

Zoning Matrix

CV-507

<u>Zone Standard</u>		<u>Requirement</u>	<u>Proposed</u>
Lot Area (min)		5500m2	5986m2
Lot Frontage (min)		9m	90m
Building Area (max)		n/a	30%
Building Setbacks	a) from Old Church Road	4.5m	1.8m
	b)from Atchison Dr.	4.5m	2.6m
	c)from any OS zone	1.2m	nil
	d)from any other lot line	10m	7.5m
Building Separation (min)	a)between buildings separated by a walkway	4.5m	n/a
	b)between all other buildings	3m	n/a
Building Height (maximum)		11m	17.9m
Gross Floor Area (maximum)	a) combined non-residential uses	650m2	871m2
	b) individual non-residential uses	185m2	185m2
Planting Strip Width (minimum)		3m	1.25m
Planting Strip Location		A planting strip shall be required along all lot lines adjacent to a street line and along all lot lines adjacent to a residential use	A planting strip shall be required along all lot lines adjacent to a residential use.
Parking Spaces (min)	a) residential uses	2 for each dwelling unit	1.5 spaces per dwelling units and 0.25 spaces per unit for visitors
	b) non-residential uses	1 space for each 20m2 of net floor area or portion thereof	2.5 spaces for each 100m2 of net floor area or portion thereof

Parking Space Size (min)	2.75m x 6m	2.75m x 6m
Parking Space Setback (minimum)	3m	1.3m
Delivery Spaces (minimum)	1 per lot	1 per lot
Loading Spaces (minimum)	nil	nil
Location Restrictions	Only commercial uses shall be permitted on the first storey within any building. Uses such as entrances and lobbies which considered accessory to residential uses shall also be permitted on the first storey. Dwelling units shall only be permitted on floors above the first storey.	All commercial uses shall only be permitted on the first storey. A maximum of 760m ² of the gross floor area of the first storey shall be used for residential purposes
Retail Store Restrictions	* no change proposed for this standard	
Fencing Restrictions	* no change proposed for this standard	