

ZONING DATA SHEET – ZONING BY-LAW AMENDMENT

To be completed by Applicant as part of Complete Application

File No.

Description of Land	
Municipal street address: 931-1225 Southdale Road East/551-605 Millbank Drive	
Legal Description: Blks M & N Plan 988 S/t 306094, 329737 London/Westminster	
Street Frontage / Street Flankage (name): Southdale Road East (frontage)	
Existing Zone(s) in Z-1 Zoning By-law: R5-5	Proposed Zone(s) in Zoning By-law: R8

BY-LAW RESTRICTIONS	REQUIRED (PROPOSED ZONE)	AS SHOWN ON PLAN
(a) Use	Apartment Buildings, Stacked Townhouses *	Apartment Buildings
(b) Lot Area (m²) Min	1000 sq. m.	43,200 sq. m.
(c) Lot Frontage (m) Min	30.0 m	365.55 m
(d) Front Yard Depth (m) Main Building/ Garage (m) Min	7.5 m **	1.0 m to building, 0 m to canopy
(e) Rear Yard Depth (m) Min	6.0 m***	66.5 m
(f) Interior Yard Depth (m) Min	6.0 m***	104.11 m
(h) Exterior Yard Depth (m) Min	7.5 m **	31.97 m
(i) Lot Coverage (%) Max	40%	19.5%
(j) Landscaped Open Space (%) Min	30%	58.6%
(k) Height (m) Max	16.0 m ****	18 m
(l) Off-street Parking Min (rate/number)	1.25 per apt unit ***** 1.5 per townhouse unit	0.75 space/apt unit and 1.0 space/townhouse unit Total: 229
(m) Bicycle Parking Min (rate/number)	0.75 long term bicycle parking space per unit	0.75/ apt. unit long-term; 0.06/ apt. unit short-term
(n) Parking Area Coverage (%) Max	NA	8,615 sq. m.
(o) Parking Set Back Min	NA	3.58 m
(p) Gross Floor Area (m²) Max	NA	24,280 sq. m. including 4,648 sq. m. GFA of existing townhouses
(q) Gross Floor Area For Specific Uses (m²) Max	NA	Community Partner Spaces = 283 sq. m.
(r) Yard Encroachments (if applicable)	Balconies on apartment buildings, 1.5 metres (4.9 feet) provided the projection is no closer than 3.0 metres (9.8 feet) to the lot line	NA
(s) Density Max (rate/number) (see Section 3.4 1) for mixed-use)	75 units/hectares	64.7 units/hectares
(t) Special Provisions	NA	NA
(u) Other By-law Regulations	NA	NA

COMMENTS
<ul style="list-style-type: none"><li>Please be sure to carefully review and include data / details related to:<ul style="list-style-type: none"><li>General Provisions (Section 4) of the Zoning By-law</li><li>Zones and Zone Symbols (Section 3) of the Zoning By-law</li><li>Regulations Section and Table for Proposed Zone</li><li>Zoning By-law Definitions</li></ul></li><li>The Applicant is responsible for submitting complete &amp; accurate information on the Zoning Data Sheet and associated plans.</li><li>Failure to provide complete &amp; accurate information on the Zoning Data Sheet and associated plans will result in processing delays, and may require the submission of a revised Zoning By-law amendment application.</li></ul>

NOTE:
* Apartment Buildings, Stacked Townhouses, Lodging Houses, & Special Population's Accommodations ** front and exterior yard depth: 6 metres (19.7 feet) plus 1 metre (3.3 feet) per 10 metres (32.8 feet) of main building height or fraction thereof above the first 3.0 metres (9.8 feet) ***Interior and rear yard depth: 1.2 metres (3.9 feet) per 3 metres (9.8 feet) of main building height or fraction thereof above 3 metres (9.8 feet), but in no case less than 4.5 metres (14.8 feet) **** The Zone provides for and regulates medium density development in the form of low rise apartment buildings which will vary in form depending on adjacent land uses, but in no case shall exceed 16 metres (52.5 feet) in height. ***** Parking standards for Area 3 as shown in schedule B Map Parking Area.

