

Zoning Matrix Comparison of Proposed Concept to R2 of the Belleville Zoning By-Law (Italics and bold where discrepancies are identified)

Site Statistic	Zone Requirements	Overall Site Statistics
<b>OPTION 1: Residential R2 Zone (Section 3.2) – City Preference</b>		
Permitted Uses	One-unit detached, semi-detached and townhouse dwelling; two-unit semi-detached dwelling; two-unit, three-unit, four-unit dwellings; back-to-back townhouse, stacked townhouse and low-rise multi-unit dwelling; and long-term care home	Proposed development includes <b>mid-rise buildings</b> with <b>ground floor commercial</b> , stacked and back-to-back townhouses and <b>commercial building</b> .
<b>Site statistics specific to stacked and back-to-back townhouses in R2 zone</b>		
Minimum lot area	161.5 square metres per dwelling unit	Overall lot area/dwelling unit is <b>137.8 square metres/unit</b> (suggesting 100 to allow for flexibility to add units)
Minimum lot frontage	24.0 metres	Overall site frontage is 415 m
Maximum height	13.5 metres	All blocks exceed this; maximum proposed height is <b>15.5 metres</b> (low rise buildings including townhomes) <b>27 metres</b> maximum for mid-rise apartments
Maximum lot coverage	30%	28.31%
Minimum landscaped area	40%	40.7%
Minimum front yard depth	7.5 metres	Front yard depth from a public street for overall site is 30m For individual townhome lots the lowest front yard from the private street is <b>3.4 metres</b> For multi-unit building from private entrance appr. <b>6 metres</b>
Minimum interior side yard	3.5 metres or one half of building height, whichever is greater	<b>3 metres</b> for overall lot (multi-unit building) <b>1.2 metre side yard</b> between townhome blocks provided for townhouse Types A, B, C and D with <b>zero metres</b> interior side yard for connected townhomes.
Minimum rear yard depth	7.5 metres	Overall site is 10m For back-to-back townhomes it is <b>0m</b> For remaining townhomes it is <b>5 metres</b> or higher (11.4m)
<b>General policies</b>		
Section 18.2 Parking Requirement	0.75 per unit; Total required spaces for 213 residential units = 160 0.2 visitor per unit for units exceeding 6 units; Total required spaces for 213 units = 43	202 residential parking space are provided plus 53 visitor parking spaces
Section 18.3 Supplementary off-street parking requirements	Minimum aisle width 6.7 m or 6.4 m for solely residential uses	<b>6.5 metres</b> for commercial uses
Section 18.2 Parking Requirement	For commercial use: 2.3 to 10 spots per 100 square metres depending on zone and commercial use (equivalent of 13 to 66 depending on the commercial use). Required parking is 33 if Commercial A is a restaurant at 10 spots per 100 sq.m. and Commercial B is 1/3 retail at 3.4 spots per 100 sq.m and 2/3 offices or other uses at 2.3 spots per 100 sq.m.	33 commercial spots. Complies in general - no variance to be requested.
Section 18.7 Bicycle Parking	0.5 per dwelling unit for a multi-unit dwelling; 1 per 500sq. m of retail store GFA; 1 per 250 sq. m of restaurant GFA (total requirement between 5 and 7)	Can Comply (not shown on concept plan but to be addressed at detailed design)
Section 16.15 Amenity Area	Minimum of 18.5 sq. m. of amenity area for each unit; Total amenity area required for 213 units = 3,940.5 square metres.	<b>10 square metres/apartment unit or 17.5 square metres/unit overall</b> with a total of 3821.8 square metres including common element amenity area of 1044 square metres and 2777.80 square metres of private outdoor amenities, including balconies, patios, and yards.
Section 16.24.5 Landscaping for each lot	Minimum 50% of front yard must be landscaping, of which minimum 50% must be soft landscaping.	Lot Type A and B both have <b>0% landscaping in the front yard</b> . Can comply for Lot Type C and D