

## Appendix A

### Petrie's Landing One Tower 4: R5A (2327)H(109.4)A.S.L. Zoning Compliance Chart

#### Applicable sections from Bylaw 2008-250, 2008-341, 2014-292

Requirement

Proposed

Notes

\*PUD required not applied on individual buildings as each building will ultimately be sited on its own lot.

#### Table 164A for Apartment Dwelling Mid High Rise

Minimum Lot Width ( m)	25	irregular	
Minimum Lot Area (sq. m)	1000	6112,491	Tower 4 site area only
Maximum Building Height (m)	128,45 A.S.L.	128,45 A.S.L.	
Minimum Front Yard Setback (m)	6	min. 7,5	
Minimum Corner Side Yard Setback (m)	4,5	min. 7,5	All setbacks are to be considered interior side yards with a minimum 7.5m setback
Minimum Interior Side Yard Setback (m)	7,5	min. 7,5	
Minimum Rear Yard Setback (m)	7,5	min. 7,5	

#### Section 163(9)

Minimum landscape area ( % of site)	30%	73%	Tower 4 site area only
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#### Section 101 and 102 (Area C - Table 101)

Minimum No. of parking spaces per unit	1,2	1,2	291 spaces
Minimum No. of visitor parking spaces per unit	0,2	0,2	48 spaces
			339 spaces - 242 units

#### Section 106

Parking space width (m)	2,6 min 3,1 max	2,6	
Minimum parking space depth (m)	5,2	5,2	
	6,7 parallel		
Reduced parking space width (m)	2,4	2,4	
	4,6	4,6	

#### Section 107

Driveway access : min width (m) one way	3	N/A	
Driveway access : min width (m) two way	6,7	7,1	
Driveway access : parking garage min width (m) two way	6	6	

#### Section 110

Minimum landscape area of parking lot (%)	15	65%	Tower 4 site area only
Minimum landscape buffer width of parking lot not abutting street (m)			
...1.5 if 10 to 100 spaces; 3 meters if more than 100 spaces	1.5/3	1,5	
Minimum landscape buffer width of parking lot abutting street (m)	3	N/A	
Outdoor loading and refuse collection area within parking lot			
...min. distance abutting a public street (m)	9	N/A	Refuse Collection area in parking garage.
...min. distance abutting any other lot line (m)	3	8,9	
...Screened with 2 m high opaque screen (m)	2	2	

#### Section 111

Bicycle Parking Space Provisions ( number per unit)	0,5	0,5	121 spaces
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#### Section 137

Total amenity area (6 m <sup>2</sup> per unit)	6m <sup>2</sup> x 242 units = 1452 m <sup>2</sup>	>4370 m <sup>2</sup>	Tower 4 site landscape area only. Interior amenity area additional to proposed.
Communal amenity area: % of total required 'total amenity area'	50	100,0	Tower 4 site landscape area only. Interior amenity area additional to proposed.
Layout of Communal Amenity Area (m <sup>2</sup> )	54	>4370 m <sup>2</sup>	Tower 4 site landscape area only. Interior amenity area additional to proposed.