

Appendix 'A' – Documents Submitted in Support of Complete Applications

Document	Consultant
Planning Justification Report	Malone Given Parsons
Draft Official Plan Amendment	Malone Given Parsons
Draft Zoning By-law Amendment	Malone Given Parsons
Urban Design Brief	BNKC/NAK
Shadow Study	BNKC
Environmental Impact Study	Beacon
Geotechnical Study	Soil Engineers
Hydrogeological Study	RJ Burnside
Dewatering Brief	RJ Burnside
Tree Preservation and Replacement Plan	Beacon
Lake Simcoe Protection conformity Report (included within PJR)	Malone Given Parsons
Functional Servicing Report (Servicing Design Brief)	Stantec
Service Infrastructure Master Plan (included within Servicing Design Brief)	Stantec
Engineering Drawings	Stantec
Grading/Drainage Plan	Stantec
Stormwater Management Report	Stantec
Market Analysis and Financial Impact Study	Urban Metrics
Traffic Impact Study	Nextrans
Entrance Analysis	Nextrans
Noise and Vibration Impact Assessment	RWDI
Survey	RPE
Site Plan	BNKC
Floor Plans	BNKC
Elevations	BNKC
Landscape Drawings	NAK
Electrical Site Plan	Integral
Pavement Markings and Signage Plan	Nextrans
Green Development Report	Malone Given Parsons
LSRCA Checklists and Acknowledgements	Stantec and RJ Burnside

Appendix 'B' – Zoning By-law Comparison

Zone Standards	C6(421) (Current Zoning)	RA2 (Parent Zoning)	RA2(XX) (Proposed Zoning)
Lot Area (minimum)	0.48 ha	95 m ² per dwelling unit	0.5 ha
Lot Frontage (minimum)	34.0 m	30.0 m	30.0 m
Building Height (maximum)	3 storeys	26.0 m	26.0 m (6 storeys)
Front Yard	1.5 m (minimum) 4.5 m (maximum)	½ the height of the Main Building and in no case less than 9.0 m	1.5 m (minimum) 4.5 m (maximum)
Exterior Side Yard (minimum)	3.0 m	½ the height of the Main Building and in no case less than 9.0 m	3.0 m
Rear Yard (minimum)	6.0 m	9.0 m	6.0 m
Lot Coverage	25% (minimum); No maximum	35% (maximum)	47% (maximum)
Floor Space Index (minimum)	0.25	N/A	N/A
Landscape Strip (minimum)	a 3.0 m wide buffer strip shall be provided adjacent to all public roads which shall be used for no other purpose than landscaping and access	3 m in width with an earth Berm having a maximum slope of 3:1 where upon there is a 1.5 m wide planting strip consisting of suitable trees and shrubs; or, 1.5 m in width containing an opaque fence with a minimum height of 1.5 m	3.0 m and may include private amenity space such as walkways and gated/fenced in terraces
Amenity Area	16.0 m ² per dwelling unit/combination of shared indoor and outdoor building amenities & private balconies	18.0 m ² per dwelling Unit, provided a minimum of 50% of the required Amenity Area is provided as interior amenity space	18.0 m ² per dwelling unit/combination of shared indoor and outdoor building amenities and private balconies

				(no minimum for interior amenity space). Enclosed rooftop amenity space of up to 100 m ² will not be considered in the calculation of Gross Floor Area	
Encroachments	In accordance with the Zoning By-law	Terrace (Exterior Side Yard)	2.5 m	Terrace (Exterior Side Yard)	2.5 m
		Terrace (Front Yard)	2.5 m	Terrace (Front Yard)	1.0 m
		Steps, Landings	In no case shall be closer than 4.5 m from the Front Lot Line, 3 m from the Exterior Side Yard Lot Line	Steps, Landings	No closer than 2 m from the Front Lot Line
Parking for Residential Uses (minimum)	1.25 spaces per dwelling unit	1.5 per dwelling unit, inclusive of visitor parking		1.25 spaces per dwelling unit	