

# City Council - Planning Meeting Agenda



**September 11, 2017 – 5:30 p.m.**  
**Council Chambers, Guelph City Hall, 1 Carden Street**

Please turn off or place on non-audible all electronic devices during the meeting.

Please note that an electronic version of this agenda is available on [guelph.ca/agendas](http://guelph.ca/agendas).

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## **Authority to move into closed meeting**

That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to the Municipal Act, to consider:

**C-CON-2017.15      Guelph Junction Railway – Preliminary Operational and Governance Risk Review**  
Section 239 (2)(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

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## **Open Meeting – 6:30 p.m.**

### **Closed Meeting Summary**

O Canada  
Silent Reflection  
First Nations Acknowledgment  
Disclosure of Pecuniary Interest and General Nature Thereof

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### **Public Meeting to Hear Applications Under Sections 17, 34 and 51 of The Planning Act** (delegations permitted a maximum of 10 minutes)

#### **89 Beechwood Avenue Proposed Zoning By-law Amendment File: ZC1706**

**Staff Presentation:**  
Lindsay Sulatycki, Senior Development Planner

**Staff Summary** (if required)

**Recommendation:**  
That Report IDE 17-102 regarding a proposed Zoning By-law Amendment application (File: ZC1706) submitted by MHBC Planning on behalf of the owner, 89 Beechwood Inc. to permit the development of 34 residential townhouse units on the property municipally known as 89 Beechwood

Avenue, and legally described as Part of Lot 21, Concession Division 'A', Guelph Township as in Cs61764, City of Guelph, from Infrastructure, Development and Enterprise dated September 11, 2017, be received.

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## **Special Resolutions**

### **By-laws**

Resolution to adopt the By-laws (Councillor Gordon).

### **Mayor's Announcements**

Please provide any announcements, to the Mayor in writing, by 12 noon on the day of the Council meeting.

### **Notice of Motion**

### **Adjournment**

# Staff Report

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To **City Council**

Service Area Infrastructure, Development and Enterprise Services

Date Monday, September 11, 2017

Subject **Statutory Public Meeting Report  
89 Beechwood Avenue  
Proposed Zoning By-law Amendment  
File: ZC1706  
Ward 3**

Report Number IDE 17-102

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## Recommendation

That Report IDE 17-102 regarding a proposed Zoning By-law Amendment application (File: ZC1706) submitted by MHBC Planning on behalf of the owner, 89 Beechwood Inc. to permit the development of 34 residential townhouse units on the property municipally known as 89 Beechwood Avenue, and legally described as Part of Lot 21, Concession Division 'A', Guelph Township as in Cs61764, City of Guelph, from Infrastructure, Development and Enterprise dated September 11, 2017, be received.

## Executive Summary

### Purpose of Report

To provide planning information on an application requesting approval of a Zoning By-law Amendment on 89 Beechwood Avenue. The purpose of the proposed Zoning By-law Amendment is to permit the development of 34 residential townhouse units (comprised of 12 stacked townhouse units and 22 cluster townhouse units). 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 property municipally known as 89 Beechwood Avenue from MHBC Planning on behalf of the owner, 89 Beechwood Inc. on July 10, 2017 and deemed to be complete on August 8, 2017.

The intent of the application is to change the zoning from the "Commercial Recreation Park" (P.5) Zone to a "Specialized Residential Cluster Townhouse" (R.3A-?) Zone to permit the development of 34 residential townhouse units.

## Location

The subject property is located on the west side of Beechwood Avenue, north of Waterloo Avenue (see ATT-1 - Location Map and ATT-2 - Orthophoto). The subject property has an area of 0.40 hectares (0.98 acres) and a frontage of 56 metres along Beechwood Avenue. The property is currently developed with a one-storey building and associated parking area that was previously used by the Optimist Club and is proposed to be demolished.

## Surrounding land uses include:

- To the north: Howitt Park, beyond which are single detached residential dwellings;
- To the south: property zoned P.5, beyond which is a vacant industrial building, and further beyond is a multi-residential building;
- To the east: Beechwood Avenue, beyond which are single detached residential dwellings;
- To the west: Howitt Park and Howitt Creek.

## Existing Official Plan Land Use Designations and Policies

The Official Plan land use designation that applies to the subject property is "General Residential" which permits a range of housing types including: single, semi-detached residential dwellings and multiple unit residential buildings.

The relevant policies for the applicable land use designation are included in ATT-3.

## Official Plan Amendment #48 Land Use Designations and Policies

Official Plan Amendment #48 (OPA 48) (under appeal), a comprehensive update to the City's Official Plan, proposes to designate the subject property as "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 is residential. Although the application is being processed under the 2001 Official Plan, 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-4.

### **Existing Zoning**

The subject property is currently zoned "Commercial Recreation Park" (P.5), according to Zoning By-law (1995)-14864, as amended.

Details of the existing zoning are included in ATT-5.

### **Description of Proposed Zoning By-law Amendment**

The applicant is requesting that the Zoning By-law be amended to permit the development of 34 residential townhouse units and the zoning be changed to a "Specialized Residential Cluster Townhouse" (R.3A-?) Zone.

In addition to the regulations set out in Section 5.3.2 – Residential Cluster Townhouse (R.3A) Zone of Zoning By-law (1995)-14864, as amended, **the following specialized regulations have been requested to facilitate this proposal:**

- Maximum building coverage of 70%, whereas 40% is permitted;
- Maximum density of 85 units per hectare, whereas 60 units per hectare is permitted;
- Minimum landscaped open space of 19%, whereas a minimum of 40% is required;
- Minimum side yard setback (on north side of property) of 2.45 metres, whereas a minimum side yard no closer than a distance equal to half the building height (being 5.125 metres), and in no case less than 3.0 metres is required;
- A reduced private amenity space for cluster townhouses of 18.27m<sup>2</sup>, whereas 20m<sup>2</sup> is required;
- A reduced terrace depth of 2.5 metres and 2.1 metres, whereas 4.5 metres is required.

### **Proposed Development**

The purpose of the proposed Zoning By-law Amendment is to change the zoning from "Commercial Recreation Park" (P.5) to a "Specialized Residential Cluster Townhouse" (R.3A-?) Zone to permit the development of 34 residential townhouse units. More specifically, the applicant is proposing:

- Two three-storey back-to-back cluster and stacked townhouse buildings with one building, fronting onto Beechwood Avenue, containing 16 units, and, the second building at the west portion of the property containing 18 units;

- Unit sizes vary from 2 to 3 bedrooms;
- 12 stacked townhouse units (end units) and 22 cluster townhouse units;
- Inclusion of upper and lower terraces;
- An interior courtyard/mews connected by a series of walkways internal to the site;
- One level of underground parking (containing 54 resident spaces and 3 visitor spaces) and 4 visitor spaces located above ground; and,
- Driveway access onto Beechwood Avenue along the south side of the property.

The applicant's conceptual site plan and architectural renderings are shown in ATT-7.

### **Supporting Documents**

The following information was submitted in support of the application:

- Planning Justification Report, prepared by MHBC Planning, dated July 10, 2017;
- Conceptual Site Plan, prepared by Martin Simmons Architects, dated July 10, 2017;
- Urban Design Brief, prepared by MHBC Planning and Martin Simmons Architects, dated July 10, 2017;
- Stage 1 and 2 Archaeological Assessments, prepared by Archaeological Research Associates Ltd., dated July 6, 2017;
- Environmental Impact Study including the Tree Inventory and Preservation Plan, prepared by Natural Resource Solutions Inc., dated July 2017;
- Scoped Hydrogeological Characterization Study, prepared by MTE Consultants Inc., dated May 30, 2017;
- Phase One Environmental Site Assessment, prepared by Chung and Vander Doelen Engineering Ltd., dated March 28, 2017;
- Phase Two Environmental Site Assessment, prepared by Chung and Vander Doelen Engineering Ltd., dated March 31, 2017;
- Functional Servicing and Stormwater Management Report, prepared by MTE Consultants Inc., dated July 7, 2017; and,
- Geotechnical Investigation, prepared by Chung and Vander Doelen Engineering Ltd., dated May 24, 2017.

### **Staff Review**

The review of this application will address the following issues:

- Evaluation of the proposal against the 2014 Provincial Policy Statement and Places to Grow: Growth Plan for the Greater Golden Horseshoe;
- Evaluation of the proposal's conformity with the Official Plan; including any Official Plan Amendments;
- Review of the Planning Justification Report and the Urban Design Brief;

- Review of the Environmental Impact Study;
- Review of the proposed zoning, including the need for any specialized regulations;
- Review of engineering reports submitted in support of the application; and,
- Address all comments and issues raised during the review of the 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.

## **Consultations**

The Notice of Complete Application and Public Meeting was mailed on August 14, 2017 to local boards and agencies, City service areas and property owners within 120 metres of the subject property. The Notice of Public Meeting was also advertised in the Guelph Tribune on August 17, 2017. Notice of the application has also been provided by signage on the property.

## **Corporate Administrative Plan**

This report supports the following goals and work plans of the Corporate Administrative Plan (2016-2018):

### **Overarching Goals**

Service Excellence

### **Service Area Operational Work Plans**

Our People- Building a great community together

## **Attachments**

|       |                                                                |
|-------|----------------------------------------------------------------|
| ATT-1 | Location Map and 120m 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 | Conceptual Site Plan                                           |

**Departmental Approval**

Not applicable.

**Report Author**

Lindsay Sulatycki  
Senior Development Planner

**Approved By**

Sylvia Kirkwood  
Manager of Development Planning



**Approved By**

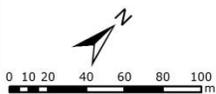
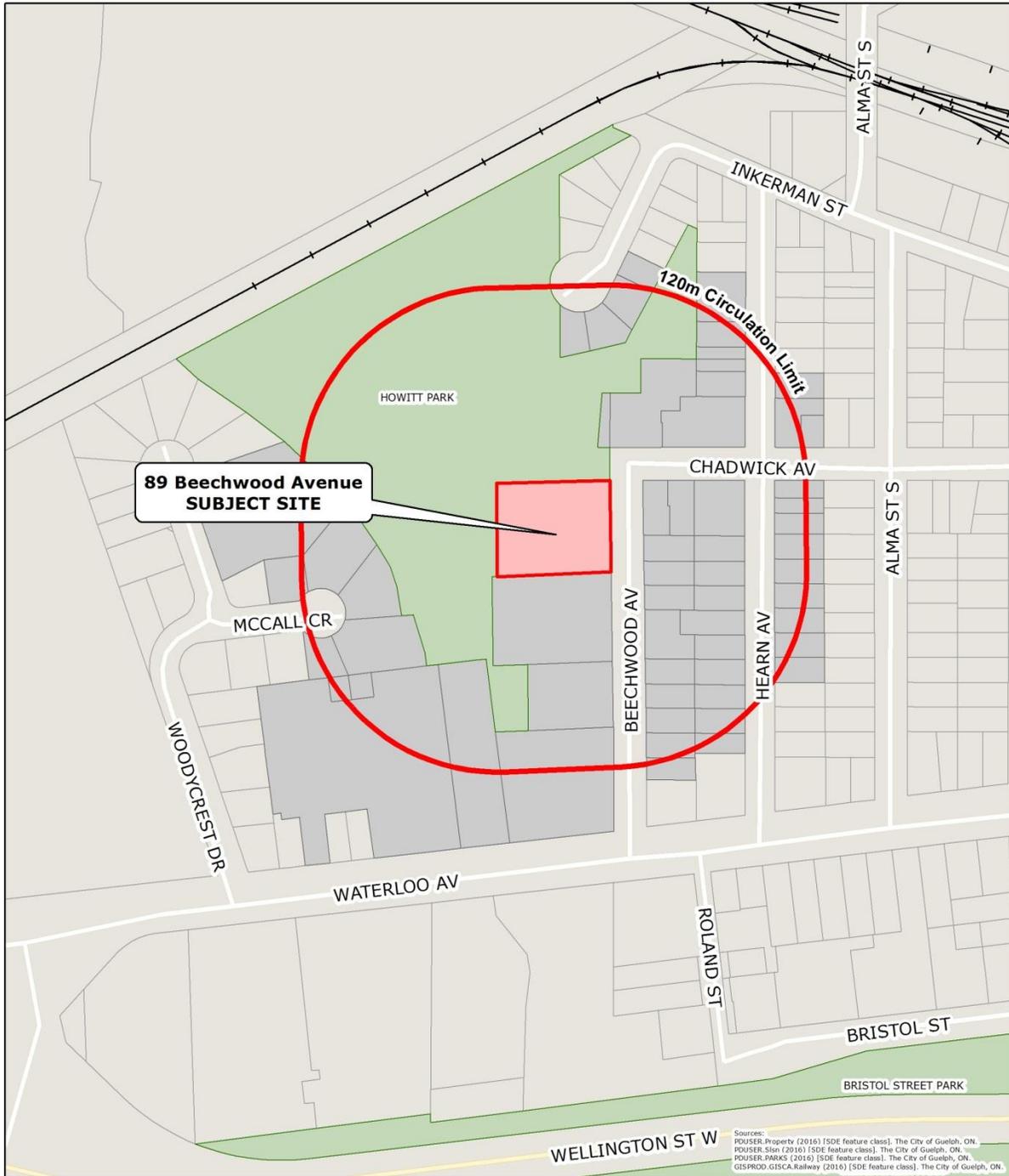
Todd Salter  
General Manager  
Planning, Urban Design and  
Building Services  
519.822.1260, ext. 2395  
todd.salter@guelph.ca

 for:

**Recommended By**

Scott Stewart, C.E.T.  
Deputy CAO  
Infrastructure, Development and Enterprise  
519.822.1260, ext. 3445  
scott.stewart@guelph.ca

# ATT-1 Location Map and 120m Circulation



## LOCATION MAP and 120m CIRCULATION AREA 89 Beechwood Avenue



Produced by the City of Guelph  
Planning, Urban Design and Building Services - Development Planning  
July 2017

# ATT-2 Orthophoto



Sources:  
GISPRD0 GISCA Property (2017) [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  
Guelph2016.aid (2016) [file system raster], The City of Guelph, ON

1:1000

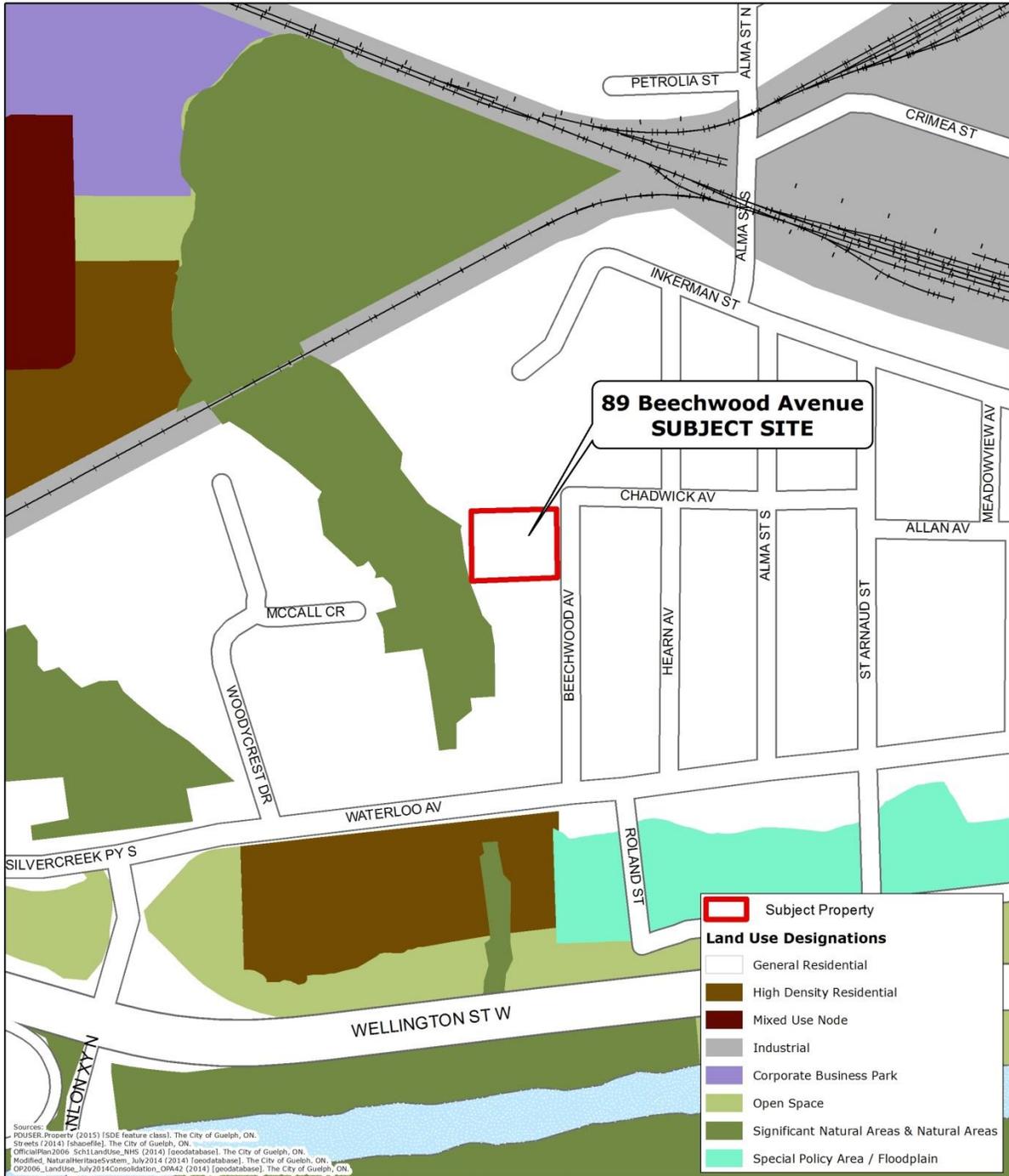
0 5 10 20 30 40 m

Produced by the City of Guelph  
Planning, Urban Design and Building Services - Development Planning  
July 2017

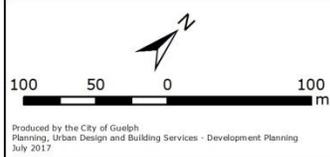
## 2016 ORTHOPHOTO 89 Beechwood Avenue



# ATT-3 Official Plan Land Use Designations and Policies



Sources:  
POUSER\_Property (2015) [SDE feature class]. The City of Guelph, ON.  
Streets (2014) [shapefile]. The City of Guelph, ON.  
OfficialPlan2006\_Sch1\_LandUse\_MHS (2014) [geodatabase]. The City of Guelph, ON.  
Modified\_NaturalHeritageSystem\_Jul2014 (2014) [geodatabase]. The City of Guelph, ON.  
OP2006\_LandUse\_July2014Consolidation\_OPA42 (2014) [geodatabase]. The City of Guelph, ON.



## 2001 OFFICIAL PLAN SEPTEMBER 2014 CONSOLIDATION LAND USE DESIGNATIONS 89 Beechwood Avenue



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

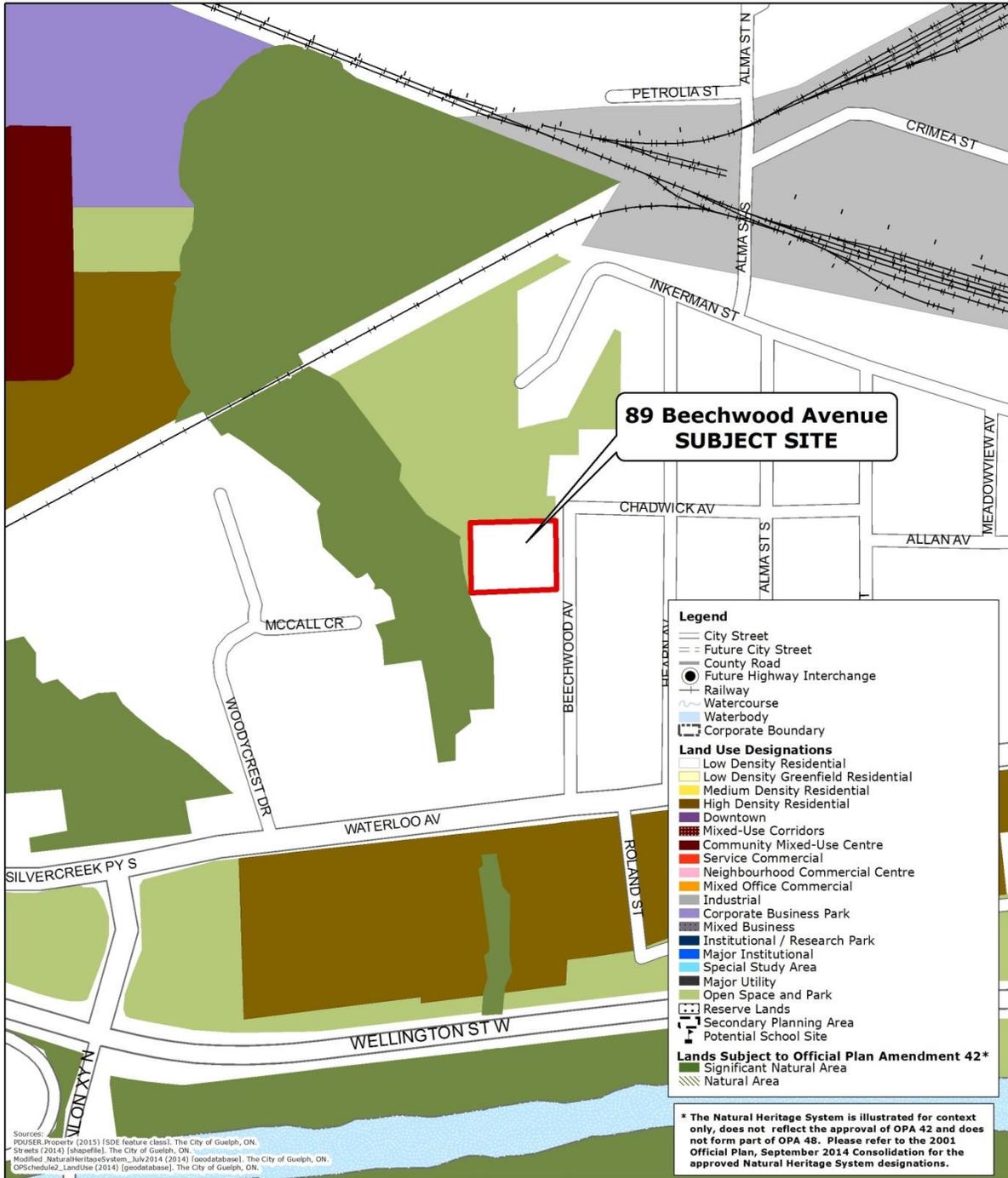
**'General Residential' Land Use Designation**

- 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.
- 7.2.7 Multiple unit residential buildings, such as townhouses, row dwellings and apartments, may be permitted within designated areas permitting

residential uses. The following development criteria will be used to evaluate a development proposal for multiple unit housing:

- a) That the building form, massing, appearance and siting are compatible in design, character and orientation with buildings in the immediate vicinity;
- b) That the proposal can be adequately served by local convenience and neighbourhood shopping facilities, schools, parks and recreation facilities and public transit;
- c) That the vehicular traffic generated from the proposal can be accommodated with minimal impact on local residential streets and intersections and, in addition, vehicular circulation, access and parking facilities can be adequately provided; and
- d) That adequate municipal infrastructure, services and amenity areas for the residents can be provided.

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



**OFFICIAL PLAN AMENDMENT NO. 48**  
**Proposed Land Use Designations**  
**89 Beechwood Avenue**

  
 Making a Difference

Produced by the City of Guelph  
 Planning, Urban Design and Building Services - Development Planning  
 July 2017

**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 (continued)**  
**Existing Zoning and Details**

**9.1 PERMITTED *USES***

**Commercial Recreation Park (P.5) Zone**

- Club
- Outdoor Sportsfield Facilities
- Recreation Centre

**9.2 REGULATIONS**

Within the Park (P) 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 9.2, and the following.

**EXCERPT FROM TABLE 9.2 - REGULATIONS GOVERNING THE P.5 ZONE**

| Row | Park <i>Zones</i>                               | Commercial Recreation (P.5) Park                                                                                                                                                   |  |  |  |
|-----|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| 1   |                                                 |                                                                                                                                                                                    |  |  |  |
| 2   | Minimum <i>Lot Area</i>                         | 1,200 m <sup>2</sup>                                                                                                                                                               |  |  |  |
| 3   | Minimum <i>Lot Frontage</i>                     | 30 metres                                                                                                                                                                          |  |  |  |
| 4   | Minimum <i>Side and Rear Yard</i>               | 7.5 metres.                                                                                                                                                                        |  |  |  |
| 5   | Minimum <i>Front Yard</i>                       | 6 metres from the <i>Street Line</i> and as set out in Section 4.24.                                                                                                               |  |  |  |
| 6   | Off-Street Parking                              | In accordance with Section 4.13.                                                                                                                                                   |  |  |  |
| 7   | Off-Street Loading                              | In accordance with Section 4.14.                                                                                                                                                   |  |  |  |
| 8   | Accessory <i>Buildings</i> or <i>Structures</i> | In accordance with Section 4.5.                                                                                                                                                    |  |  |  |
| 9   | <i>Fences</i>                                   | In accordance with Section 4.20. Despite the preceding, Sections 4.20.2 and 4.20.3 shall not apply to <i>Fence</i> screens associated with <i>Outdoor Sportsfield Facilities</i> . |  |  |  |



**ATT-6 (continued)**  
**Proposed Zoning and Details**

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

|                 |                                                                                                                                                                                                                                                                                                                                                       |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5.3             | <u>RESIDENTIAL <i>TOWNHOUSE</i> (R.3) <i>ZONES</i></u>                                                                                                                                                                                                                                                                                                |
| 5.3.1           | <u>PERMITTED <i>USES</i></u><br>The following are permitted <i>Uses</i> within the Residential <i>Townhouse</i> R.3 <i>Zone</i> :                                                                                                                                                                                                                     |
| 15692 5.3.1.1   | <u>R.3A – <i>Cluster Townhouse Zone</i></u> <ul style="list-style-type: none"><li>• <i>Maisonette</i> dwelling</li><li>• <i>Stacked Townhouse</i></li><li>• <i>Cluster Townhouse</i></li><li>• <i>Home Occupation</i> in accordance with Section 4.19</li><li>• <i>Accessory Use</i> in accordance with Section 4.23</li></ul>                        |
| 15692 5.3.1.2   | <u>R.3B – <i>On-Street Townhouse Zone</i></u> <ul style="list-style-type: none"><li>• <i>On-Street Townhouse</i></li><li>• <i>Home Occupation</i> in accordance with Section 4.19</li><li>• <i>Accessory Use</i> in accordance with Section 4.23</li></ul>                                                                                            |
| 5.3.2           | <u>REGULATIONS</u><br>Within the Residential <i>Townhouse</i> R.3 <i>Zones</i> , no land shall be <i>Used</i> and no <i>Building</i> or <i>Structure</i> shall be erected or <i>Used</i> 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         | <u>Maximum <i>Building</i> Coverage</u><br>Despite Row 8 of Table 5.3.2, where one <i>Parking Space</i> per unit is provided underground or <i>Garages</i> are attached or designed as an integral part of dwellings, the maximum coverage for the <i>Buildings</i> shall be 40 per cent.                                                             |
| 5.3.2.2         | <u>Minimum <i>Side</i> and <i>Rear Yards</i> – R.3A <i>Zones</i></u>                                                                                                                                                                                                                                                                                  |
| 5.3.2.2.1       | No <i>Building</i> shall be located closer to any <i>Rear</i> or <i>Side Lot Line</i> than a distance equal to one-half the <i>Building Height</i> , and in no case less than 3 metres from any <i>Rear</i> or <i>Side Lot Line</i> .                                                                                                                 |
| 19063 5.3.2.2.2 | Deleted by <i>By-law</i> (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 m<sup>2</sup> 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 m<sup>2</sup>.
  - b) Despite Section 5.3.2.4.1 a), the following shall apply to **Stacked Townhouse** developments:
    - i) Except for developments which contain less than 20 dwellings, a minimum of 10 m<sup>2</sup> 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 m<sup>2</sup>.
  - 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 | <b>Amenity Areas</b> shall be designed and located so that the length does not exceed 4 times the width.                                                                                                                                                                                                                                              |
| 5.3.2.4.3 | A <b>Common Amenity Area</b> shall be located in any <b>Yard</b> other than the required <b>Front Yard</b> or required <b>Exterior Side Yard</b> .                                                                                                                                                                                                    |
| 5.3.2.4.4 | <b>Landscaped Open Space</b> areas. <b>Building</b> rooftops, patios and above ground decks may be included as part of the <b>Common Amenity Area</b> if recreational facilities are provided and maintained (e.g. swimming pools, tennis courts, lounges and landscaped areas).                                                                      |
| 5.3.2.5   | <b><u>Minimum Private Amenity Area Per Dwelling Unit</u></b>                                                                                                                                                                                                                                                                                          |
| 5.3.2.5.1 | <b><u>R.3A Zone - Cluster Townhouses and Ground Level Stacked Townhouse Units</u></b>                                                                                                                                                                                                                                                                 |
|           | A <b>Private Amenity Area</b> shall be provided for each unit and it shall:                                                                                                                                                                                                                                                                           |
|           | a) have a minimum area of 20 m <sup>2</sup> ;                                                                                                                                                                                                                                                                                                         |
|           | 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 unit when the layout of the unit permits. If the preceding cannot be accomplished, the minimum width of the <b>Private Amenity Area</b> shall be 4.5 metres;                                                                                                                                        |
| 17137     | d) not form part of a required <b>Front</b> or <b>Exterior Side Yard</b> ;                                                                                                                                                                                                                                                                            |
|           | e) not face onto a public <b>Street</b> ;                                                                                                                                                                                                                                                                                                             |
|           | f) be accessed through a doorway to a hall or <b>Habitable Room</b> , 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 <b>Fence</b> .                                                                                                                                                                                                                                                                                                             |
| 18.080    | i) to be a minimum distance of 3.0 metres from a side or rear <b>Lot Line</b> .                                                                                                                                                                                                                                                                       |
| 5.3.2.5.2 | Despite Section 5.3.2.5.1, for <b>Stacked Townhouse</b> units above grade, each <b>Private Amenity Area</b> shall:                                                                                                                                                                                                                                    |
|           | a) have a minimum area of 10 m <sup>2</sup> ;                                                                                                                                                                                                                                                                                                         |
|           | b) consist of a patio or terrace; and                                                                                                                                                                                                                                                                                                                 |
|           | c) be defined by a wall or railing between adjacent units to a height of 1.8 metres.                                                                                                                                                                                                                                                                  |
| 5.3.2.5.3 | For both <b>Cluster</b> and <b>Stacked Townhouse</b> developments, <b>Private Amenity Areas</b> 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. 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.

**EXCERPT OF TABLE 5.3.2 - REGULATIONS GOVERNING R.3 ZONES**

| Row | Residential Type                                             | R.3A <b>Zone Cluster Townhouse</b>                                                                                                                                                                                                                       | R.3A <b>Zone Stacked Townhouse</b> |
|-----|--------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| 1   |                                                              |                                                                                                                                                                                                                                                          |                                    |
| 2   | Minimum <b>Lot Area</b>                                      | 800 m <sup>2</sup>                                                                                                                                                                                                                                       | 1,000 m <sup>2</sup>               |
| 3   | Minimum <b>Lot Area</b> Per <b>Dwelling Unit</b>             | 270 m <sup>2</sup>                                                                                                                                                                                                                                       | 150 m <sup>2</sup>                 |
| 4   | Minimum <b>Lot Frontage</b>                                  | 18 metres                                                                                                                                                                                                                                                | 18 metres                          |
| 5   | Minimum <b>Front Yard</b>                                    | 6 metres and as set out in Section 4.24 and 5.3.2.7.                                                                                                                                                                                                     |                                    |
| 5a  | Minimum <b>Exterior Side Yard</b>                            | 4.5 metres and in accordance with Sections 4.24, 4.28 and 5.3.2.7                                                                                                                                                                                        |                                    |
| 6   | Minimum <b>Side Yard</b>                                     | See Section 5.3.2.2.                                                                                                                                                                                                                                     |                                    |
| 7   | Minimum <b>Rear Yard</b>                                     | See Section 5.3.2.2.                                                                                                                                                                                                                                     |                                    |
| 8   | Maximum <b>Building Coverage</b> (% of <b>Lot Area</b> )     | 30                                                                                                                                                                                                                                                       | 40                                 |
| 9   | Maximum <b>Building Height</b>                               | 3 <b>Storeys</b> and in accordance with Sections 4.16 and 4.18.                                                                                                                                                                                          |                                    |
| 10  | Minimum Distance Between <b>Buildings</b>                    | See Section 5.3.2.3                                                                                                                                                                                                                                      |                                    |
| 11  | Minimum <b>Common Amenity Area</b>                           | See Section 5.3.2.4                                                                                                                                                                                                                                      |                                    |
| 12  | Minimum <b>Private Amenity Area</b>                          | See Section 5.3.2.5                                                                                                                                                                                                                                      |                                    |
| 13  | Minimum <b>Landscaped Open Space</b> (% of <b>Lot Area</b> ) | 40                                                                                                                                                                                                                                                       | 40                                 |
| 14  | <b>Buffer Strip</b>                                          | Where an R.3 <b>Zone</b> abuts any other Residential <b>Zone</b> or any Institutional, Park, Wetland, or Urban Reserve <b>Zone</b> a <b>Buffer Strip</b> shall be provided. Buffer strips may be located in a required <b>Side</b> or <b>Rear Yard</b> . |                                    |
| 15  | <b>Fences</b>                                                | In accordance with Section 4.20.                                                                                                                                                                                                                         |                                    |
| 16  | Off-Street Parking                                           | In accordance with Section 4.13.                                                                                                                                                                                                                         |                                    |
| 17  | Accessory <b>Buildings</b> or <b>Structures</b>              | In accordance with Section 4.5.                                                                                                                                                                                                                          |                                    |
| 18  | Maximum Number of <b>Dwelling Units</b> in a Row             | 12.<br>Despite the preceding, where units are adjacent to a public <b>Street</b> , the maximum number of <b>Dwelling Units</b> in a row shall be 8.                                                                                                      |                                    |
| 19  | Garbage, Refuse Storage and Composters                       | In accordance with Section 4.9.                                                                                                                                                                                                                          |                                    |
| 20  | Maximum Density of Site                                      | See Section 5.3.2.6                                                                                                                                                                                                                                      |                                    |

In addition to the regulations set out in Section 5.3.2 – Residential Cluster Townhouse (R.3A) Zone of Zoning By-law (1995)-14864, as amended, **the following specialized regulations have been requested to facilitate this proposal:**

- Maximum building coverage of 70%, whereas 40% is permitted;
- Maximum density of 85 units per hectare, whereas 60 units per hectare is permitted and can be increased by 1 unit per hectare for every 6 required resident parking spaces provided underground;
- Minimum landscaped open space of 19%, whereas a minimum of 40% is required;
- Minimum side yard setback (on north side of property) of 2.45 metres, whereas a minimum side yard no closer than a distance equal to half the building height (being 5.125 metres), and in no case less than 3.0 metres;
- A reduced private amenity space for cluster townhouses of 18.27m<sup>2</sup>, whereas 20m<sup>2</sup> is required; and,
- A reduced terrace depth of 2.5 metres and 2.1 metres, whereas 4.5 metres is required.



**ATT-7 (continued)**  
**Architectural Renderings**

View from Beechwood Avenue



View from the South Side



MARTIN **SIMMONS** ARCHITECTS

View Between Buildings



MARTIN SIMMONS ARCHITECTS