detached</li> <li>• Home Occupation</li> </ul>
<b>Lot Area</b>	370 m <sup>2</sup> <sup>(6)</sup>	310 m <sup>2</sup>	330 m <sup>2</sup>
<b>Lot Frontage</b>	11.0 m	11.0 m	6.5 m
<b>Front Yard</b>	3.0 m <sup>(1)</sup> 5.5 m <sup>(2)</sup>	3 m <sup>(1)</sup> 5.5 m <sup>(2)</sup>	3 m <sup>(1)</sup> 5.5 m <sup>(2)</sup>
<b>Rear Yard</b>	7.5 m	7.0 m *	7.0 m *
<b>Interior Side Yard</b>	1.2 m <sup>(3)</sup> 0.6 m <sup>(4)</sup>	1.2 m <sup>(3)</sup> 0.6 m <sup>(4)</sup>	1.2 m <sup>(3)</sup> 0.6 m <sup>(4)</sup>
<b>Exterior Side Yard</b>	3.0 m <sup>(1)</sup> 5.0 m <sup>(5)</sup>	3.0 m <sup>(1)</sup> 5.0 m <sup>(5)</sup>	3.0 m <sup>(1)</sup> 5.0 m <sup>(5)</sup>
<b>Lot Coverage (maximum)</b>	50 %	N/A *	N/A *
<b>Height (maximum)</b>	11.0 m	11.0 m	11.0 m
<b>Interior Garage Length</b>	6.0 m	6.0 m	6.0 m
<b>Interior Garage Width</b>	2.9 m	2.9 m (single min.) 5.4 m (double min.) * 6.2 m (double max.) *	2.9 m (single min.) 5.4 m (double min.) *
<b>Driveway Width</b>	6.0 m	6.5 m *	6.5 m *
<b>Encroachment for Bay Window</b>	1.0 m into front, rear, exterior side yards 0.33 m into interior side yard	Width of a bay, bow or box window with or without foundations (maximum) – 4.5 m *	Width of a bay, bow or box window with or without foundations (maximum) – 4.5 m *
<b>Holding (H) Prefix *</b>		<ul style="list-style-type: none"> <li>• Addition of a Holding Symbol</li> <li>• Removal of Holding Symbol once: <ul style="list-style-type: none"> <li>• Servicing Allocation granted</li> <li>• Logical and orderly progression of development</li> </ul> </li> </ul>	

- (1) To the Main Building
- (2) To the Garage
- (3) One Side
- (4) Other Side
- (5) To the Garage accessed over an Exterior Side lot line
- (6) For lands containing a Multi-Unit Development that fronts onto a private road, the following provisions shall apply:
  - A minimum of 6.0 m for a Private Road
  - A minimum setback of 1.8 m for any wall of a residential use building to a Private Road
  - A minimum setback of 5.3 m for any garage or carport entrance from a Private Road
  - A minimum distance separation of 1.2 m between buildings

**\* Denotes proposed changes to the Zoning By-law**

	<b>R8 – Townhouse Dwelling Residential</b>	<b>R8(AA) – Townhouse Dwelling Residential Exception Zone</b>	<b>R8(BB) – Townhouse Dwelling Residential Exception Zone</b>	<b>R8(CC) – Townhouse Dwelling Residential Exception Zone</b>	<b>R8(DD) – Townhouse Dwelling Residential Exception Zone</b>
<b>Permitted Uses</b>	<ul style="list-style-type: none"> <li>• Dwelling, Townhouse</li> <li>• Second Suite</li> <li>• Home Occupation</li> <li>• Link Dwelling</li> <li>• Quadriplex</li> <li>• Back-to-back Townhouse</li> <li>• Stacked Townhouse</li> </ul>	<ul style="list-style-type: none"> <li>• Dwelling, Townhouse</li> <li>• Home Occupation</li> </ul>	<ul style="list-style-type: none"> <li>• Dwelling, Townhouse</li> <li>• Home Occupation</li> </ul>	<ul style="list-style-type: none"> <li>• Dwelling, Rear Lane Townhouse</li> <li>• Home Occupation</li> </ul>	<ul style="list-style-type: none"> <li>• Back to back Townhouse</li> <li>• Home Occupation</li> </ul>
<b>Lot Area</b>	180 m <sup>2</sup> <sup>(3)</sup>	175 m <sup>2</sup> *	130 m <sup>2</sup> *	125 m <sup>2</sup> *	75 m <sup>2</sup> *
<b>Lot Frontage</b>	30.0 m (6.0 m per unit)	6.0 m per unit	6.0 m per unit	6.0 m per unit	6.0 m per unit
<b>Front Yard</b>	7.5 m <sup>(1)</sup>	3.0 m <sup>(4)</sup> * 5.5 m <sup>(5)</sup> *	6.0 m <sup>(4)(6)</sup> *	3.0 m <sup>(4)(7)</sup> *	3.0 m <sup>(4)</sup> * 5.5 m <sup>(5)</sup> *
<b>Rear Yard</b>	7.5 m	7.0 m	0.5 m *	0.0 m *	0.0 m *
<b>Interior Side Yard</b>	0.0 m <sup>(2)</sup> 1.5 m (for end units)	0.0 m <sup>(2)</sup> 1.2 m (for end units) *	0.0 m <sup>(2)</sup> 1.2 m (for end units) *	0.0 m <sup>(2)</sup> 1.2 m (for end units) *	0.0 m <sup>(2)</sup> 1.2 m (for end units) *
<b>Exterior Side Yard</b>	6.0 m	3.0 m *	3.0 m *	3.0 m (to curb) <sup>(4)</sup> * 2.0 m (to sidewalk) *	1.0 m (to curb/sidewalk) <sup>(8)</sup> *
<b>Lot Coverage (maximum)</b>	50 %	N/A *	N/A *	N/A *	N/A *
<b>Height (maximum)</b>	10.0 m	11.0 m *	12.0 m *	12.0 m *	12.0 m *

<b>Interior Garage Length</b>	N/A	N/A	N/A	N/A	N/A
<b>Interior Garage Width</b>	N/A	N/A	N/A	N/A	N/A
<b>Driveway Width</b>	3.5 m	3.5 m	6.5 m*	6.5 m*	
<b>Encroachment for Bay Window</b>	1.0 m into front, rear, exterior side yards 0.33 m into interior side yard	Width of a bay, bow or box window with or without foundations (maximum) – 4.5 m *	Width of a bay, bow or box window with or without foundations (maximum) – 4.5 m *	Width of a bay, bow or box window with or without foundations (maximum) – 4.5 m *	Width of a bay, bow or box window with or without foundations (maximum) – 4.5 m *
<b>Parking</b>	1.5 per unit, min 20% for visitors	2 spaces per unit *	2 spaces per unit *	4 spaces per unit *	2 spaces per unit *
		0.4 spaces per dwelling unit in the condominium (84 spaces)* Note: Barrier Free Parking count has not been provided			
<b>Holding (H) Prefix *</b>		<ul style="list-style-type: none"> <li>• Addition of a Holding Symbol</li> <li>• Removal of Holding Symbol once: <ul style="list-style-type: none"> <li>• Servicing Allocation granted</li> <li>• Logical and orderly progression of development</li> </ul> </li> </ul>			

(1) In no case shall the garage extend beyond the front wall of the main building or porch face. On a corner lot, in no case shall the garage extend beyond the face of the main building or porch face into the front yard or exterior side yard.

(2) Along a common lot line

(3) For lands containing a Multi-Unit Development that fronts onto a private road, the following provisions shall apply:

- A minimum of 6.0 m for a Private Road
- A minimum setback of 1.8 m for any wall of a residential use building to a Private Road
- A minimum setback of 5.3 m for any garage or carport entrance from a Private Road
- A minimum distance separation of 1.2 m between buildings

(4) To the Main Building

(5) To the Garage

- (6) To Wellington Street East
- (7) To Mavrinac Boulevard
- (8) To a Private Road

**\* Denotes proposed changes to the Zoning By-law**

	<b>RA2 – Second Density Apartment Residential Zone</b>	<b>RA2(XX) – Second Density Apartment Residential Exception Zone</b>
<b>Permitted Uses</b>	No more than One Apartment Building per Lot	<ul style="list-style-type: none"> <li>• Apartment Dwelling Units *</li> <li>• Retirement Home *</li> </ul>
<b>Lot Area</b>	95 m <sup>2</sup> (Per Dwelling Unit)	0.75 hectares 95 m <sup>2</sup> (Per Dwelling Unit)
<b>Lot Frontage</b>	30 m	30 m
<b>Front Yard</b>	½ the height of the Main Building and in no case less than 9.0 m from the Street Line	6.0 m <sup>(1)(2)</sup>
<b>Rear Yard</b>	9.0 m	9.0 m
<b>Interior Side Yard</b>	½ the height of the Main Building and in no case less than 6.0 m	6.0 m
<b>Exterior Side Yard</b>	½ the height of the Main Building and in no case less than 9.0 m	6.0 m <sup>(1)(3)</sup>
<b>Lot Coverage (maximum)</b>	35 %	N/A *
<b>Building Height (maximum)</b>	26.0 m	26.0 m
<b>Amenity Area</b>	18 m <sup>2</sup> per dwelling unit, provided a minimum of 50% is provided as interior amenity space	Not provided *
<b>Parking</b>	1.5 spaces per dwelling unit, minimum 20% of spaces shall be set aside for visitor parking	1.2 spaces per unit (86 units) * 0.35 spaces per Institutional Unit (42 units) * 0 visitor parking * Note: Barrier Free Parking count has not been provided
<b>Holding (H) Prefix *</b>		<ul style="list-style-type: none"> <li>• Addition of a Holding Symbol</li> <li>• Remove Holding Symbol once:               <ul style="list-style-type: none"> <li>• Servicing Allocation granted</li> <li>• Logical and orderly progression of development</li> </ul> </li> </ul>

(1) To the Main Building

(2) From Wellington Street East

(3) From Mavrinac Boulevard

\* Denotes proposed changes to the Zoning By-law

	<b>O2 – Private Open Space Zone</b>	<b>O2(XX) – Private Open Space Exception Zone</b>	<b>O2(YY) – Private Open Space Exception Zone</b>
<b>Permitted Uses</b>	<ul style="list-style-type: none"> <li>• Athletic Fields</li> <li>• Agricultural Uses</li> <li>• Conservation Uses</li> <li>• Golf Course</li> <li>• Public Park</li> <li>• Private Park</li> <li>• Woodlands</li> <li>• Recreation Centre</li> </ul>	Private Park	Stormwater Management *
<b>Lot Area</b>	2000 m <sup>2</sup>	N/A *	N/A *
<b>Lot Frontage</b>	30 m	N/A *	N/A *
<b>Front Yard</b>	7.5 m	N/A *	N/A *
<b>Rear Yard</b>	7.5 m	N/A *	N/A *
<b>Side Yard</b>	3.0 m	N/A *	N/A *
<b>Lot Coverage (maximum)</b>	10%	N/A *	N/A *
<b>Height (maximum)</b>	10.0 m	N/A *	N/A *

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