

Common Amenity Standards Zoning By-law Comparison Chart						
	City of Guelph	City of Kitchener	City of Waterloo	City of Brantford	City of Stratford	Comments
Common Amenity Requirement for 126 units	20 m <sup>2</sup> per dwelling unit-indoor or outdoor = 2,520 m <sup>2</sup>	N/A	3 m <sup>2</sup> for the 1st bedroom & 2 m <sup>2</sup> for each additional bedroom = 466 m <sup>2</sup>	5 m <sup>2</sup> per dwelling unit = 630 m <sup>2</sup>	N/A	Each municipality has it's own approach to common amenity
Does proposed common amenity comply with the Zoning By-law?	Proposed: 847.3 m <sup>2</sup>  No- deficit of 1,672.7 m <sup>2</sup>	Proposed: 847.3 m <sup>2</sup>  Yes- not regulated in the Zoning By-law	Proposed: 847.3 m <sup>2</sup>  Yes- surplus of 381.3 m <sup>2</sup>	Proposed: 847.3 m <sup>2</sup>  Yes- surplus of 217.3 m <sup>2</sup> overall and 33.6 m <sup>2</sup> outdoor	Proposed: 847.3 m <sup>2</sup>  Yes-not regulated in the Zoning By-law	The proposal exceeds the requirements of the other four Zoning By-laws.
Definition	Common amenity area means an amenity area which is located inside or outside a building or structure including open landscaped areas with associated recreational facilities, building rooftops, patios, terraces, above ground decks, swimming pools, tennis courts and the like, for the exclusive use of all dwelling units within the building(s).	N/A	Amenity area means an area designed for active and or passive recreation for the exclusive use and benefit of the residents / tenants in a building.	Common amenity area shall mean space within a building or outside of a building including on a rooftop which provides contiguous common active and/or passive recreation areas for residents of a residential use.	N/A	Private amenity areas are sometimes included in the amenity calculation where the Zoning By-law regulates amenity. The City of Guelph does not.
Additional Requirements	Minimum size per area 50 m <sup>2</sup>	N/A	N/A	A minimum of 50% of the common	N/A	

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	<p>Length cannot exceed 4 times the width</p> <p>Permitted in any yard other than the required front or exterior side yard</p> <p>Includes rooftop patios, above ground decks if recreational facilities are provided and maintained</p>			<p>amenity space must be provided outdoor and a minimum of 25% must be indoor.</p>		
Comments	<p>Private amenity-balconies and terraces is not included in the count and buffer strips that may just be grass.</p>	<p>The Urban Design Manual has guidelines to encourage outdoor common amenity. The guidelines note that 2 m<sup>2</sup> per dwelling unit is to be provided (252 m<sup>2</sup>) + 2.5 m<sup>2</sup> per bedroom beyond the number of units (110 m<sup>2</sup>) = 362 m<sup>2</sup>.</p>	<p>Includes private outdoor patios, balconies and roof top patios.</p>	<p>Amenity requirements are sometimes applied through ZBA on a site-specific basis.</p>	<p>Amenity is encouraged through the Site Plan process.</p>	