

PROPOSED MIN ZONING REQUIREMENTS	REQUIRED	PROVIDED (3)
MINIMUM SITE AREA	250 m ²	1,526.9 m ²
MINIMUM FRONTAGE	6.0 m	29.5 m
MINIMUM FRONT YARD SETBACK	6.0 m	7.2 m
MINIMUM SIDE YARD SETBACK	-	0.15 m
MINIMUM SIDE YARD SETBACK	-	0.15 m
MINIMUM SITE COVERAGE	65.0%	48.6%
MAXIMUM FLOOR AREA RATIO	3.0	0.6
MAXIMUM BUILDING HEIGHT	15.0 m	6.6 m

LANDSCAPING REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM SITE (LANDSCAPING) (10%)	152.7 m ²	319.5 m ²
MINIMUM TREES (1 per 40m ²)	3.8	6
MINIMUM SHRUBS (1 per 20m ²)	7.6	12
PERIMETER SCREENING AT PARKING	YES	YES
PARKING AREA LANDSCAPING (10%)	-	-

SECTION 3.1 - GENERAL	
BUILDING AREA:	741.4 m ² (7 980 ft ²)
PARKING AREA:	4,000 m ² (42,900 ft ²)

SECTION 3.2 - BUILDING FIRE SAFETY

3.2.1.4 (1)	BASEMENT FLOOR REQUIRES 45 MIN FS
3.2.1.5 (1)	BASEMENT DOES NOT REQUIRE SEPARATE FIRE COMPARTMENTS
3.2.2.8	GROUP D OCCUPANCY NOT CONSIDERED A MAJOR OCCUPANCY
3.2.2.10 (4)	BUILDING CONSIDERED TO BE FACING 2 STREETS
3.2.2.25	GROUP A-2 (1 STOREY, 2 STREETS, 2,000 m ² MAX) GROUP A-2

3.2.3.1 - UNPROTECTED OPENINGS ALLOWED						
BUILDING FACE	OCCUPANCY	AREA (m ²)	L/H RATIO	MINIMUM DIST (m)	% UNPROTECTED OPENINGS ALLOWED	% UNPROTECTED OPENINGS PROPOSED
WEST	A-2	18.9 ±	5.1	10.2	80%	5%

3.2.3.7 - WALL CONSTRUCTION REQUIREMENTS (GROUPS A, B, C, D or F-3)					
UNPROTECTED OPENINGS ALLOWED IN BUILD FACE (%)	MINIMUM FIRE REQUIRED	CONSTRUCTION TYPE	CLADDING TYPE	C.C. or N.C.	C.C. or N.C.
> 50 - 100	45 mm	O.C. or N.C.	C.C. or N.C.		

3.2.6. ADDITIONAL REQUIREMENTS FOR TALL BUILDINGS
3.2.6.1 (f) SECTION NOT APPLICABLE

3.2.7. EMERGENCY LIGHTING
3.2.7.3 (f) EMERGENCY LIGHTING IS REQUIRED

SECTION 3.3. SAFETY WITHIN FLOOR AREAS
3.3.1.3 (f) PASSENGER IS REQUIRED TO BE 150 mm OR LESS (60 in) BE SERVED BY
3.3.1.10 (f) ASKED TO CONFORM WITH NRC
3.3.1.11 (f) EGRESS DOORS REQUIRED TO SWING IN DIRECTION OF TRAVEL
3.3.2.3 (f) SEATING TO CONFORM WITH NRC

SECTION 3.7 - HEALTH REQUIREMENTS

SECTION 3.8 - BARRIER-FREE DESIGN
3.8.2.1.(1) BARRIER-FREE REQUIREMENTS APPLY
 3.8.2.2.(1) 50% OF THE PEDESTRIAN ENTRANCES ARE REQUIRED TO BE BARRIER-FREE
 3.8.2.8.(1) WASHROOMS REQUIRED TO BE BARRIER-FREE

1	RE-ISSUED FOR ZONING APPLICATION	2021-08-31
0	FOR ZONING APPLICATION	2021-07-27
REV.	DESCRIPTION	DATE

LHCC - PROPOSED CHURCH REZONING APPLICATION

DRAWN BY	DESIGNED BY	CHECKED BY	REVISION NO.
ADR	TKW	TKW	0
PROJECT NO. 20210115		DRAWING NO. P-1	

