

# Staff Report

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To **City Council**

Service Area Infrastructure, Development and Enterprise Services

Date Monday, April 9, 2018

Subject **Statutory Public Meeting Report  
119 Ingram Drive and 35 Wideman Boulevard  
Proposed Zoning By-law Amendment  
File: ZC1713  
Ward 2**

Report Number IDE-2018-46

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## Recommendation

That Report IDE 2018-46 regarding a proposed Zoning By-law Amendment application (ZC1713) from Black, Shoemaker, Robinson & Donaldson Limited on behalf of Artifex Construction Limited to permit 28 on-street townhouses on the properties municipally known as 119 Ingram Drive and 35 Wideman Boulevard, and legally described as Blocks 41 and 42, Registered Plan 61M-173, City of Guelph, from Infrastructure, Development and Enterprise dated April 9, 2018, be received.

## Executive Summary

### Purpose of Report

To provide planning information on an application requesting approval of a Zoning By-law amendment to permit the development of 28 on-street townhouses. 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 for a Zoning By-law Amendment has been received for the properties municipally known as 119 Ingram Drive and 35 Wideman Boulevard. The applicant has proposed to change the zoning from the current "General Apartment" (R.4A) Zone to a "Specialized On-Street Townhouse" (R.3B-?) Zone to permit the development of 28 on-street townhouses. The subject lands contain two (2) separate blocks, and 14 on-street townhouses would be provided on each block. The net density of the proposed 28 on-street townhouses (both blocks) is 40.6 units per hectare.

The Zoning By-law Amendment application was received December 21, 2017 and deemed to be complete on January 19, 2018.

## Location

The subject site is comprised of two vacant blocks in an existing registered plan of subdivision. The north block (Block 41) is bounded by Ingram Drive, Victoria Road North and Wideman Boulevard and is approximately 0.34 hectares in size. The south block (Block 42) is bounded by Wideman Boulevard, Victoria Road North, and Simmonds Drive and is also approximately 0.34 hectares in size. Cumulatively, the properties have an area of 0.688 hectares (see Location Map and Orthophoto, ATT-1 and ATT-2). Surrounding land uses include:

- To the north, across Ingram Drive, existing on-street townhouses and existing single detached dwellings;
- To the east, across Victoria Road North, vacant land known as 671 Victoria Road North which is currently zoned for convenience commercial and subject to proposed Zoning By-law Amendment application ZC1606, and existing on-street townhouses;
- To the south, existing single detached dwellings on Simmonds Drive and further south, the Trillium Waldorf School on Victoria Road North; and
- To the west, existing single detached dwellings, and further west, Wilson Farm Park.

## Official Plan Land Use Designations and Policies

The Official Plan land use designation that applies to approximately the northern three quarters of the subject lands, including all of Block 41 and half of Block 42 is "Low Density Greenfield Residential". The remaining southern quarter of the lands on Block 42 is designated "Low Density Residential" in the Official Plan (See ATT-3).

The Low Density Greenfield Residential designation is applied to residential areas within the greenfield area of the City, and is intended to accommodate detached,

semi-detached and duplex dwellings, as well as multiple unit residential buildings, such as townhouses and apartments. The maximum net density of residential developments within the Low Density Greenfield Residential designation is 60 units per hectare, and the minimum net density is 20 units per hectare.

The Low Density Residential designation is applied to residential areas within the built-up area of the City which are currently predominantly low-density in character. Lands within this designation are also intended to accommodate detached, semi-detached and duplex dwellings, as well as multiple unit residential buildings, such as townhouses and apartments. The maximum net density of residential developments within the Low Density Residential designation is 35 units per hectare, and the minimum net density is 15 units per hectare.

Further details of both the Low Density Residential and Low Density Greenfield Residential designations are included in ATT-3.

### **Existing Zoning**

The subject site is currently zoned "R.4A" (General Apartment) Zone in the City of Guelph's Zoning By-Law (1995)-14865, as amended. Details of the existing zoning are included in ATT-4.

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

The applicant is requesting to rezone the subject lands from the "R.4A" (General Apartment) Zone to a R.3B-? (Specialized On-Street Townhouse) Zone with a site specific regulation. The site specific specialized zoning regulation being requested is to permit a minimum exterior side yard of 5.83 metres, whereas 6.0 metres is required in the standard R.3B zone. Section 4.28 of the Zoning By-law requires a minimum exterior side yard of 6.0 metres when properties are adjacent to designated arterial roads in the Official Plan. Victoria Road North is designated as an arterial road in the Official Plan.

The proposed zoning details are further provided in ATT-5.

### **Proposed Development**

The applicant is proposing to develop Block 41 and Block 42 into a total of 28 on-street townhouse units. Blocks 41 and 42 are both currently vacant and undeveloped. The 28 on-street townhouse units would be evenly divided between the two blocks, with 14 townhouse units on each block. The on-street townhouse units would be further divided to have seven (7) units each fronting along the south side of Ingram Drive, along both sides of Wideman Boulevard, and the along the north side of Simmonds Drive. The future lots that will be associated with each on-

street townhouse unit are proposed to be created through the registration of a Part Lot Control By-law on the lands.

The applicant's conceptual development plan and proposed building elevations are shown in ATT-6.

### **Supporting Documents**

The following reports and material have been submitted in support of this application:

- Planning Justification Report, prepared by Black, Shoemaker, Robinson and Donaldson Limited, dated December, 2017;
  - Included in Planning Justification Report:
    - Building Elevations;
    - Proposed Zoning By-law;
    - Tree Preservation Plan (reference to); and
    - Phase 1 Environmental Site Assessment (reference to).
- Conceptual Site Plan, prepared by Black, Shoemaker, Robinson and Donaldson Limited, dated December 13, 2017;
- Preliminary Site Servicing and Grading Plan, prepared by Stantec Consulting Ltd., dated November 17, 2017;
- Hydraulic Grade Line Analysis, prepared by Stantec Consulting Ltd., dated November 17, 2017; and
- Stormwater Management Design Brief, prepared by Stantec Consulting Ltd., dated November 17, 2017.

### **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 and *Places to Grow: Growth Plan for the Greater Golden Horseshoe*;
- Evaluation of how the application conforms to the applicable Official Plan "Low Density Greenfield Residential" and "Low Density Residential" land use designations and associated policies;
- Review of the proposed zoning, including the requested site specific regulation and the need for any further specialized regulations;
- Review of the proposal's land use and built form compatibility with adjacent and established land uses;
- Review of grading and site servicing; 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 was mailed on February 2, 2018 to local boards and agencies, City service areas and property owners within 120 metres of the subject lands. The Notice of Public Meeting was mailed on March 13, 2018 to local boards and agencies, City service areas and property owners within 120 metres of the subject lands, and was also advertised in the Guelph Tribune on March 15, 2018. Notice of the application has also been provided by signage on the lands.

## **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 120 m Circulation
ATT-2	Orthophoto
ATT-3	Official Plan Land Use Designations and Policies
ATT-4	Existing Zoning
ATT-5	Proposed Zoning and Details
ATT-6	Conceptual Site Plan and Elevations

## **Departmental Approval**

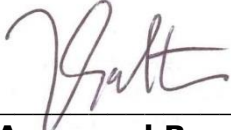
Not applicable.

**Report Author**

Michael Witmer  
Development Planner II

**Approved By**

Chris DeVriendt  
Manager of Development Planning



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**Approved By**

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**Recommended By**

for  
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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  
February 2018

**120m CIRCULATION AREA**  
**119 Ingram Drive and**  
**35 Wideman Boulevard**

# ATT-2 Orthophoto



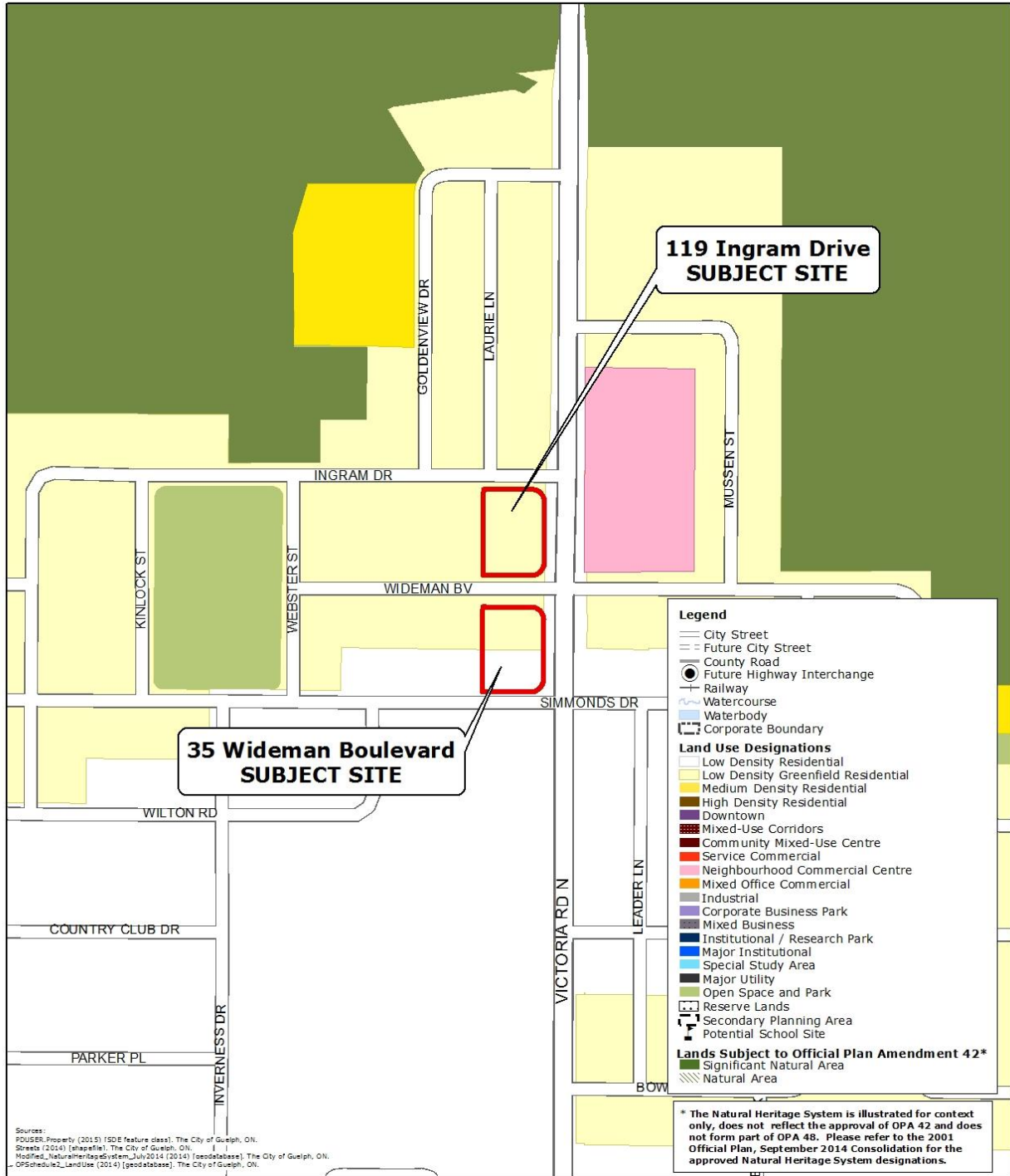
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Produced by the City of Guelph  
Planning, Urban Design and Building Services - Development Planning  
February 2018

## 2017 ORTHOPHOTO 119 Ingram Drive and 35 Wideman Boulevard



# ATT-3 Official Plan Land Use Designations and Policies



Produced by the City of Guelph  
 Planning, Urban Design and Building Services - Development Planning  
 February 2018

## Land Use Designations 119 Ingram Drive and 35 Wideman Boulevard

## **ATT-3 (continued)**

### **Official Plan Land Use Policies**

#### **9.2 Residential Uses**

##### **9.2.1 General Policies for Residential Uses**

1. *Affordable housing* is encouraged wherever residential uses are permitted.
2. Notwithstanding the maximum residential densities that are specified for various land use designations of this Plan, *development* designed exclusively for occupancy by senior citizens may be permitted to exceed the maximum unit density allowed without bonusing provided that the applicable residential policies are met.

#### **9.3 Residential Designations**

The following objectives and policies apply to the Residential designations identified on Schedule 2:

- Low Density Residential
- Low Density Greenfield Residential
- Medium Density Residential
- High Density Residential.

##### **Objectives**

- a) To ensure that an adequate amount of residential land is available to accommodate the anticipated population growth over the planning horizon.
- b) To facilitate the development of a full range of housing types, affordability, densities and tenure to meet a diversity of lifestyles and the social needs, health and well-being of current and future residents, throughout the city.
- c) To encourage and support *special needs housing* throughout the city.
- d) To provide for higher densities of residential *development* in appropriate locations to ensure that *transit-supportive densities, compact urban form, walkable communities* and energy efficiencies are achieved.
- e) To ensure *compatibility* between various housing forms and between residential and non-residential uses.
- f) To maintain the general character of built form in existing established residential neighbourhoods while accommodating *compatible* residential infill and *intensification*.
- g) To direct new residential *development* to areas where municipal services

### **ATT-3 (continued)**

#### **Official Plan Land Use Policies**

and *infrastructure* are available or can be provided in an efficient and cost effective manner.

- h) To encourage the distribution of local *convenience commercial* uses and institutional uses in appropriate locations within residential areas.
- i) To ensure new *development* is *compatible* with the surrounding land uses and the general character of neighbourhoods.
- j) To promote innovative housing types and forms in order to ensure accessible, affordable, adequate and appropriate housing for all socio-economic groups.
- k) To ensure that existing and new residential *development* is located and designed to facilitate and encourage convenient access to employment, shopping, institutions and recreation by walking, cycling or the use of transit.
- l) To support home occupations throughout the city where residential uses are permitted.
- m) To encourage conservation and rehabilitation of older housing to maintain housing stock and the character of the established residential neighbourhoods.

#### **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:

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

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.

**9.3.3 Low Density Greenfield Residential**

This designation applies to residential areas within the *greenfield area* of the city. The *greenfield area* is planned to achieve an overall minimum *density target* of 50 persons and jobs per hectare.

**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**

To allow for flexibility and to contribute toward the achievement of the overall minimum *density target* of 50 persons and jobs per hectare for the *greenfield area*, the following height and density policies apply.

2. The maximum height shall be six (6) storeys.
3. The maximum *net density* is 60 units per hectare and not less than a minimum *net density* of 20 units per hectare.
4. Notwithstanding policy 9.3.3.3, increased density may be permitted for *development* proposals on arterial and collector roads without an amendment to this Plan up to a maximum *net density* of 100 units per hectare in accordance with the Height and Density Bonus policies of this Plan.



**ATT-4 (continued)**  
**Existing Zoning and Details**

5.4            RESIDENTIAL **APARTMENT** (R.4) **ZONES**

5.4.1        PERMITTED **USES**

The following are permitted **Uses** within the Residential **Apartment R.4 Zones**:

- 17187 5.4.1.1        R.4A - General **Apartment Zone**
- **Apartment Building**
  - **Nursing Home**
  - **Home for the Aged**
  - **Retirement Residential Facility**
  - **Maisonette**

- 16595
- **Accessory Uses** in accordance with Section 4.23
  - **Home Occupation** in accordance with Section 4.19.

5.4.2        REGULATIONS

Within the **Apartment R.4 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 5.4.2, and the following:

- 5.4.2.1        Minimum **Side Yard** - R.4A and R.4B **Zones**  
Despite Row 8 of Table 5.4.2, where windows of a **Habitable Room** face on a **Side Yard**, such **Side Yard** shall have a minimum width of not less than 7.5 metres.

- 5.4.2.2        Minimum Distance Between **Buildings**- R.4A and R.4B **Zones**  
Where two or more **Buildings** are located on any one **Lot**, the following regulations shall apply:

- 5.4.2.2.1        The distance between the face of one **Building** and the face of another **Building** either of which contains windows of **Habitable Rooms**, shall be one-half the total height of the two **Buildings**, and in no case less than 15 metres.

- 5.4.2.2.2        The distance between the faces of any two **Buildings** with no windows to **Habitable Rooms** shall be a minimum of 15 metres.

**ATT-4 (continued)**  
**Existing Zoning and Details**

5.4.2.4 Minimum **Common Amenity Area**

5.4.2.4.1 An amount not less than 30 m<sup>2</sup> per dwelling unit for each unit up to 20. For each additional dwelling unit, not less than 20 m<sup>2</sup> of **Common Amenity Area** shall be provided and aggregated into areas of not less than 50 m<sup>2</sup>.

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

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

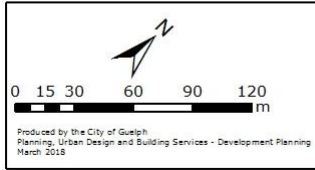
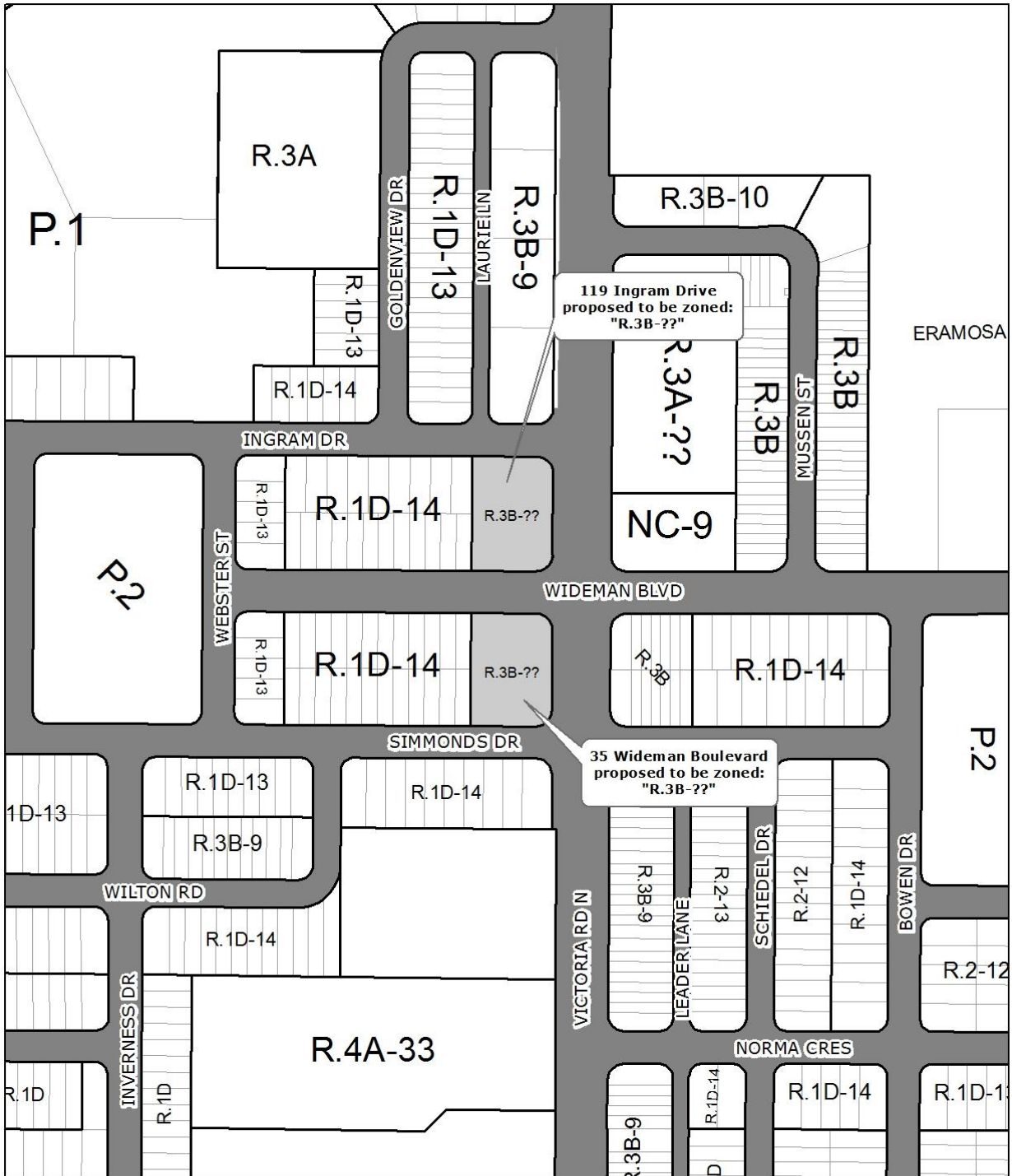
5.4.2.4.4 **Landscaped Open Space** areas, **Building** roof tops, patios, and above ground decks may be included as part of the **Common Amenity Area** if recreational facilities are provided and maintained (e.g. swimming pools, tennis courts, lounges, and landscaped areas).

**ATT-4 (continued)**  
**Existing Zoning and Details**

Row 1	Residential Type	General <b>Apartment</b>
2	<b>Zones</b>	R.4A
3	Minimum <b>Lot Area</b>	650 m <sup>2</sup>
4	Minimum <b>Lot Frontage</b>	15 metres
5	Maximum Density (units/ha)	100
6	Minimum <b>Front</b> and <b>Exterior Side Yard</b>	6 metres and as set out in Section 4.24.
7	Maximum <b>Front</b> and <b>Exterior Side Yard</b>	-----
8	Minimum <b>Side Yard</b>	Equal to one-half the <b>Building Height</b> but not less than 3 metres and in accordance with Section 5.4.2.1.
9	Minimum <b>Rear Yard</b>	Equal to 20% of the <b>Lot Depth</b> or one-half the <b>Building Height</b> , whichever is greater, but in no case less than 7.5 metres.
10	Maximum <b>Building Height</b>	8 <b>Storeys</b> and in accordance with Sections 4.16, 4.18 and Defined Area Map No. 68.
11	Minimum Distance Between <b>Buildings</b>	See Section 5.4.2.2.
12	Minimum <b>Common Amenity Area</b>	See Section 5.4.2.4.
13	Minimum <b>Landscaped Open Space</b>	20% of the <b>Lot Area</b> for <b>Building Heights</b> from 1 - 4 <b>Storeys</b> and 40% of the <b>Lot Area</b> for <b>Buildings</b> from 5 - 10 <b>Storeys</b> .
14	Off-Street Parking	In accordance with Section 4.13.
15	<b>Buffer Strips</b>	Where an R.4 <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 developed.
16	Accessory <b>Buildings</b> or <b>Structures</b>	In accordance with Section 4.5.
17	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.
18	<b>Floor Space Index</b> (F.S.I.)	1
19	<b>Fences</b>	In accordance with Section 4.20.



**ATT-5  
Proposed Zoning and Details**



**PROPOSED ZONING  
119 Ingram Drive and  
35 Wideman Boulevard**



**ATT-5 (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

15692    5.3.1.2        R.3B – **On-Street Townhouse Zone**

- **On-Street 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

20134        Despite Row 8 of Table 5.3.2, in an R.3A, **Cluster Townhouse Zone**, where one **Parking Space** per unit is provided underground or **Garages** are attached or designed as an integral part of the dwelling units, 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-5 (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
- 20134 5.3.2.3.1 The distance between the front, exterior side and rear face of one **Building** and the front, exterior side and rear face of another **Building**, each of which contains windows to **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 20134 The distance between the interior **Side Yard** of 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>.

**ATT-5 (continued)**  
**Proposed Zoning and Details**

- 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:

- 17187 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 **Private Amenity Area** shall be 4.5 metres;  
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  
19063 h) be defined by a wall or **Fence**.  
i) to be a minimum distance of 3.0 metres from a side or rear **Lot Line**.

**ATT-5 (continued)**  
**Proposed Zoning and Details**

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 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 **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**.

Maximum Density of Site

5.3.2.6

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

**ATT-5 (continued)**  
**Proposed Zoning and Details**

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 5.3.2.8  
19691

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-5 (continued)**  
**Proposed Zoning and Details**

Row 1	Residential Type	R.3B <b>Zone On-Street-Townhouse</b>
2	Minimum <b>Lot Area</b>	180 m <sup>2</sup>
3	Minimum <b>Lot Area Per Dwelling Unit</b>	180 m <sup>2</sup>
4	Minimum <b>Lot Frontage</b>	6 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>	1.5m from the side of the <b>Building</b> .
7	Minimum <b>Rear Yard</b>	7.5 metres
8	Maximum <b>Building Coverage</b> (% of <b>Lot Area</b> )	50
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>	--
11	Minimum <b>Common Amenity Area</b>	--
12	Minimum <b>Private Amenity Area</b>	--
13	Minimum <b>Landscaped Open Space</b> (% of <b>Lot Area</b> )	35
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	8
19	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.
20	Maximum Density of Site	-----
21	Maximum <b>Driveway (Residential)</b> width R.3B <b>Zone On-Street Townhouses</b>	See Section 4.13.7.2.5

**ATT-5 (continued)**  
**Proposed Zoning and Details**

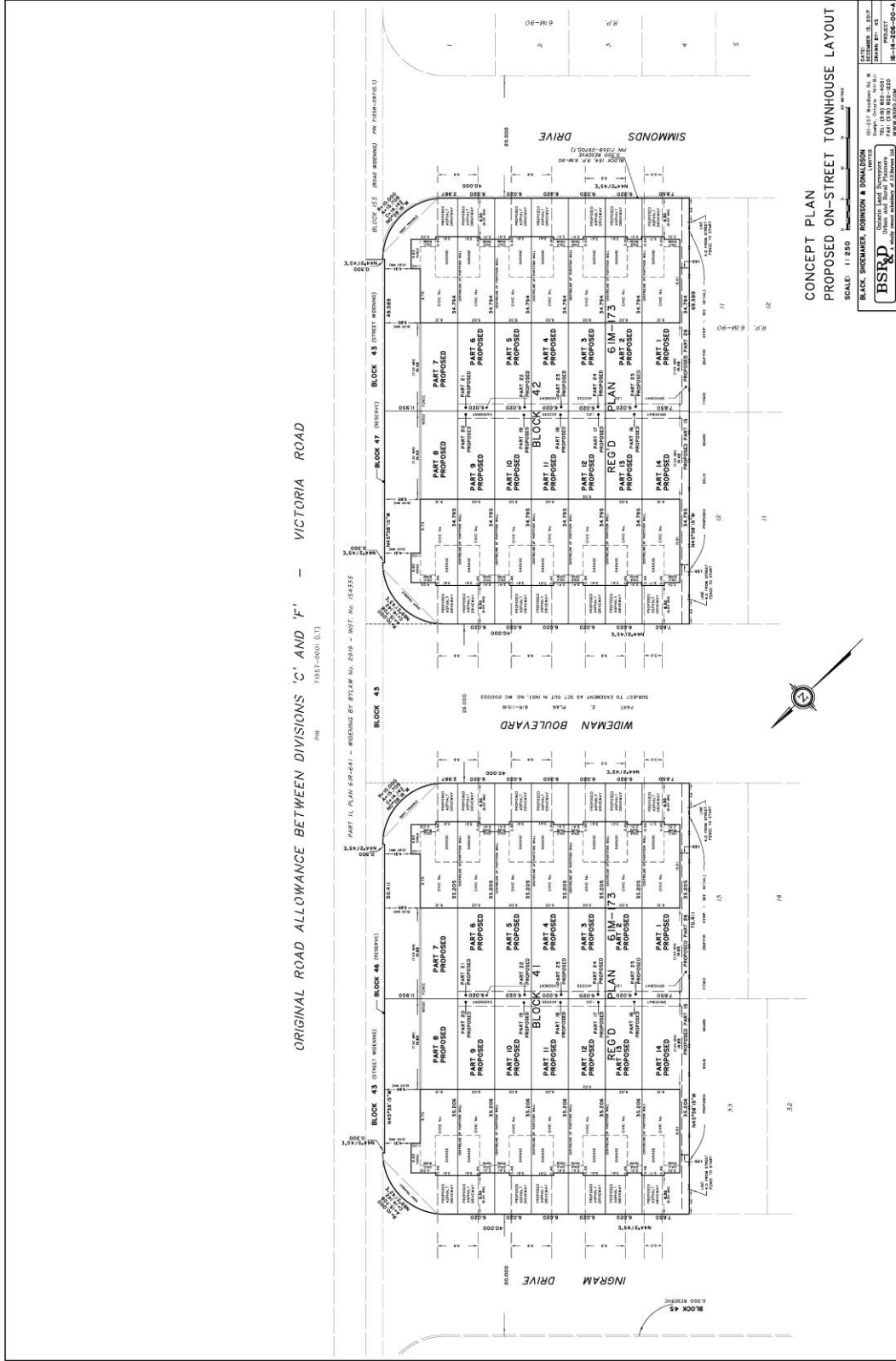
The applicant is proposing a specialized R.3B-? (Specialized On-Street Townhouse) Zone.

The following specialized zoning regulation is being requested through the proposed Zoning By-law amendment application:

- Despite Section 5.32 and Section 4.28 of this by-law, the Minimum Exterior Side Yard shall be 5.83 metres.



# ATT-6 Conceptual Site Plan



**ATT-6 (continued)  
Proposed Elevations**



FRONT ELEVATIONS  
WIDEMAN BOULEVARD