

Staff Report

To City Council

Service Area Infrastructure, Development & Enterprise Services

Date Monday, November 14, 2016

**Subject Statutory Public Meeting Report
19-59 Lowes Road West
Proposed Zoning By-law Amendment
File: ZC1615
Ward 6**

Report Number 16-81

Recommendation

1. That Report 16-81 regarding a proposed Zoning By-law Amendment application (File: ZC1615) by Reid's Heritage Homes on behalf of Parry Schnick and Catriona Forbes to permit a sixty (60) unit cluster townhouse residential development on the properties municipally known as 19, 29, 35, 41, 51 and 59 Lowes Road West, and legally described as All of Lots 3, 4, 5 and 6, Registered Plan 508 and Part of Lots 15 and 16, Registered Plan 467, Geographic Township of Puslinch, City of Guelph from Infrastructure, Development and Enterprise dated November 14, 2016, be received.

Executive Summary

Purpose of Report

To provide planning information on an application requesting approval of a Zoning By-law Amendment to permit a sixty (60) unit cluster townhouse residential development on the properties municipally known as 19, 29, 35, 41, 51 and 59 Lowes Road West. This report has been prepared in conjunction with the Statutory Public Meeting for this application.

Key Findings

Key findings will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

Financial Implications

Financial implications will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

Report

Background

An application to amend the Zoning By-law was received for the properties municipally known as 19, 29, 35, 41, 51 and 59 Lowes Road West from Reid's Heritage Homes on behalf of Parry Schnick and Catriona Forbes on September 1, 2016 and deemed to be complete on September 20, 2016. The intent of the application is to change the zoning from the current "Residential Single Detached" (R.1B) Zone to a "Specialized Residential Cluster Townhouse" (R.3A-?) Zone to permit a sixty (60) unit cluster townhouse development. Each of the six (6) existing single detached dwellings and associated accessory structures on the properties are proposed to be demolished to accommodate the proposed development.

Location

The subject lands are located on the north side of Lowes Road West, between Gordon Street to the east and Dawn Avenue to the west (see ATT-1 and ATT-2 – Location Map and Orthophoto). The six (6) subject properties collectively have an area of 1.65 hectares (4.08 acres) and a combined frontage (width) of 178.66 metres (586.15 feet) along Lowes Road West.

Surrounding land uses include:

- To the north: lands zoned for residential uses; in particular single detached dwellings on Revell Drive and Zess Court;
- To the south: lands zoned for residential uses; in particular single detached dwellings on the south side of Lowes Road West;
- To the east: vacant lands zoned for commercial-residential uses at the northwest corner of Gordon Street and Lowes Road West;
- To the west: lands zoned for residential uses; in particular single detached dwellings on Dawn Avenue.

Existing Official Plan Land Use Designations and Policies

The Official Plan land use designation that applies to the subject lands is "General Residential". Within the "General Residential" land use designation, all forms of residential development are permitted up to a maximum density of 100 units per hectare, and include single detached, semi-detached, townhouses and multiple unit residential buildings. The general character of development within land designated as "General Residential" shall be low-rise, ground oriented housing forms. The relevant policies for the "General Residential" land use designation are included in ATT-3.

The Natural Heritage System policy framework within the Official Plan does not identify any natural features on or immediately adjacent to the subject lands.

Official Plan Amendment #48 Land Use Designations and Policies

Official Plan Amendment #48 (OPA 48) (currently under appeal), a comprehensive, five-year update to the City's Official Plan, proposes to designate the subject lands as "Low Density Residential". This land use designation applies to residential areas

within the built-up area of the City which are currently predominantly low-density in character. The predominant land use in the "Low Density Residential" designation is residential and includes single and semi-detached dwellings as well as townhouses to a maximum net density of 35 units per hectare and not less than a minimum net density of 15 units per hectare. Although the application is being processed under the 2001 Official Plan (September 2014 Consolidation), Staff must have regard to the Council adopted policies and designations of OPA 48. The land use designations and relevant policies contained in OPA 48 are included in ATT-5.

Existing Zoning

The subject property is currently zoned "Residential Single Detached" (R.1B), in Zoning By-law (1995)-14864, as amended.

Details of the existing zoning are included in ATT-7.

Description of Proposed Zoning By-law Amendment

The purpose of the proposed Zoning By-law Amendment is to change the zoning from the "Residential Single Detached" (R.1B) Zone to a "Specialized Residential Cluster Townhouse" (R.3A-?) Zone to permit a sixty (60) unit cluster townhouse development.

In addition to the regulations set out in Section 5.3 – Residential Townhouse (R.3A) Zones of Zoning By-law (1995)-14864, as amended, the following additional specialized regulations have been requested to facilitate this proposal:

- A minimum Front Yard setback of 4.5 metres, whereas the Zoning By-law requires a minimum Front Yard setback of 6 metres (Table 5.3.2, Row 5);
- A minimum Distance between buildings both with windows to habitable rooms of 12.5 metres, whereas the Zoning By-law requires a minimum Distance of 15 metres (Section 5.3.2.3.1); and
- A minimum setback between a Private Amenity Area and a Building with windows to Habitable Rooms of 8 metres, whereas the Zoning By-law requires a minimum setback of 10.5 metres (Section 5.3.2.3.4).

Proposed Development

The applicant is proposing a sixty (60) unit cluster townhouse residential development. The six (6) individual properties on Lowes Road West would be consolidated, and each of the existing single detached dwellings on the properties would be demolished to accommodate the proposed development.

The applicant's proposed development concept plan is shown in ATT-7.

Supporting Documents

The following information was submitted in support of the application:

- Development Concept Plan, prepared by Astrid J. Clos Planning Consultants, dated August 22, 2016;

- Planning Justification Report, prepared by Astrid J. Clos Planning Consultants, dated August 25, 2016;
- Urban Design Brief, prepared by Astrid J. Clos Planning Consultants, dated August 25, 2016;
- Functional Servicing Report, prepared by Stantec, dated August 25, 2016; and
- Tree Preservation Plan, prepared by Aboud & Associates Inc., dated August 18, 2016.

Staff Review

The review of this application will address, but not be limited to the following issues:

- Evaluation of the proposal against the 2014 Provincial Policy Statement (PPS) and *Places to Grow: Growth Plan for the Greater Golden Horseshoe*;
- Evaluation of how the application conforms to the applicable Official Plan "General Residential" land use designation and all associated policies, including compatibility of new development within existing and established residential neighbourhoods, as well as any related amendments;
- Review of the proposed zoning, including the requested provisions and the need for any further specialized provisions;
- Review of the proposed tree removals in the applicant's Tree Preservation Plan and associated tree compensation in accordance with the City's Private Tree By-law;
- Review of proposed cluster townhouse site design;
- Review of proposed municipal servicing;
- Confirm support for the City's Community Energy Initiative (CEI); and
- Address all comments and issues raised during the public review of this application.

Once the application is reviewed and all issues are addressed, a report from Infrastructure, Development and Enterprise with a recommendation will be considered at a future meeting of Council.

Financial Implications

Financial implications will be reported in the future staff recommendation report to Council.

Corporate Strategic Plan

3.1 Ensure a well designed, safe, inclusive, appealing and sustainable City.

Communications

The Notice of Complete Application and Public Meeting was mailed on October 5, 2016 to local boards and agencies, City service areas and property owners within 120 metres of the subject lands. The Notice of Public Meeting was also advertised in the *Guelph Tribune* on October 20, 2016. Notice of the application has also been provided by signage on the property, which was installed on September 28, 2016.

Attachments

ATT-1	Location Map and 120 m Circulation
ATT-2	Orthophoto
ATT-3	Official Plan Land Use Designations and Policies
ATT-4	Official Plan Amendment #48 Land Use Designations and Policies
ATT-5	Existing Zoning and Details
ATT-6	Proposed Zoning and Details
ATT-7	Development Concept Plan
ATT-8	Conceptual Elevations

Report Author

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Approved By

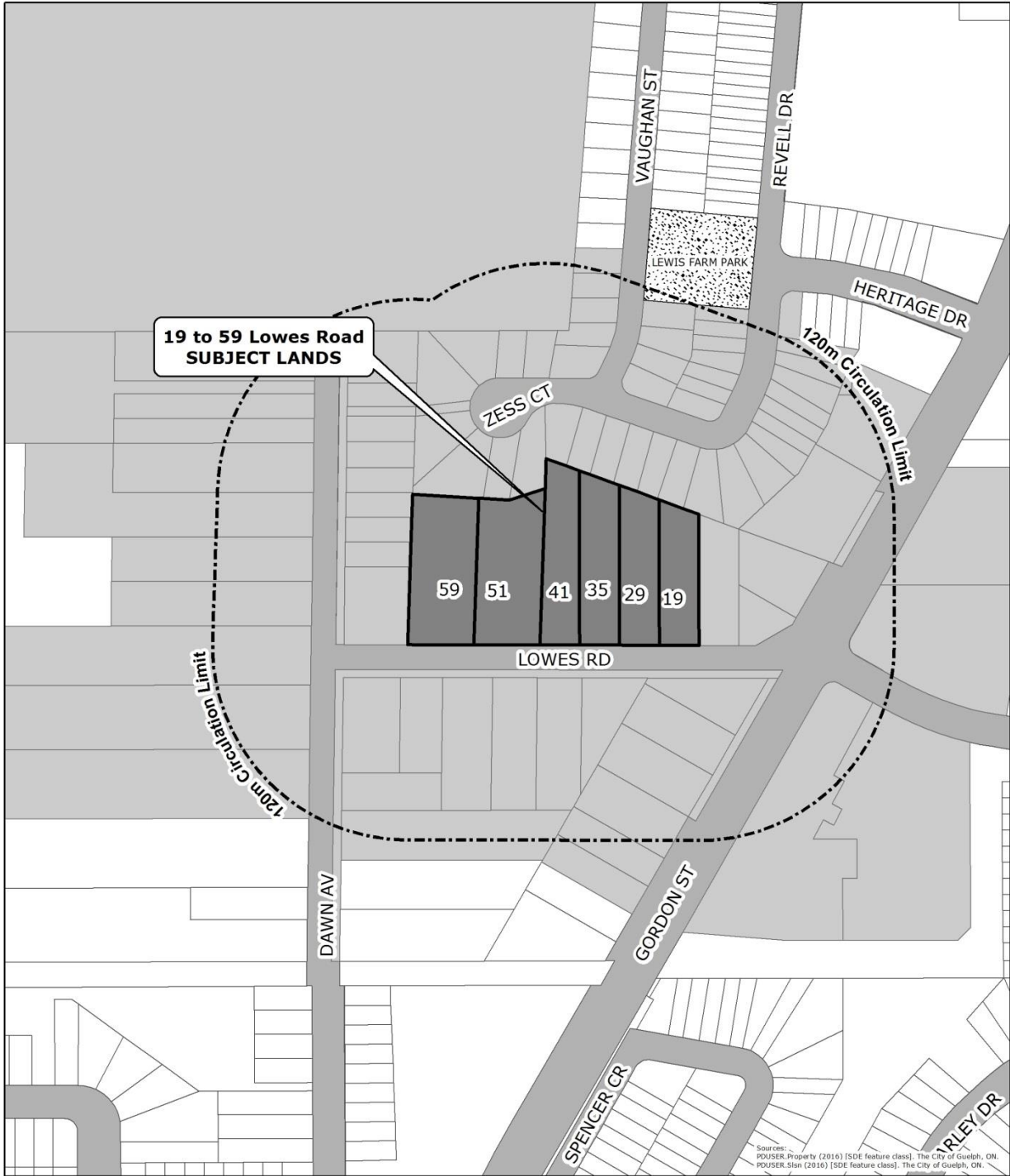
Chris DeVriendt
Senior Development Planner



Recommended By

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ATT-1 Location Map and 120 m Circulation

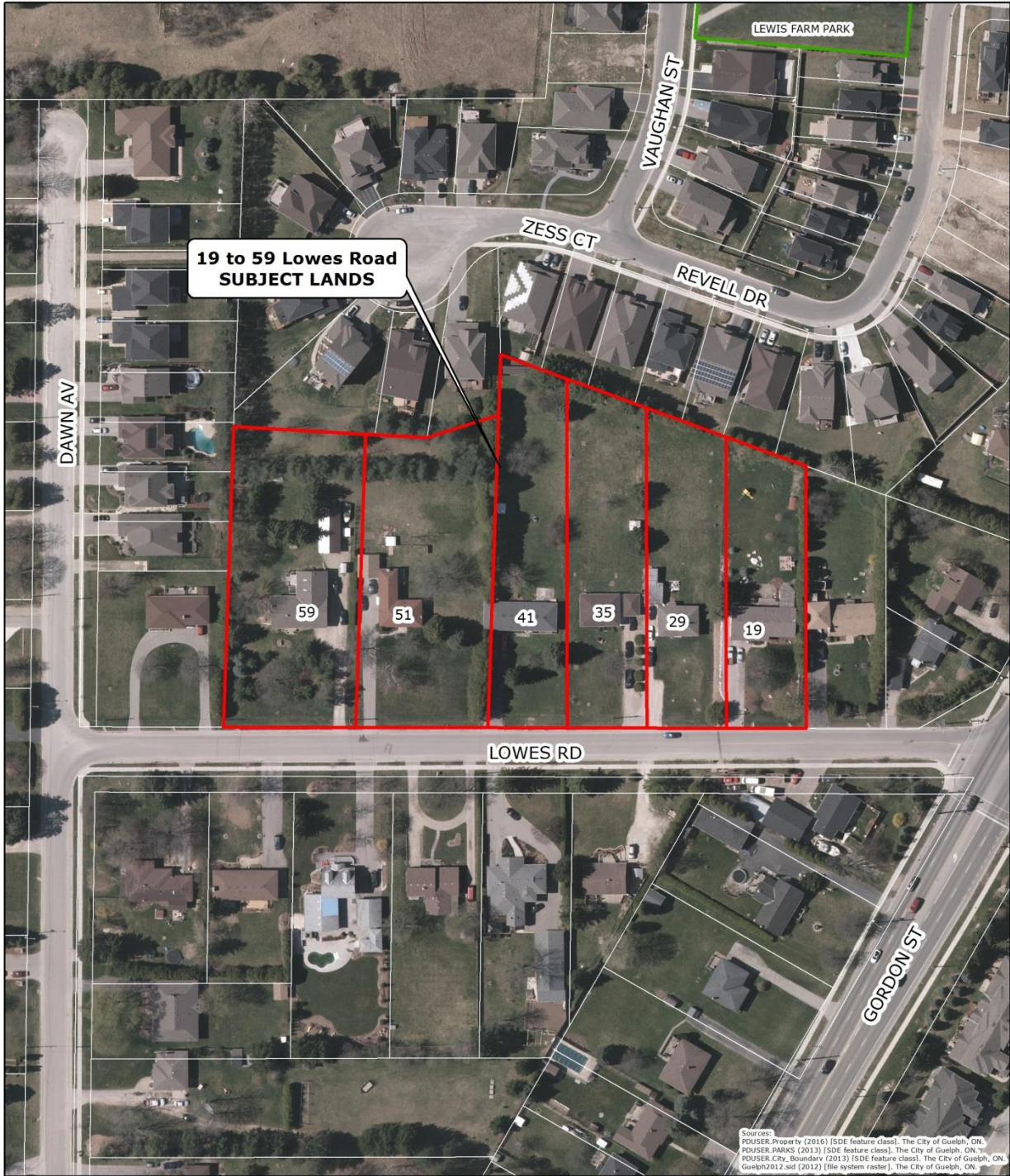


Produced by the City of Guelph
Planning, Urban Design and Building Services - Development Planning
September 2016

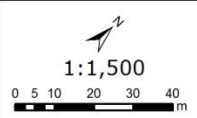
LOCATION MAP & 120m CIRCULATION

19 to 59 Lowes Road

ATT-2 Orthophoto



Source:
POUSER_Property (2016) [SDE feature class]. The City of Guelph, ON.
POUSER_PARKS (2013) [SDE feature class]. The City of Guelph, ON.
POUSER_City_Boundary (2013) [SDE feature class]. The City of Guelph, ON.
Guelph2012.sid (2012) [file system raster]. The City of Guelph, ON.

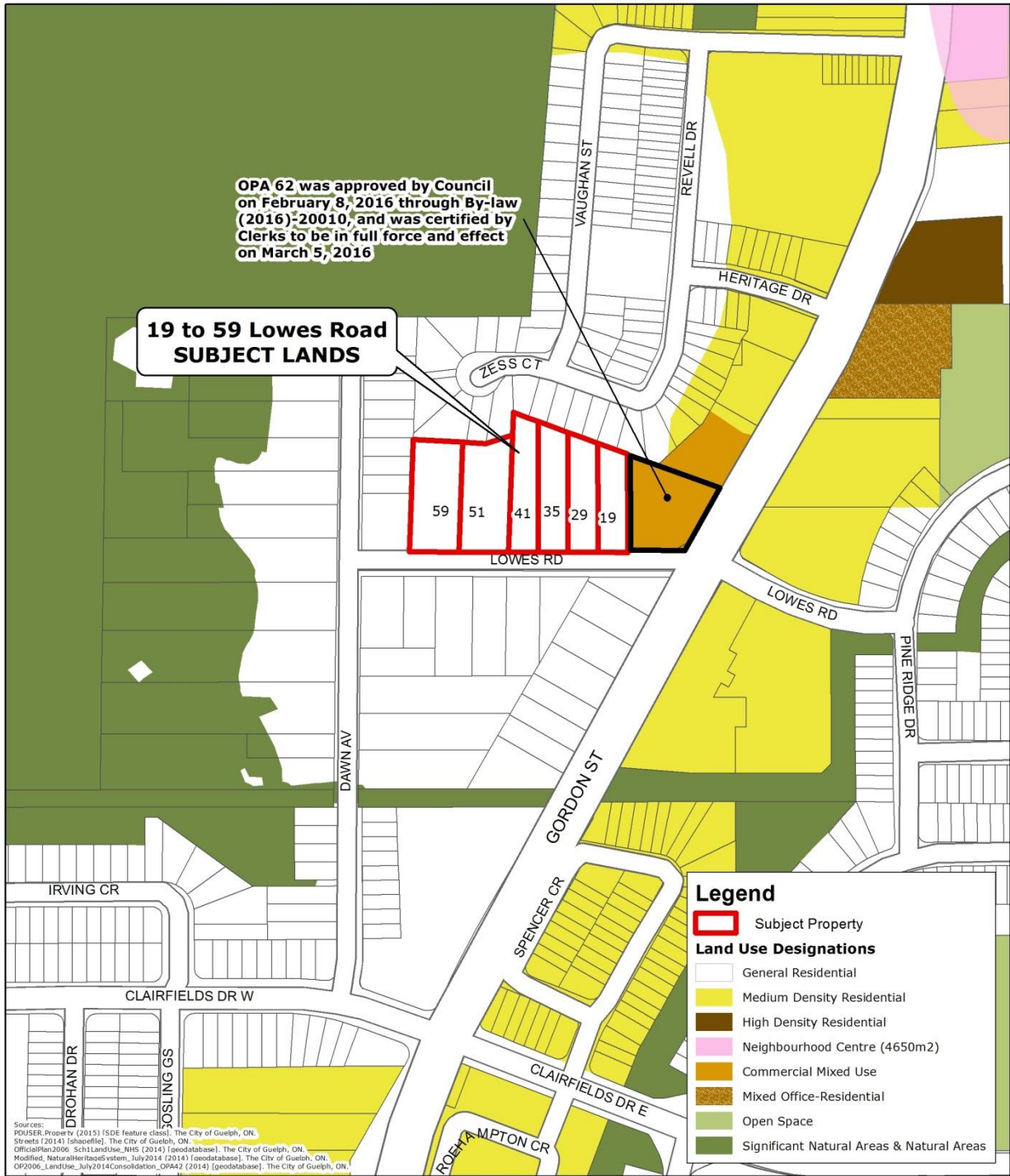


2012 Orthophoto 19 to 59 Lowes Road



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September 2016

ATT-3 Official Plan Land Use Designations and Policies

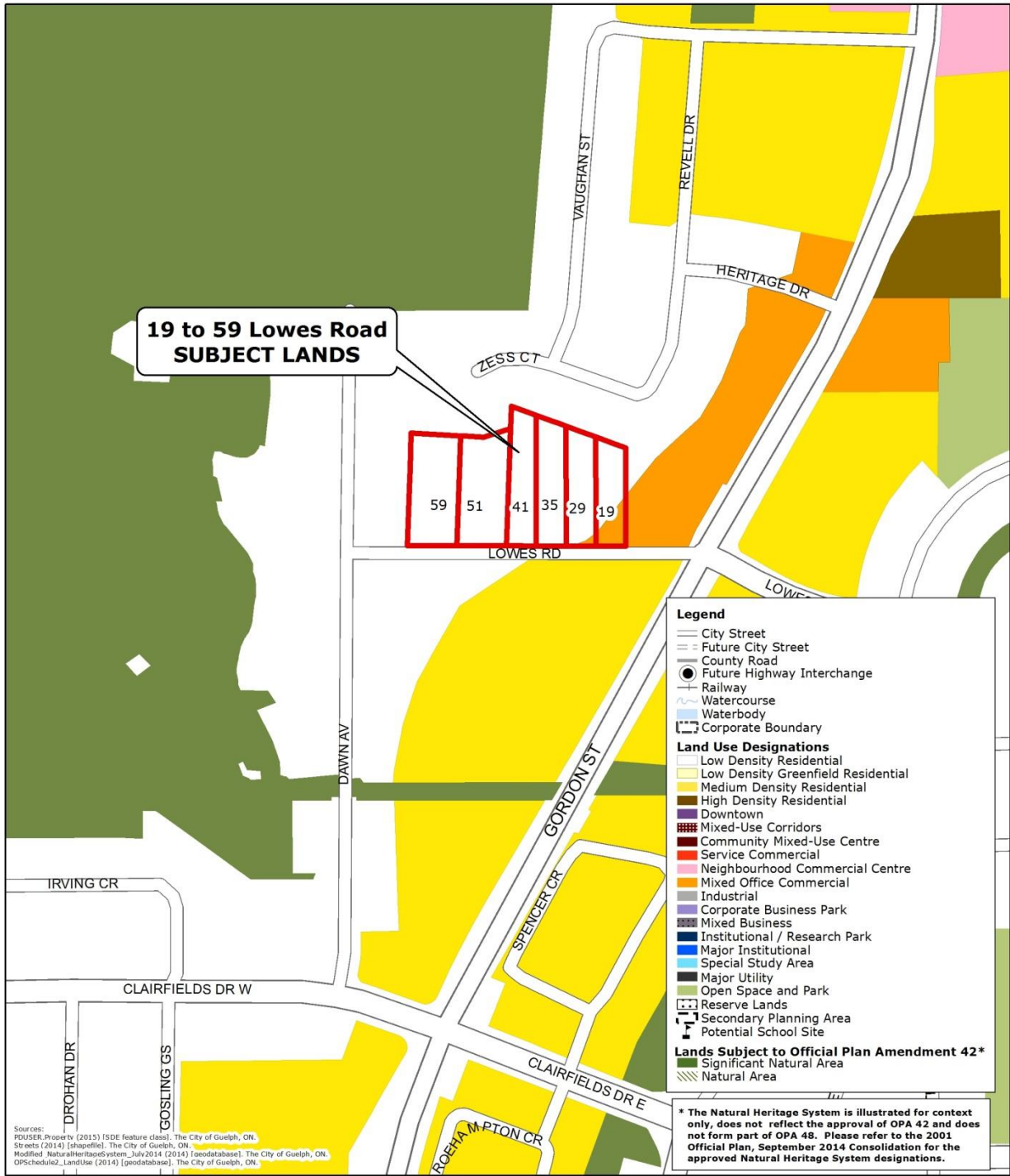


ATT-3 (continued)
Official Plan Land Use Designations and Policies

'General Residential' Land Use Designation

- 7.2.31 The predominant use of land in areas designated, as 'General Residential' on Schedule 1 shall be residential. All forms of residential *development* shall be permitted in conformity with the policies of this designation. The general character of development will be low-rise housing forms. *Multiple unit residential buildings* will be permitted without amendment to this Plan, subject to the satisfaction of specific development criteria as noted by the provisions of policy 7.2.7. Residential care facilities, *lodging houses, coach houses* and garden suites will be permitted, subject to the development criteria as outlined in the earlier text of this subsection.
- 7.2.32 Within the 'General Residential' designation, the *net density of development* shall not exceed 100 units per hectare (40 units/acre).
1. In spite of the density provisions of policy 7.2.32 the *net density of development* on lands known municipally as 40 Northumberland Street, shall not exceed 152.5 units per hectare (62 units per acre).
- 7.2.33 The physical character of existing established low density residential neighbourhoods will be respected wherever possible.
- 7.2.34 Residential lot *infill*, comprising the creation of new low density residential lots within the older established areas of the City will be encouraged, provided that the proposed *development* is compatible with the surrounding residential environment. To assess compatibility, the City will give consideration to the existing predominant zoning of the particular area as well as the general design parameters outlined in subsection 3.6 of this Plan. More specifically, residential lot *infill* shall be compatible with adjacent residential environments with respect to the following:
- a) The form and scale of existing residential development;
 - b) Existing building design and height;
 - c) Setbacks;
 - d) Landscaping and amenity areas;
 - e) Vehicular access, circulation and parking; and
 - f) Heritage considerations.
- 7.2.35 Apartment or townhouse *infill* proposals shall be subject to the development criteria contained in policy 7.2.7

ATT-4
Official Plan Amendment #48 Land Use Designations and Policies



Official Plan Amendment No. 48
Proposed Land Use Designations
19 to 59 Lowes Road

Produced by the City of Guelph
 Planning, Urban Design and Building Services - Development Planning
 September 2016

ATT-4 (continued)
Official Plan Amendment #48 Land Use Designations and Policies

9.3.2 Low Density Residential

This designation applies to residential areas within the *built-up area* of the City which are currently predominantly low-density in character. The predominant land use in this designation shall be residential.

Permitted Uses

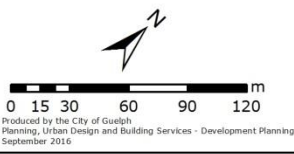
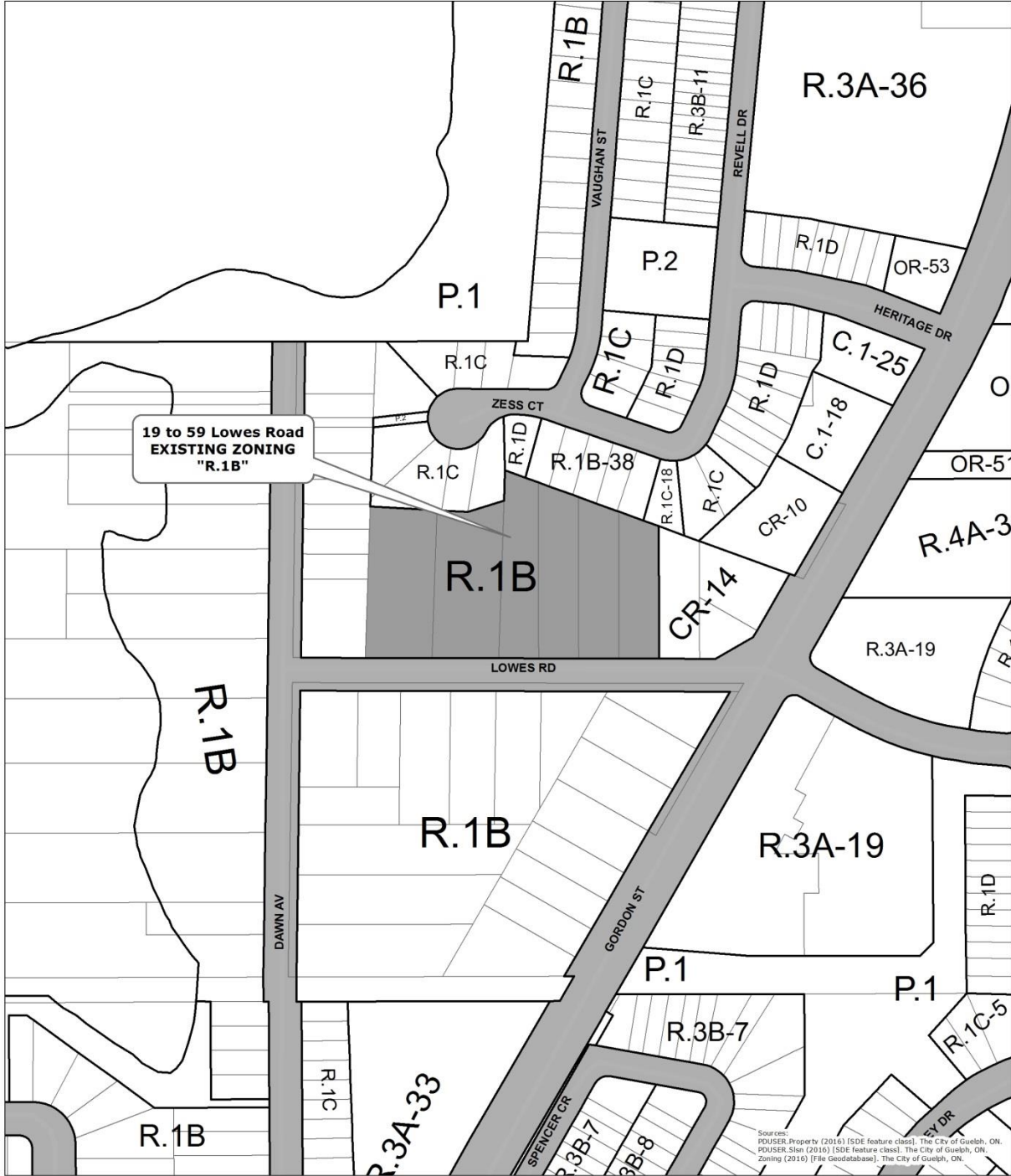
1. The following uses may be permitted subject to the applicable provisions of this Plan:
 - i) detached, semi-detached and duplex dwellings; and
 - ii) multiple unit residential buildings, such as townhouses and apartments.

Height and Density

The *built-up area* is intended to provide for *development* that is *compatible* with existing neighbourhoods while also accommodating appropriate *intensification* to meet the overall *intensification target* for the *built-up area* as set out in Chapter 3. The following height and density policies apply within this designation:

2. The maximum height shall be three (3) storeys.
3. The maximum *net density* is 35 units per hectare and not less than a minimum *net density* of 15 units per hectare.
4. Notwithstanding policies 9.3.2.2 and 9.3.2.3, increased height and density may be permitted for *development* proposals on arterial and collector roads without an amendment to this Plan up to a maximum height of six (6) storeys and a maximum *net density* of 100 units per hectare in accordance with the Height and Density Bonus policies of this Plan.

**ATT-5
Existing Zoning and Details**



**EXISTING ZONING
19 to 59 Lowes Road**



ATT-5 (continued)
Existing Zoning and Details

5.1 RESIDENTIAL SINGLE DETACHED (R.1) **ZONES**

5.1.1 PERMITTED **USES**

The following are permitted **Uses** within the R.1A, R.1B, R.1C, and R.1D **Zones**:

- **Single Detached Dwelling**
- **Accessory Apartment** in accordance with Section 4.15.1
- **Bed and Breakfast** establishment in accordance with Section 4.27
- **Day Care Centre** in accordance with Section 4.26
- **Group Home** in accordance with Section 4.25
- **Home Occupation** in accordance with Section 4.19
- **Lodging House Type 1** in accordance with Section 4.25

5.1.2 REGULATIONS

Within the Residential 1 (R.1) **Zones**, no land shall be **Used** and no **Building** or **Structure** shall be erected or **Used** except in conformity with the applicable regulations contained in Section 4 - General Provisions, the regulations listed in Table 5.1.2, and the following:

5.1.2.1 Despite Row 7 of Table 5.1.2, where a **Garage, Carport** or **Parking Space** is not provided in accordance with Section 4.13.2.1, one **Side Yard** shall have a minimum dimension of 3 metres.

5.1.2.2 Despite any required **Side Yard** on a residential **Lot, Carports** shall be permitted provided that no part of such **Carport** is located closer than 0.6 metres to any **Side Lot Line**.

5.1.2.3 In the event that there is a transformer easement on a particular **Lot**, portions of the **Single Detached Dwelling** may be required to be **Setback** further than specified in Row 6 of Table 5.1.2 in order that a minimum separation of 4.5 metres may be maintained between the transformer easement and any part of the dwelling.

5.1.2.4 Despite Rows 6 and 8 of Table 5.1.2, **Buildings** or **Structures** located on **Through Lots** shall have a **Setback** the same as the nearest adjacent **Main Building** and in accordance with Section 4.24.

ATT-5 (continued)
Existing Zoning and Details

- 5.1.2.5 Despite Row 4 of Table 5.1.2, the minimum **Lot Frontage** for a **Corner Lot** in a R.1D **Zone** shall be 12 metres.
- 5.1.2.6 Despite Row 4 of Table 5.1.2, the **Lots** located within Defined Area Map Number 66 of Schedule "A" of this **By-law** shall have a minimum **Lot Frontage** of the average **Lot Frontage** established by the existing **Lots** within the same **City Block Face**, but in no case less than 9 metres. Nothing in this section shall require the minimum **Lot Frontage** to be greater than the minimum **Lot Frontage** established in Table 5.1.2. Where the average **Lot Frontage** of the existing **Lots** on the **Block Face** cannot be determined, the minimum **Lot Frontage** shall be as indicated in Table 5.1.2.
- 5.1.2.7 Despite Row 6 of Table 5.1.2, the minimum **Front** or **Exterior Side Yard** for dwellings located within Defined Area Map Number 66 of Schedule "A" of this **By-law**, shall be:
- i) The minimum **Front Yard** or **Exterior Side Yard** shall be 6 metres or the average of the **Setbacks** of the adjacent properties. Where the off-street **Parking Space** is located within a **Garage** or **Carport**, the **Setback** for the **Garage** or **Carport** shall be a minimum of 6 metres from the **Street Line**.
 - ii) In accordance with Section 4.6 and 5.1.2.3; and
 - iii) In accordance with the Ontario Building Code, as amended from time to time or any successor thereof, regulations for above ground electrical conductor clearances to **Buildings**.
- Where a road widening is required in accordance with Section 4.24, the calculation of the required **Front** or **Exterior Side Yard** shall be as set out in Section 5.1.2.7, provided that the required **Front** or **Exterior Side Yard** is not less than the new **Street Line** established by the required road widening.
- 5.1.2.8 Despite Row 7 of Table 5.1.2, properties **Zoned** R.1B or R.1C with **Buildings** over 2 **Storeys** located within Defined Area Map Number 66 of Schedule "A" of this **By-law** shall have a minimum **Side Yard** requirement of 1.5 metres.

ATT-5 (continued)
Existing Zoning and Details

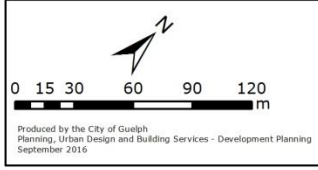
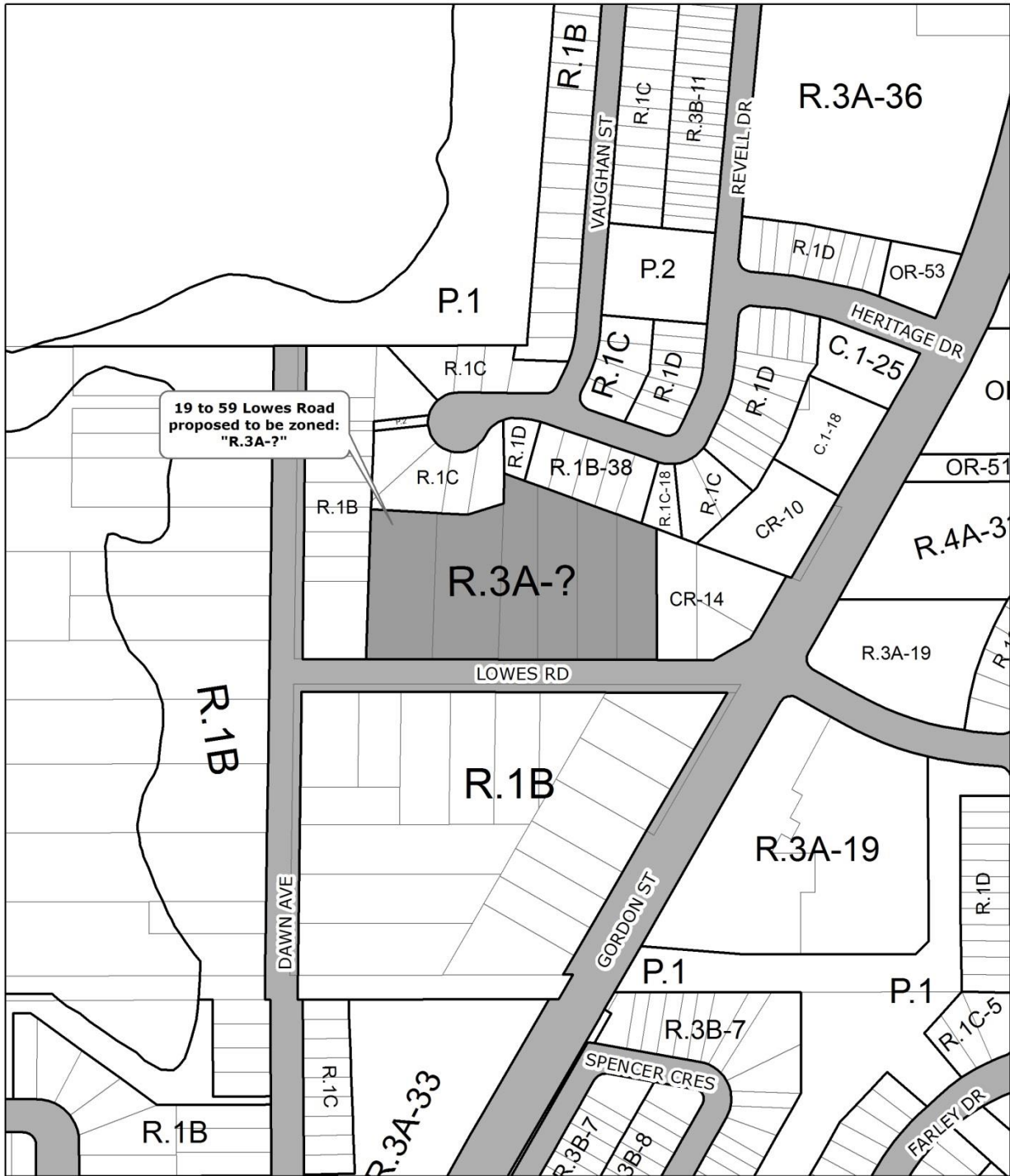
- 5.1.2.9 Deleted.
- 5.1.2.10 Despite Row 7 of Table 5.1.2 in the R.1A Zone, where a **Building** has a one **Storey** portion and a 1.5 to 2 **Storey** portion, the required **Side Yard** shall be 1.5m from the **Side Lot Line** to the foundation wall of the 1 **Storey** portion and 2.4m from the **Side Lot Line** to the wall of the 1.5 to 2 **Storey** portion.
- 5.1.2.11 Where **Lots** have less than 12 metres of **Frontage**, the **Garage** is limited to a maximum of 55% of the **Lot** width (as measured at the **Front Yard Setback**).

ATT5 (continued)
Existing Zoning and Details

EXCERPT FROM TABLE 5.1.2 - REGULATIONS GOVERNING R.1 ZONES

1	Residential Type	Single Detached Dwellings
2	Zone	R.1B
3	Minimum Lot Area	460 m ²
4	Minimum Lot Frontage	15 metres and in accordance with Section 5.1.2.6.
5	Maximum Building Height	3 Storeys and in accordance with Section 4.18.
6	Minimum Front Yard	6 metres and in accordance with Sections 4.6, 4.24, 5.1.2.3, 5.1.2.4 and 5.1.2.7.
6a	Minimum Exterior Side Yard	4.5 metres and in accordance with Sections 4.6, 4.24, 4.28, 5.1.2.3, 5.1.2.4 and 5.1.2.7.
7	Minimum Side Yard 1 to 2 Storeys Over 2 Storeys	1.5 metres 2.4 metres and in accordance with Sections 5.1.2.8, 5.1.2.1 and 5.1.2.2.
8	Minimum Rear Yard	7.5 metres or 20% of the <i>Lot Depth</i> , whichever is less and in accordance with Section 5.1.2.4.
9	Accessory Buildings or Structures	In accordance with Section 4.5
10	Fences	In accordance with Section 4.20.
11	Off-Street Parking	In accordance with Section 4.13.
12	Minimum Landscaped Open Space	The <i>Front Yard</i> on any <i>Lot</i> , excepting the <i>Driveway (Residential)</i> shall be landscaped and no parking shall be permitted within this <i>Landscaped Open Space</i> . Despite the definition of <i>Landscaped Open Space</i> , a minimum area of 0.5 metres between the <i>Driveway (Residential)</i> and nearest <i>Lot Line</i> must be maintained as landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species.
13	Garbage, Refuse and Storage	In accordance with Section 4.9.
14	Garages	For those <i>Lots</i> located within the boundaries indicated on Defined Area Map Number 66, attached <i>Garages</i> shall not project beyond the main front wall of the <i>Building</i> . Where a roofed porch is provided, the <i>Garage</i> may be located ahead of the front wall of the dwelling (enclosing <i>Habitable Floor Space</i> on the first floor) equal to the projection of the porch to a maximum of 2 metres.

**ATT-6
Proposed Zoning and Details**



**PROPOSED ZONING
19 to 59 Lowes Road**



ATT-6 (continued)
Proposed Zoning and Details

5.3 RESIDENTIAL **TOWNHOUSE** (R.3) **ZONES**

5.3.1 PERMITTED **USES**

The following are permitted **Uses** within the Residential **Townhouse** R.3 **Zone**:

15692 5.3.1.1 R.3A – **Cluster Townhouse Zone**

- **Maisonette** dwelling
- **Stacked Townhouse**
- **Cluster Townhouse**
- **Home Occupation** in accordance with Section 4.19
- **Accessory Use** in accordance with Section 4.23

5.3.2 REGULATIONS

Within the Residential **Townhouse** R.3 **Zones**, no land shall be **Used** and no **Building** or **Structure** shall be erected or **Used** except in conformity with the applicable regulations contained in Section 4 - General Provisions, the regulations set out in Table 5.3.2, and the following:

5.3.2.1 Maximum **Building** Coverage

Despite Row 8 of Table 5.3.2, where one **Parking Space** per unit is provided underground or **Garages** are attached or designed as an integral part of dwellings, the maximum coverage for the **Buildings** shall be 40 per cent.

5.3.2.2 Minimum **Side** and **Rear Yards** – R.3A **Zones**

5.3.2.2.1 No **Building** shall be located closer to any **Rear** or **Side Lot Line** than a distance equal to one-half the **Building Height**, and in no case less than 3 metres from any **Rear** or **Side Lot Line**.

ATT-6 (continued)
Proposed Zoning and Details

- 19063 5.3.2.2.2 Deleted by **By-law** (2010)-19063
- 5.3.2.3 Minimum Distance Between **Buildings** and **Private Amenity Areas**
- R.3A Zones
- 5.3.2.3.1 The distance between the face of one **Building** and the face of another **Building**, each of which contains windows of **Habitable Rooms**, shall in no case be less than 15 metres.
- 19063 5.3.2.3.2 Deleted by **By-law** (2010)-19063
- 17187 5.3.2.3.3 The distance between any two **Buildings** on the same **Lot** shall in no case be less than 3 metres.
- 19063 5.3.2.3.4 No part of a **Private Amenity Area** shall be located within 10.5 metres of a wall in another **Building** containing windows of **Habitable Rooms** which face the **Private Amenity Area**.
- 17187 5.3.2.3.5 The minimum distance between the **Private Amenity Areas** of two separate **Buildings** shall be 6 metres where one **Private Amenity Area** faces any part of the other **Private Amenity Area** or 3 metres where the **Private Amenity Areas** are side by side and aligned parallel to each other. The minimum distance between a **Private Amenity Area** and the wall of another **Building** shall be 6 metres.
- 5.3.2.4 Minimum **Common Amenity Area** - R.3A Zone
- 5.3.2.4.1 a) Except for developments which contain less than 20 dwellings, a minimum of 5 m² of **Amenity Area** per dwelling shall be provided and be developed as **Common Amenity Area**. This **Common Amenity Area** shall be aggregated into areas of not less than 50 m².
- b) Despite Section 5.3.2.4.1 a), the following shall apply to **Stacked Townhouse** developments:

ATT-6 (continued)
Proposed Zoning and Details

- i) Except for developments which contain less than 20 dwellings, a minimum of 10 m² of **Amenity Area** per dwelling shall be provided and be developed as **Common Amenity Area**, and be aggregated into areas of not less than 50 m².
- c) Where combined **Cluster** and **Stacked Townhouses** occur, the **Common Amenity Area** for the site shall be calculated by using the provisions of Section 5.3.2.4.1 b) for the proportion of units which are stacked and utilizing the provisions of Section 5.3.2.4.1 a) for the proportion of units which are **Cluster Townhouse**.

5.3.2.4.2 **Amenity Areas** shall be designed and located so that the length does not exceed 4 times the width.

5.3.2.4.3 A **Common Amenity Area** shall be located in any **Yard** other than the required **Front Yard** or required **Exterior Side Yard**.

5.3.2.4.4 **Landscaped Open Space** areas, **Building** rooftops, patios and above ground decks may be included as part of the **Common Amenity Area** if recreational facilities are provided and maintained (e.g. swimming pools, tennis courts, lounges and landscaped areas).

5.3.2.5 Minimum **Private Amenity Area** Per **Dwelling Unit**

5.3.2.5.1 R.3A **Zone** - **Cluster Townhouses** and Ground Level **Stacked Townhouse** Units

A **Private Amenity Area** shall be provided for each unit and it shall:

- a) have a minimum area of 20 m²;
- b) have a minimum depth (from the wall of the dwelling unit) of 4.5 metres;
- c) have a minimum width equal to the width of the

ATT-6 (continued)
Proposed Zoning and Details

unit when the layout of the unit permits. If the preceding cannot be accomplished, the minimum width of the **Private Amenity Area** shall be 4.5 metres;

17187

d) not form part of a required **Front** or **Exterior Side Yard**;

e) not face onto a public **Street**;

f) be accessed through a doorway to a hall or **Habitable Room**, other than a bedroom;

g) be separate and not include walkways, play areas, or any other communal area; and

h) be defined by a wall or **Fence**.

19063

i) to be a minimum distance of 3.0 metres from a side or rear **Lot Line**.

5.3.2.5.2 Despite Section 5.3.2.5.1, for **Stacked Townhouse** units above grade, each **Private Amenity Area** shall:

a) have a minimum area of 10 m²; consist of a patio or terrace; and be defined by a wall or railing between adjacent units to a height of 1.8 metres.

5.3.2.5.3 For both **Cluster** and **Stacked Townhouse** developments, **Private Amenity Areas** shall be screened in a manner which prevents viewing into a part of it from any adjacent areas to a height of 1.8 metres. The extent of screening may be reduced if such screening would impair a beneficial outward and open orientation of view and there is not adverse effect on the privacy of the **Private Amenity Area**.

5.3.2.6 Maximum Density of Site

15378

5.3.2.6.1 The maximum density of **Cluster Townhouse** developments shall be 37.5 dwellings per hectare.

5.3.2.6.2 The maximum density for **Stacked Townhouse** Developments shall be 60 dwellings per hectare.

ATT-6 (continued)
Proposed Zoning and Details

This shall be increased by 1 dwelling per hectare for every 6 required resident **Parking Spaces** and associated manoeuvring aisles which are provided underground, up to a maximum density of 75 dwellings per hectare.

5.3.2.6.3 For **Townhouse** developments which consist of a mix of **Stacked** and **Cluster Townhouses**, the densities shall be determined separately for blocks on the property.

15006 5.3.2.7 Additional **Front** and **Exterior Side Yard** Regulations
Despite Row 5 of Table 5.3.2, for R.3 blocks not located on **Streets** listed in Section 4.24 and located within the boundaries of Defined Area Map Number 66 of Schedule "A" of this **By-law**, the **Front** or **Exterior Side Yard** shall be the average of the existing **Yards** within the same **City Block Face** and where the average of the existing **Yards** within the same **City Block Face** cannot be determined, the minimum **Front** or **Exterior Side Yard** shall be as set out in Row 5 of Table 5.3.2. Where legal off-street **Parking Spaces** are provided within an enclosed **Structure**, a minimum vehicular access of 6 metres between the **Street Line** and **Structure** shall be provided. In addition, location of units within this Defined Area shall be subject to the provisions of a Sight Line Triangle in Section 4.6.2.

Where a road widening is required in accordance with Section 4.24, the calculation of **Front** or **Exterior Side Yards** shall be as set out in Section 5.3.2.7, provided that the **Yard** is not less than the new **Street Line** established by the required road widening.

17187
19691 5.3.2.8 Maximum **Driveway** Width R.3B **Zone On-Street Townhouses**
Maximum **Driveway (Residential)** Width of R.3B **Zone On-Street Townhouses** shall comply with 4.13.7.2.5.

ATT-6 (continued)
Proposed Zoning and Details

EXCERPT FROM TABLE 5.3.2 - REGULATIONS GOVERNING R.3A ZONES

1	Residential Type	Cluster Townhouse
1a	Zone	R.3A
2	Minimum Lot Area	800 m ²
3	Minimum Lot Area Per Dwelling Unit	270 m ²
4	Minimum Lot Frontage	18 metres
5	Minimum Front Yard	6 metres and as set out in Section 4.24 and 5.3.2.7.
5a	Minimum Exterior Side Yard	4.5 metres and in accordance with Sections 4.24, 4.28 and 5.3.2.7
6	Minimum Side Yard	In accordance with Section 5.3.2.2.
7	Minimum Rear Yard	Section 5.3.2.2.
8	Maximum Building Coverage (% of Lot Area)	30
9	Maximum Building Height	3 Storeys and in accordance with Sections 4.16 and 4.18.
10	Minimum Distance Between Buildings	In accordance with Section 5.3.2.3
11	Minimum Common Amenity Area	In accordance with Section 5.3.2.4
12	Minimum Private Amenity Area	In accordance with Section 5.3.2.5
13	Minimum Landscaped Open Space (% of Lot Area)	40
14	Buffer Strip	Where an R.3 Zone abuts any other Residential Zone or any Institutional, Park, Wetland, or Urban Reserve Zone a Buffer Strip shall be provided. Buffer strips may be located in a required Side or Rear Yard .
15	Fences	In accordance with Section 4.20.
16	Off-Street Parking	In accordance with Section 4.13.
17	Accessory Buildings or Structures	In accordance with Section 4.5.
18	Maximum Number of Dwelling Units in a Row	12. Despite the preceding, where units are adjacent to a public Street , the maximum number of Dwelling Units in a row shall be 8.
19	Garbage, Refuse Storage and Composters	Section 4.9.
20	Maximum Density of Site	In accordance with Section 5.3.2.6
21	Maximum Driveway (Residential) width R.3B Zone On-Street Townhouses	N/A

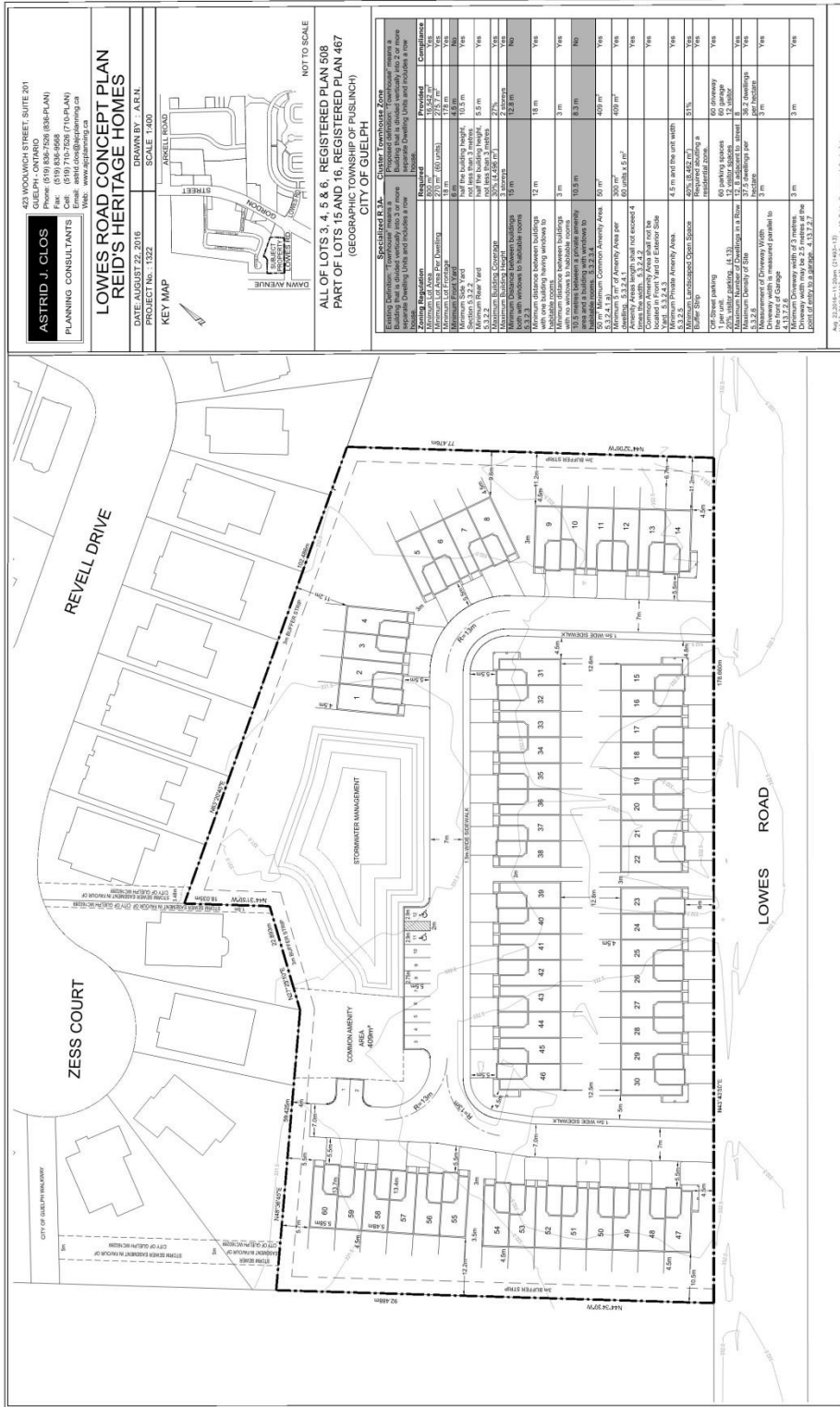
ATT-6 (continued)
Proposed Zoning and Details

Proposed Zoning: Specialized Residential Cluster Townhouse (R.3A-?)

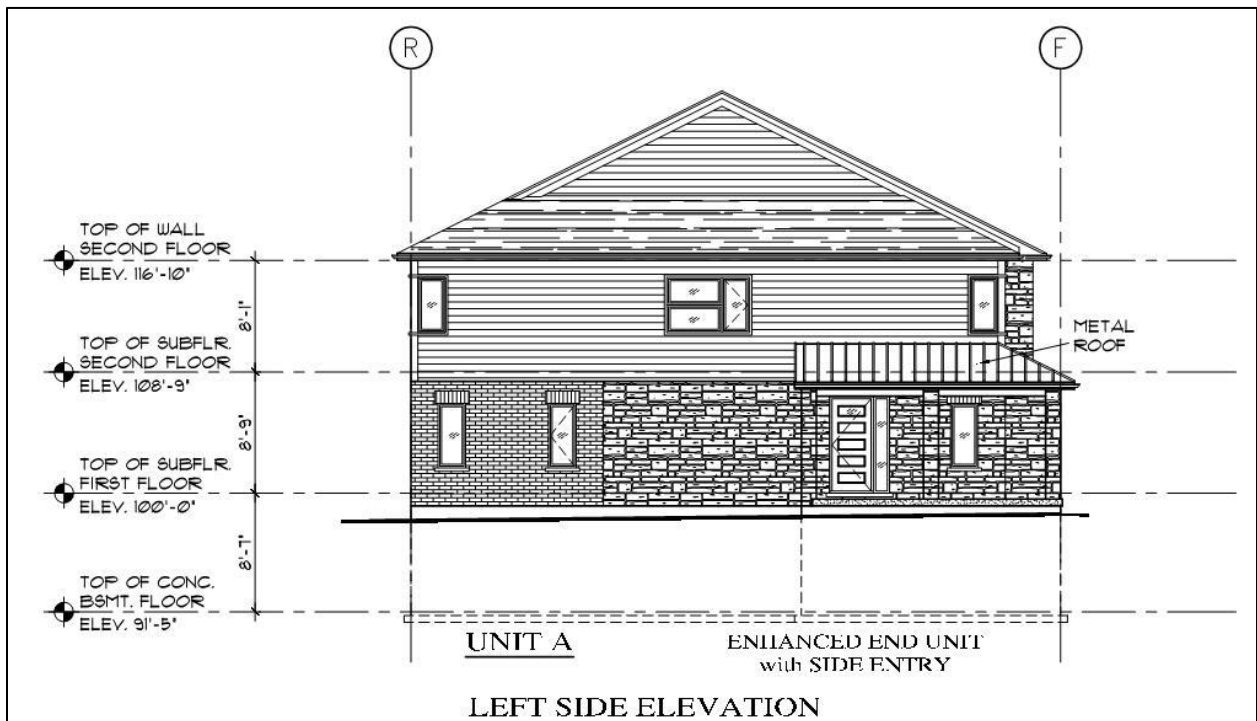
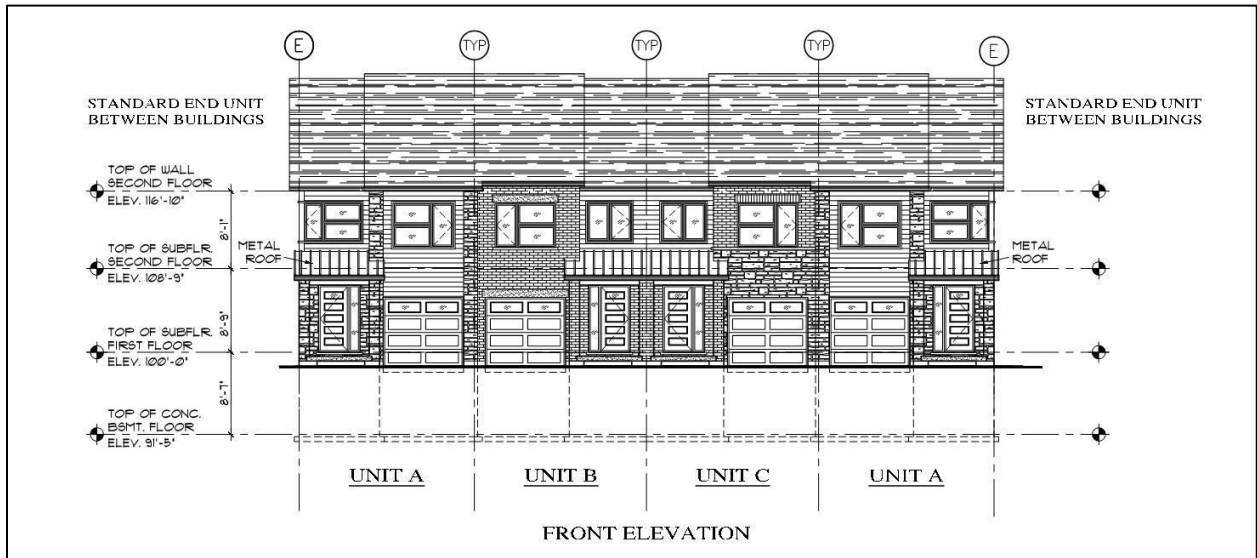
In addition to the regulations set out in Section 5.3 – Residential Cluster Townhouse (R.3A) Zone of Zoning By-law (1995)-14864, as amended, the following additional specialized regulations have been requested to facilitate this proposal:

- A minimum **Front Yard** setback of 4.5 metres, whereas Table 5.3.2, Row 5 of the Zoning By-law requires a minimum **Front Yard** setback of 6 metres;
- A minimum **Distance** between **buildings** both with windows to **habitable rooms** of 12.5 metres, whereas Section 5.3.2.3.1 of the Zoning By-law requires a minimum **Distance** of 15 metres, and
- A minimum setback between a **Private Amenity Area** and a **Building** with windows to **Habitable Rooms** of 8 metres, whereas Section 5.3.2.3.4 of the Zoning By-law requires a minimum setback of 10.5 metres.

ATT-7 Development Concept Plan



ATT-8 Conceptual Elevations



Elevations from Urban Design Brief, Prepared by Astrid J. Clos Planning Consultants, August 2016