

Appendix Data Table

The following data table compares the proposal with the existing C-1 Zone, Limited Commercial District. An asterisk is used to identify where the proposal is less stringent than the existing Zone. Key OCP policies are included where relevant.

Zoning Criteria	Proposal	Existing Zone (C-1)	OCP Policy (Urban Residential)
Site area (m ²) – minimum	1493.30	n/a	n/a
Density (Floor Space Ratio) – maximum	2.89*	1.40	2.0
Total floor area (m ²) – maximum	4316.60*	2090.62	2986.60
Height (m) – maximum	24.09*	12.00	n/a
Storeys – maximum	7	n/a	3 to 6
Site coverage (%) – maximum	61.25	n/a	n/a
Open site space (%) – minimum	8.55	n/a	n/a
Setbacks (m) – minimum			
Front (Birch Street)	0* (Upper Storeys) 0.998* (1st Storey)	11.90	n/a
Flanking Street (Richmond Road)	0*	2.40	n/a
Side (West)	0.59*	0 when adjoining commercial 5.95 when adjoining residential	n/a
Side (North East)	0.00*	0 when adjoining commercial 5.95 when adjoining residential	n/a

APPENDIX C

Zoning Criteria	Proposal	Existing Zone (C-1)	OCP Policy (Urban Residential)
Parking – minimum	13* total (including car share) 1* - visitor	87 – total 6 – visitor	n/a
Visitor parking included in the overall units – minimum	1* - accessible 1* - van accessible 0* visitor van accessible	3 accessible 1 van accessible 1 visitor van accessible	n/a
Bicycle parking stalls – minimum			
Short Term	10	10	n/a
Long Term	110	70	n/a