

Zoning Matrix - 12506 & 12698 Heart Lake Rd

Zone Standard	Requirements	Proposed (MP-XX)
<b>Lot Areas (Minima):</b>	925 m2	513002 M2
Lot Frontage (Minimum)	30m	30m
<b>Building Area (Maximum)</b>	50%	31%
<b>Front Yards (Minima)</b>		
From any other front lot line ( <i>Heart Lake Rd</i> )	9m	BLDG A: 73.7M BLDG B: 22.4M BLDG C: 29.9M BLDG D: 29.9M
<b>Exterior Side Yards (Minima)</b>		
From any other exterior side lot line ( <i>south lot line</i> )	7.5m	BLDG D: 70.8M
<b>Rear Yards (Minima)</b>		
From a rear lot line abutting a Residential zone or a lot containing a Residential use	15m	BLDG A: 44.6M BLDG B: 58.8M BLDG C: 68.7M BLDG D: 79.4M
<b>Interior Side Yards (Minima)</b>		
From any other interior side lot line	(1) Minimum interior side yard from any other interior side lot line shall be 3m on one side, 6 m on other side.	BLDG A: 13.3M
<b>Building Height (Maxima)</b>	18m	13.1
<b>Landscaping Area (Minimum)</b>	10% (13) Minimum Landscaping Area for a corner lot shall be 12.5%	12%
<b>Planting Strip Width (Minimum):</b>	6 m	6 M
<b>Planting Strip Location</b>	(2) A planting strip shall be required along each front lot line and each exterior side lot line and along any portion of a rear lot line, which abuts a Residential zone line or a lot containing a Residential use, and along any portion of an interior side lot line which abuts a Residential zone or a lot containing a Residential use.  (17) (i) Minimum width abutting an arterial road or Provincial Highway 9.0m (ii) minimum width where truck parking or loading spaces are provided adjacent to an arterial road or Provincial Highway, 12.0 m (iii) minimum width required on all interior side yards except where there is a mutual driveway along an interior side lot line.	
<b>Driveway Setbacks (Minima)</b>		
From any other lot line	1.5m	-
From a lot line abutting a Residential zone or a lot containing a Residential use	4.5m	-
<b>Parking Space Setbacks (Minima)</b>		
From any front lot line	6m	17.5M
From any other lot line	3m	
<b>Parking Loading &amp; Delivery Standards</b>		
Vehicle Parking Requirement If over 20,000 sq.m. : 168 spaces +1 space /170 sq.m. of GFA	1133	1421
Accessible Parking Spaces More than 1,000 spaces: 2 accessible spaces plus 2%	33	64
Loading Space Requirement 3 plus 1 space for each additional 9300 sq.m. in excess of 7,441 sq.m.	27	247
Illumination	Setbacks 4.5 from any lot line	10.1m