

# Zoning Analysis Table

Proposed Zone: \_\_\_\_\_

**ALL MEASUREMENTS TO BE PROVIDED IN METRIC.**

Site Context		
Future Land Use (2040 OCP)		
Transit Supported Corridor?	(y/n)	
Subdivision/Consolidation required?	(y/n)	
Adjacent Land Uses:	Adjacent Zone	Adjacent Use
North		
South		
East		
West		
Site Details	Zone Requirement	Proposal
Site Area	m <sup>2</sup>	m <sup>2</sup>
Site Width	m	m
Site Depth	m	m
Site Coverage of building(s)	%	%
Site Coverage of buildings & impermeable surfaces	%	%
Vehicular Access from lane or lower classed road?	(y/n)	(y/n)
Principal Uses	Secondary Uses	
Development Regulations	Zone Requirement	Proposal
Total Number of Units		
Floor Area (gross/net)	m	m
Building(s) Setbacks (east/west/north/south):		
Front _____	m	m
Side _____	m	m
Side _____	m	m
Rear _____	m	m
Rear setback to accessory buildings	m	m
Building step back	m	m
Min. Separation Distance between buildings	m	m
Maximum Continuous Building Frontage	m	m

**Notes:**

Density and Height Regulations (13.6, 14.4 ...)	Zone Requirement	Proposal
Minimum Density (Transit Corridor Only)		
<b>Floor Area Ratio (FAR):</b>		
Base FAR		
Streetscape Bonus		
Rental/Affordable Bonus		
<b>Building Height (storeys/metres):</b>		
OCP Map ____ Designated Height	m / storeys	m / storeys
Maximum Streetscape Bonus Height	m / storeys	m / storeys
Amenity Space (13.5, 14.11, 14.13 ...)	Zone Requirement	Proposal
Total Common Amenity Area	m <sup>2</sup>	m <sup>2</sup>
Total Private Amenity Area	m <sup>2</sup>	m <sup>2</sup>
Breakdown by Unit Bachelor: 1-Bed: 2-Bed: 3-Bed:		
Landscaping Standards (7.2)*	Zone	Proposed
Min. # of trees within Landscape Area	1 Tree per 10 linear m of landscape area	Trees
Min. Soft Landscaping Area	75% of landscape area shall be soft landscaping	%
Min. Soil Volume per Tree	See Table 7.2 Zoning Bylaw	
Overhead Power Lines	(y/n)	(y/n)
Landscape Areas and Boulevards for ____ (zone)		
Min. Landscaping, parking lot over 15 vehicles	(y/n)	(y/n)
Min. / Max. Tree Spacing	(y/n)	(y/n)
Min. Setback from buildings etc.	Large: 3 m radius, Medium: 2 m, Small: 1 m	Large: Medium: Small:
Min. Deciduous Tree Planting Stock Caliper	Large: 5 cm, Medium: 4 cm, Small: 3 cm	Large: Medium: Small:
Min. Coniferous Tree Planting Stock Height	250 cm	cm
Min. Ratio between Tree size	Large: Min 50% Medium: No min or max Small: Max 25%	Large: Medium: Small:
Retention of existing trees on site?	(y/n)	
Refuse & Recycle Bins as per Section 7.3	(y/n)	
Fence Height	(y/n)	
Riparian Management Area?	(y/n)	

**Notes:** \*See Zoning Bylaw Table 7.2 to reference footnotes for specific zones.

# Parking Regulations (Section 8.3)

Parking Regulations 8.3:	Zone Requirement		Proposal	
<b>Total Stalls Required:</b>				
Bachelor				
1-Bed				
2-Bed				
3-Bed				
Visitor Stalls				
Rental Reduction				
Car Share Reduction				
Bonus Bike Parking Reduction				
Accessible Stalls				
Van Accessible Stalls				
<b>Other Uses:</b>				
Ratio of Parking Stalls	% Regular	% Small	% Regular	% Small
Drive Aisle Width	m		m	
Drive Aisle Grade	%		%	
Loading Stalls (Section 8.4)				
Bicycle Parking Regulations 8.5:	Zone Requirement		Proposal	
<b>Total Stalls Required (Required or Bonus):</b>				
Bachelor				
1-Bed				
2-Bed				
3-Bed				
Short Term (within 15m of entrance)				
<b>Other Uses:</b>				
End of Trip Facility?	(y/n)		(y/n)	
Bike Wash and Repair Station?	(y/n)		(y/n)	

**Notes:**

# Specific Built Form Regulations

Ground Oriented Regulations (footnotes)	Zone Requirement	Proposal
Reduced setback	m	m
Maximum first floor height	m	m
Minimum Floor Area on First Floor	m <sup>2</sup>	m <sup>2</sup>
Urban & Village Centre Regulations (14.11)	Zone Requirement	Proposal
Upper Floor Setbacks abutting street	m	m
Corner Lot Triangular Setback	m	m
Urban Plaza	(y/n) m <sup>2</sup>	(y/n) m <sup>2</sup>
<b>Street Type:</b>		
Max/Min Commercial		
Max/Min Residential		
Max Site Coverage based on Street Type	%	%
Max Parkade Exposure	%	%
Tall Building Regulations (9.11)	Regulation	Proposed
Min. amount of transparency on 1 <sup>st</sup> floor	75% Commercial Frontage	%
Min. depth of commercial unit fronting street	6 m	m
Triangular Setback	4.5 m	m
Max. Podium Height	16.0 m / 4 storeys	m / storeys
Podium Rooftop	No open parking	
Building Separation	60 m	m
<b>Maximum Floor Plate GFA:</b>		
Residential	750 m <sup>2</sup>	m <sup>2</sup>
Hotel	850 m <sup>2</sup>	m <sup>2</sup>
Office/Commercial	930 m <sup>2</sup>	m <sup>2</sup>
Tower Stepback	3 m	m
Barrier free accessibility	Main Residential entrance and all commercial entrances	(y/n)
<b>Other</b>		

Notes: