

## Zoning Review Matrix Cork and Vine (Block 15 and Block 52) Phase 1B and 3B

Weston File: 8579-1  
Date: October 12<sup>th</sup>, 2022

### Block 15, Phase 1B- Urban Residential Type Three Zone (R3-70-H)

Provision	Section	Required Under Zoning by-law 1816-2006, and Zoning by-law Amendment 11-2021	Proposed	Compliance? (Yes/No)
Permitted Uses	12.5.47 i) of the ZBA 11-2021	Please see Section 12.5.47	Apartment dwelling	Yes
All Required Yards (Minimum)	12.5.47 ii) of the ZBA 11-2021	3 m	Conforms.	Yes
Minimum Lot Area	12.3.1 vi)	232 m <sup>2</sup> (2,500 sq. ft.) per unit for the first four units, plus 46 m <sup>2</sup> (495 sq. ft.) for each additional unit	12,210.00 m <sup>2</sup>	Yes
Minimum Lot Frontage	12.3.2 vii)	23 m (75 ft.)	Conforms.	Yes
Maximum Lot Coverage	12.3.7	35%	27.5%	Yes
Minimum Landscaped Open Space	12.3.9	35%	40%	Yes
Maximum Height of Buildings	12.3.10	15 m	11.55 m	Yes
Minimum Parking Requirement	5.1.1 i)	1.5 spaces per dwelling unit	In excess	Yes

- o The requirements of Section 41 of the Planning Act, R.S.O. 1990, c.P.13, as amended, relating to Site Plan Control shall apply to the lands zoned R3-70.