

# Staff Report



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To **City Council**

Service Area Infrastructure, Development and Enterprise Services

Date Monday, May 14, 2018

Subject **Statutory Public Meeting Report  
300 Water Street  
Proposed Official Plan Amendment and Zoning By-law Amendment  
Files: OP1707 and ZC1712  
Ward 5**

Report Number IDE 2018-59

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## Recommendation

That Report IDE 2018-59 regarding proposed Official Plan Amendment and Zoning By-law Amendment applications submitted by GSP Group on behalf of the owner, T.J.L Transport Limited to permit the development of one (1) single detached residential dwelling and seven (7) on-street townhouse units on the property municipally known as 300 Water Street, and legally described as Part of Lot 1, Concession 4, Division 'G', Geographic Township of Guelph, City of Guelph, County of Wellington, from Infrastructure, Development and Enterprise dated May 14, 2018, be received.

## Executive Summary

### Purpose of Report

To provide planning information on Official Plan Amendment and Zoning By-law Amendment applications submitted for the property municipally known as 300 Water Street. The purpose of the proposed Official Plan Amendment and Zoning By-law Amendment is to permit the development of one (1) single detached residential dwelling and seven (7) on-street 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

Applications to amend the Official Plan and Zoning By-law have been received for the property municipally known as 300 Water Street from GSP Group on behalf of the property owner, T.J.L Transport Limited. The applications were submitted on December 22, 2017 and deemed to be complete on January 19, 2018.

## Location

The subject property is located at the south-west corner of Water Street and Denver Road (see ATT-1 - Location Map and ATT-2 - Orthophoto). The subject property is approximately 0.2 hectares in size and has an exterior frontage of approximately 63.6 metres along Water Street and a frontage of approximately 57.3 metres along Denver Road. The property was previously developed with one (1) single detached residential dwelling which was demolished in May 2015.

Surrounding land uses include:

- To the north: Water Street, beyond which are townhouses;
- To the south: a Hydro Corridor, beyond which are single detached residential uses;
- To the east: Denver Road, beyond which are lands zoned "Urban Reserve" and "Institutional"; and,
- To the west: a Hydro Corridor.

## Existing Official Plan Land Use Designations and Policies

The subject property is currently designated "Open Space and Park" with a "Natural Areas Overlay" in the Official Plan. Permissible uses in the "Open Space and Park" land use designation include: public and private recreational uses and facilities, parks, golf courses, conservation lands, cemeteries and complementary uses. Complementary uses are uses that are normally associated with the main recreational use, are compatible with, and do not detract from or restrict, the primary function of the Open Space and Parks designation.

The subject property also has a "Natural Areas Overlay" designation. Development or site alteration is not permitted within the Natural Areas included in the "overlay" designation until an Environmental Impact Study (EIS) or Environmental Assessment (EA) has been completed to determine which Natural Heritage System policies, if any, apply and is approved to the satisfaction of the City.

In accordance with Official Plan policies, the applicant has prepared an Environmental Impact Study (EIS) to address the "Natural Areas Overlay" designation. The review of the EIS will address the Natural Heritage System policies that may apply.

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

### **Proposed Official Plan Amendment**

The proposed Official Plan Amendment, if approved, would change the land use designation of the subject property from "Open Space and Park" with a "Natural Areas Overlay" to the "Low Density Residential" land use designation. The "Low Density Residential" land use designation permits residential uses including: detached, semi-detached, duplex dwellings and multiple unit residential buildings, such as townhouses and apartments. The permissible net density within this land use designation is 15 to 35 units per hectare.

The applicant is also requesting the following site-specific policy to be added to the "Low Density Residential" land use designation:

"In addition to the provisions contained in Section 9.3.2 - Low Density Residential, the maximum density permitted shall be 40 units per hectare for the lands municipally known as 300 Water Street."

Further details of the proposed Official Plan Amendment are included in ATT-4.

### **Existing Zoning**

The subject property is currently zoned "Urban Reserve" (UR), according to Zoning By-law (1995)-14864, as amended. The UR zone does not permit residential uses.

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

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

The applicant is requesting that the Zoning By-law be amended from the "Urban Reserve" (UR) zone to the "Residential Single Detached" (R.1C) zone and to a "Specialized Residential On-Street Townhouse" (R.3B-?) zone.

In addition to the regulations set out in Table 5.3.2 – Regulations Governing R.3B - On-Street Townhouse Zones of Zoning By-law (1995)-14864, as amended, the following specialized regulations have been requested to facilitate this proposal:

- A minimum lot area of 165 m<sup>2</sup>, whereas Table 5.3.2, Row 2 requires a minimum lot area of 180 m<sup>2</sup>;
- A minimum lot area per dwelling unit of 165 m<sup>2</sup>, whereas Table 5.3.2, Row 3 requires a minimum lot area of 180 m<sup>2</sup>; and,
- A minimum rear yard of 1.0 metre for one of the townhouse units, whereas Table 5.3.2, Row 7 requires a minimum rear yard of 7.5 metres.

Details of the proposed zoning are included in ATT-6.

## **Proposed Development**

The subject property is currently designated "Open Space and Park" with a "Natural Areas" overlay. The purpose of the Official Plan Amendment is to re-designate the property to the "Low Density Residential" land use designation with a site-specific policy. The purpose of the proposed Zoning By-law Amendment is to change the zoning from the "Urban Reserve" (UR) zone to a "Residential Single Detached" (R.1C) zone and to a "Specialized Residential On-Street Townhouse" (R.3B-?) zone.

The Official Plan Amendment and Zoning By-law Amendment are required to permit the development of one (1) single detached residential dwelling and seven (7) on-street townhouse units. More specifically, the applicant is proposing:

- Seven (7), two-storey street fronting townhouse units with associated driveways and amenity areas;
- One (1) single detached residential dwelling;
- Each townhouse unit will provide 2 parking spaces (one in the garage and one in the driveway); and,
- Access to the townhouse units is proposed off of Water Street and access to the single detached dwelling is proposed off of Denver Road.

The conceptual site plan is shown in ATT-7.

## **Supporting Documents**

The following information was submitted in support of the applications and can be found on the City's website under 'Current Development Applications':

- Planning Justification Report, prepared by GSP Group, dated December 2017;
- Development Concept Plan, prepared by GSP Group, dated February 23, 2017;
- On-Street Parking Plan, prepared by GSP Group, dated July 26, 2017;
- Topographical Plan, prepared by Van Harten Surveying Inc., dated December 19, 2011;
- Phase One Environmental Site Assessment, prepared by GM Blue Plan Engineering, dated May 19, 2017;
- Functional Servicing Letter, prepared by GM Blue Plan Engineering, dated August 9, 2017;
- Hydrogeological Study, prepared by GM Blue Plan Engineering, dated May 2017;
- Preliminary Site Servicing and Grading Plan, prepared by GM Blue Plan Engineering, dated November 2016; and,
- Environmental Impact Study, prepared by Natural Resource Solutions Inc., dated August 2017.

## **Staff Review**

The review of these applications 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;
- Review of the Environmental Impact Study;
- Review of the proposed Official Plan Amendment;
- 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 applications.

Once the applications are 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 property. The Notice of Public meeting was mailed on April 24, 2018 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 April 19, 2018. Notice of the applications has also been provided by signage on the property and all supporting documents submitted with the applications have been posted on the City's website.

## **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	Proposed Official Plan Amendment and Details
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

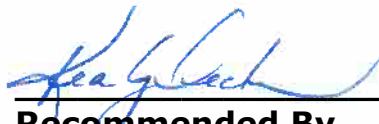
Chris DeVriendt  
Manager of Development Planning



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### Approved By

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



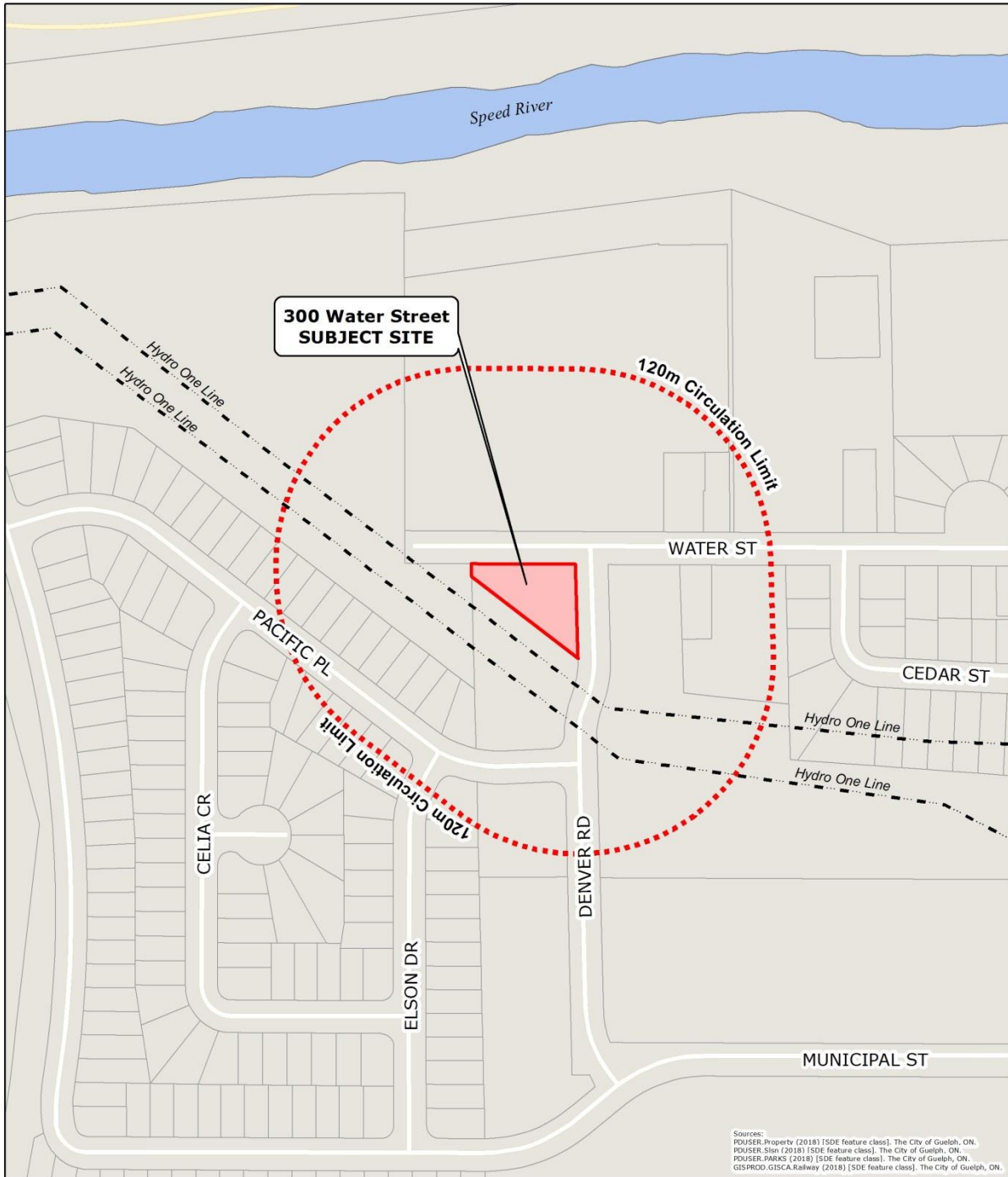
for

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### 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



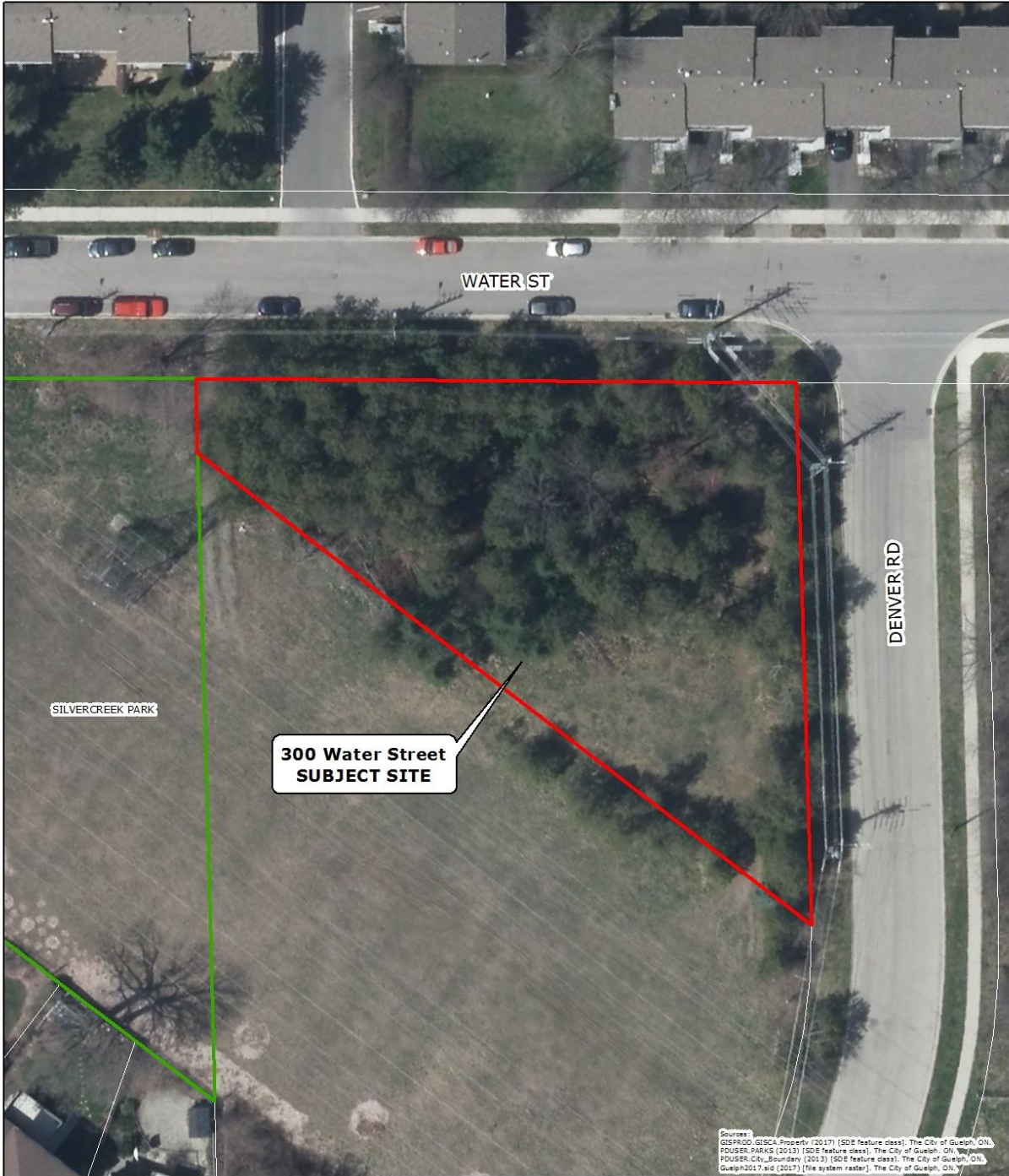
0 10 20 40 60 80 100 m

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

### LOCATION MAP and 120m CIRCULATION AREA 300 Water Street

**CITY OF Guelph**  
Making a Difference

# ATT-2 Orthophoto



1:500

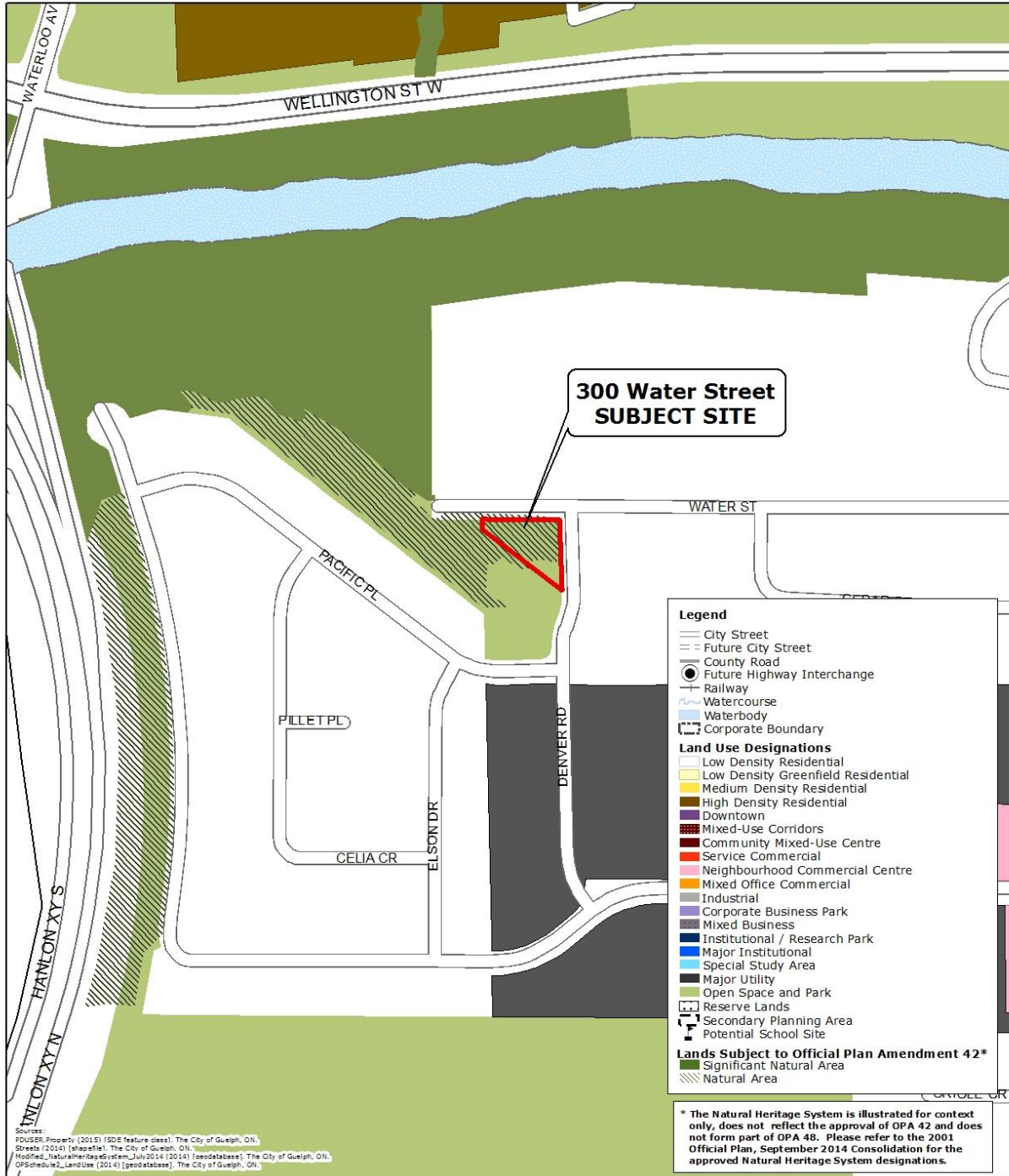
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Planning, Urban Design and Building Services - Development Planning  
January 2018

## 2017 ORTHOPHOTO 300 Water Street



**ATT-3  
Official Plan Land Use Designations and Policies**



**Land Use Designations  
300 Water Street**

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Planning, Urban Design and Building Services - Development Planning  
January 2018

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

**9.7 Open Space and Parks**

Open space and parks provide health, environmental, aesthetic and economic benefits that are important elements for a good quality of life. Lands designated Open Space and Parks are public or private areas where the predominant use or function is active or *passive recreational activities*, conservation management and other open space uses.

**Objectives**

- a) To develop a balanced distribution of open space, active and passive parkland and recreation facilities that meet the needs of all residents and are conveniently located, accessible and safe.
- b) To co-operate and partner with other public, quasi-public and private organizations in the provision of open space, trails and parks to maximize benefits to the community.
- c) To assist in protecting the City's *urban forests*, the Natural Heritage System and *cultural heritage resources*.

**Policies**

1. Where any land designated Open Space and Parks is under private ownership, this Plan does not imply that such land is open to the general public or that the land will be purchased by the City or any other public agency.
2. Where lands designated Open Space and Parks are in private ownership and a *development* application is made requesting a change to a land use other than Open Space and Parks, due consideration shall be given by Council to the following:
  - i) Council will consider the acquisition of the subject lands, having regard for the following:
    - a. the provision of adequate open space, parks and recreational areas, particularly in the vicinity of the subject lands;
    - b. the existence of *cultural heritage resources* or *natural heritage features* on the site;
    - c. the recreational service that is provided by the existing use and the benefits and costs accruing to the City through the public acquisition of the property;
    - d. the possibility of any other government agency purchasing or sharing in the purchase of the subject lands; and
    - e. the ability of the City to purchase the lands and the priority of the lands in relation to the City's overall open space and parks acquisition plan.

- ii) If acquisition of lands is not deemed appropriate, Council shall consider other arrangements to retain the lands in an Open Space and Parks designation by such means as management agreements or *easements*, where applicable.
- 3. Where the City or any other government agency does not wish to purchase the subject lands, and suitable alternative arrangements to secure the lands in an Open Space and Parks designation have not been derived, due consideration shall be given by Council to amending the Official Plan. When considering such amendments, the City may require a comprehensive study be conducted to determine the most desirable function and use of the lands. In spite of the above, there is no public obligation either to redesignate or purchase any areas designated Open Space and Parks.
- 4. When developing major recreation facilities such as indoor swimming pools, arenas or major parks or open space areas, consideration shall be given to locating such facilities in association with major community shopping, educational or cultural facilities.
- 5. Where appropriate, the City may implement practices that naturalize portions of City parks and incorporate indigenous vegetation.

### **Permitted Uses**

- 6. The following uses may be permitted in the Open Space and Parks designation, subject to the applicable provisions of this Plan:
  - i) public and private recreational uses and facilities;
  - ii) parks;
  - iii) golf courses;
  - iv) conservation lands;
  - v) cemeteries; and
  - vi) complementary uses.
- 7. Complementary uses are uses that are normally associated with the main recreational use, are *compatible* with, and do not detract from or restrict, the primary function of the Open Space and Parks designation. Such complementary uses may include, but are not necessarily restricted to horticulture, restaurants, club houses, pro shops, public halls and other accessory buildings.

#### **4.1.4 Natural Areas**

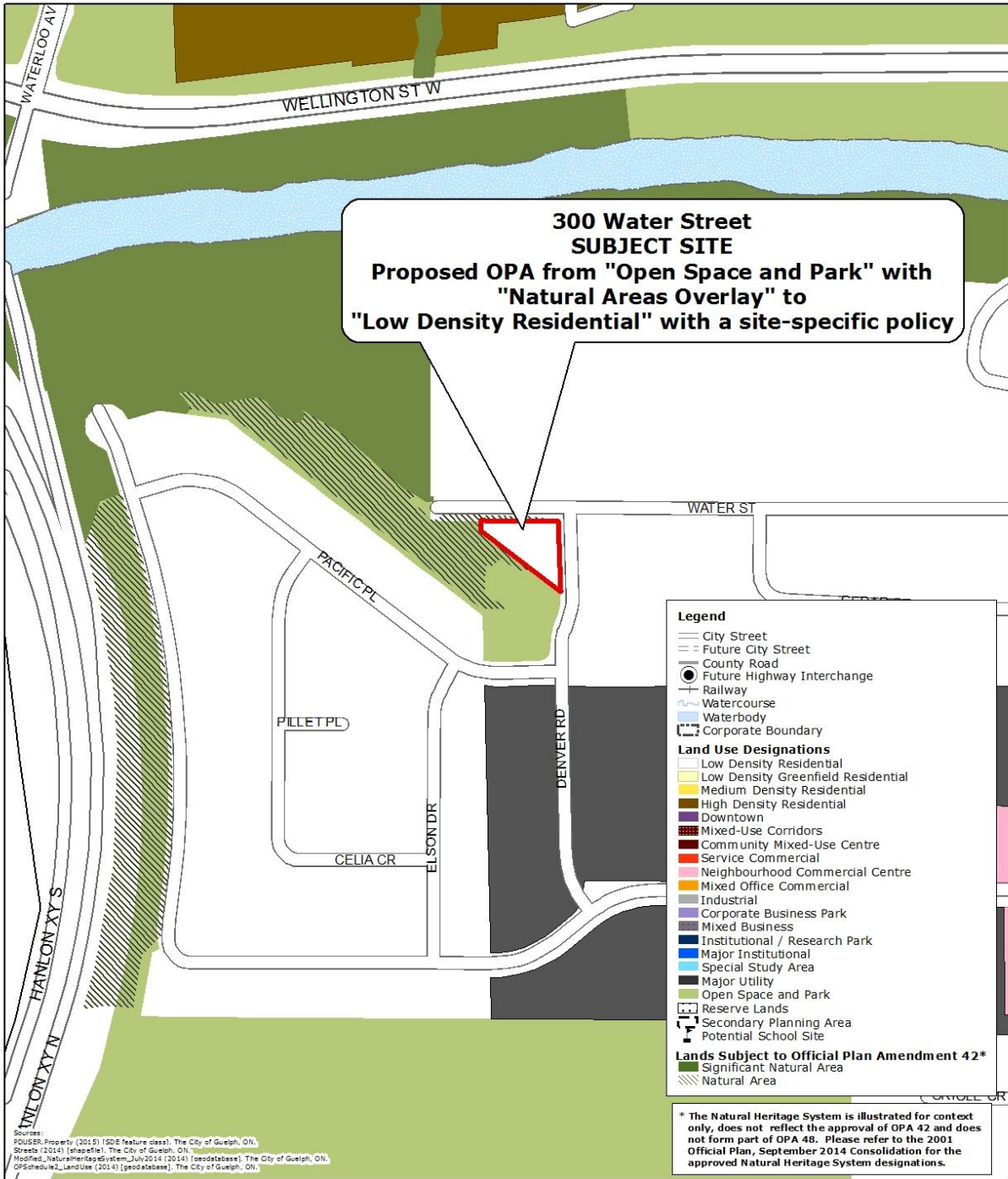
Natural Areas include three categories of features that are considered less ecologically significant than Significant Natural Areas, but that still warrant protection within the Natural Heritage System. The three feature categories are: *Other Wetlands*, *Cultural Woodlands*, and *Habitat for Significant Species*.

Unmapped Natural Areas or all or parts of Natural Areas included in the *overlay designation* shown on Schedules 2 and 4 require further study to determine the appropriate level of protection in accordance with the policies of this Plan. Natural Areas included in the overlay designation shown on Schedules 2 and 4 include *Other Wetlands* and *Cultural Woodlands*. Habitat for Significant Species (excluding *Significant* habitat of provincially *Endangered* and *Threatened Species*) is not identified within the Natural Areas overlay on the schedules of this Plan and must be identified in accordance with 4.1.4.

#### **4.1.4.1 General Policies: Natural Areas**

1. Development or site alteration shall not be permitted within unmapped Natural Areas or Natural Areas included in the overlay designation shown on Schedules 2 and 4 until an EIS or EA that determines which Natural Heritage System policies, if any, apply and is approved as part of a complete development application to the satisfaction of the City.
  - i) Where unmapped Natural Areas or all or parts of Natural Areas included in the overlay designation on Schedules 2 and 4 meet one or more of the criteria for designation as Significant Natural Areas, the appropriate policies of 4.1.3 will apply, and the areas identified for protection, including any established buffers, will be deemed to be designated Significant Natural Areas.
  - ii) Where unmapped Natural Areas or all or parts of a Natural Areas included in the overlay designation on Schedules 2 and 4 meet one or more of the criteria for designation as Natural Areas, the appropriate policies under 4.1.4 will apply, and the areas identified for protection, including any established buffers, will be deemed to be designated Natural Areas.
  - iii) Where unmapped Natural Areas or all or parts of a Natural Areas included in the overlay designation on Schedules 2 and 4 do not meet either i) or ii) above, the Natural Areas overlay designation will be deemed removed, and the underlying land use designation will apply.

**ATT-4  
Proposed Official Plan Amendment and Details**



**Proposed  
Land Use Designations  
300 Water Street**

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

**ATT-4 (continued)**  
**Proposed Official Plan Amendment and Details**

The proposed Official Plan Amendment, if approved, would change the land use designation of the subject property from "Open Space and Park" with a "Natural Areas Overlay" to the "Low Density Residential" land use designation.

**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:

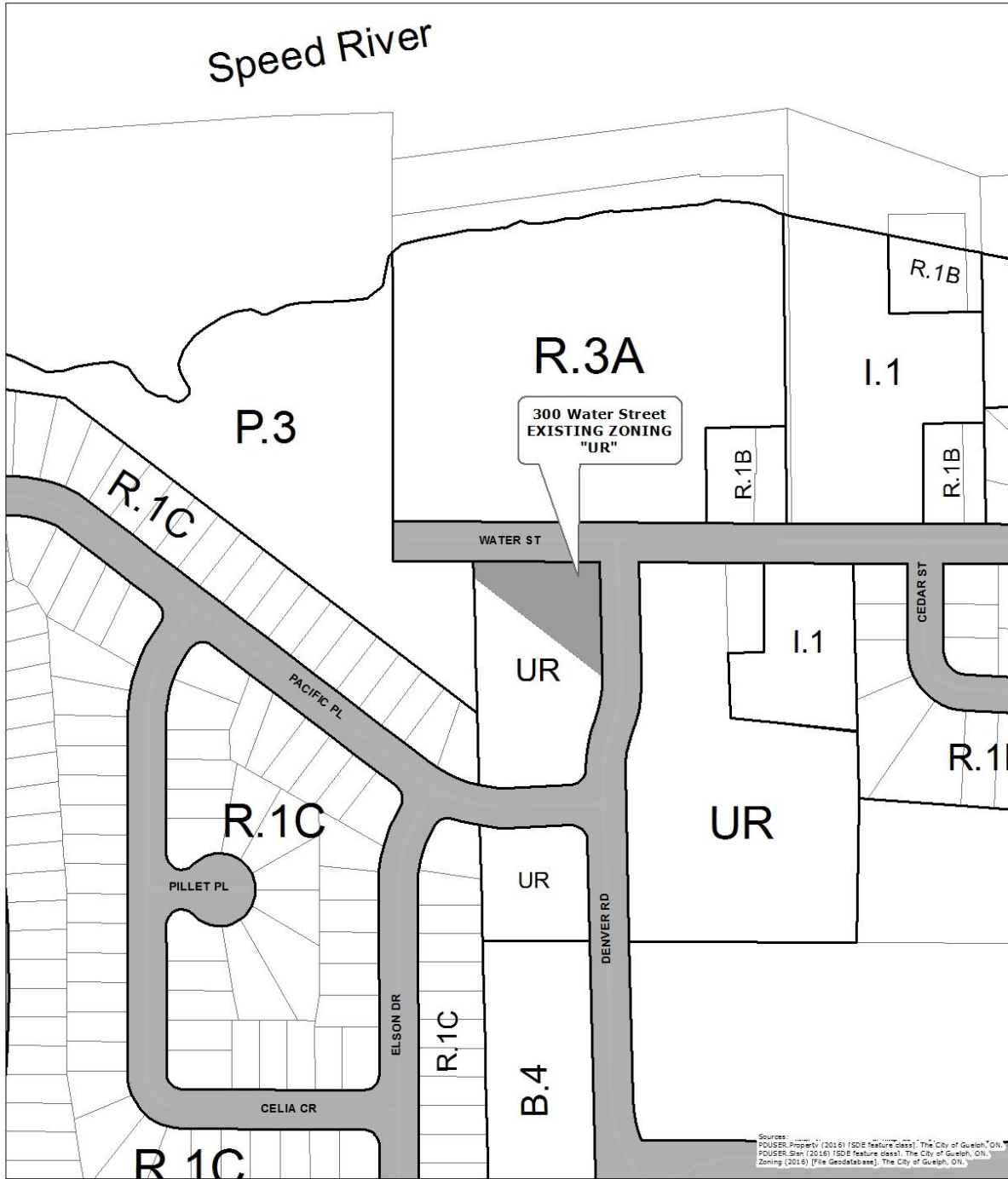
2. The maximum height shall be three (3) storeys.
3. The maximum *net density* is 35 units per hectare and not less than a minimum *net density* of 15 units per hectare.
4. Notwithstanding policies 9.3.2.2 and 9.3.2.3, increased height and density may be permitted for *development* proposals on arterial 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.

**Proposed site-specific policy:**

The following site-specific policy is proposed to be added to the "Low Density Residential" land use designation:

"In addition to the provisions contained in Section 9.3.2 - Low Density Residential, the maximum density permitted shall be 40 units per hectare for the lands municipally known as 300 Water Street."

**ATT-5  
Existing Zoning and Details**






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

**EXISTING ZONING  
300 Water Street**



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

**Urban Reserve (UR) Zone**

11.1 PERMITTED USES

The following are permitted *Uses* within the Urban Reserve (UR) **Zone**:

11.1.1

*Agriculture, Livestock Based*  
*Agriculture, Vegetation Based* (mushroom farms shall not be permitted)  
*Conservation Area*  
*Flood Control Facility*  
*Outdoor Sportsfield Facilities*  
*Recreation Trail*  
*Wildlife Management Area*

*Accessory Uses* in accordance with Section 4.23

11.2 REGULATIONS

Within the Urban Reserve (UR) **Zone**, 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 and the following regulations:

11.2.1 Minimum Separation Distances Regulating *Livestock Based Agriculture*

Minimum separation distances for *Livestock Based Agriculture* operations shall be based on the Minimum Separation Distance requirements for livestock farms required by the Ontario Ministry of Agriculture and Food.

11.2.2 Permitted *Building* or *Structure*

In addition to all other provisions of this Section, a permitted *Building* or *Structure* shall only be permitted in accordance with all of the following regulations:

11.2.2.1 Minimum *Side Yard*

Equal to one-half the *Building Height* but in no case less than 3 metres.

11.2.2.2 Minimum *Rear Yard*

Equal to one-half the *Building Height* but in no case less than 7.5 metres.

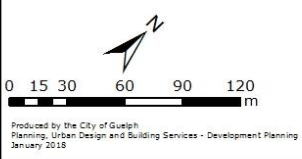
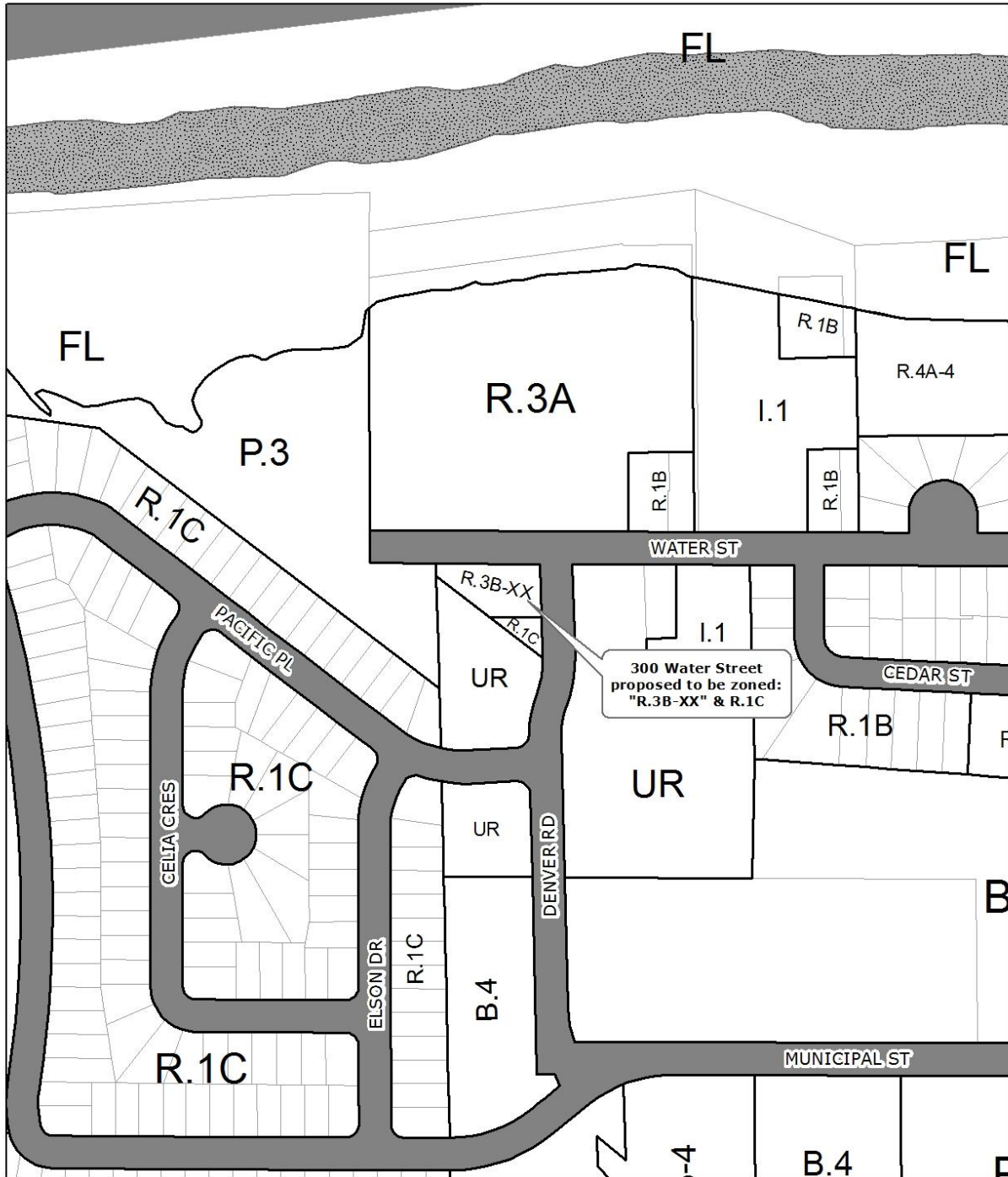
11.2.2.3 Minimum *Front Yard*



7.5 metres or as set out in Section 4.24, whichever is greater.

- 11.2.2.4 Off-Street Parking  
No off-**Street** parking shall be located within 3 metres of any boundary of an UR **Zone**.
- 11.2.2.5 Off-Street Loading  
No off-**Street** loading shall be located within 3 metres of any boundary of an UR **Zone**.
- 11.2.3 Accessory **Building** or **Structure**  
Despite Section 4.5, an accessory **Building** or **Structure** shall be permitted only in accordance with the following regulations:
  - 11.2.3.1 No accessory **Building** or **Structure** shall be used for human habitation.
  - 11.2.3.2 No accessory **Building** or **Structure** shall be located between the **Street Line** and any **Setback** line.
  - 11.2.3.3 No accessory **Building** or **Structure** shall be located in any **Side Yard**.
  - 11.2.3.4 No accessory **Building** or **Structure** shall be located closer to any **Lot Line** than one-half **Building Height** or 7.5 metres, whichever is greater.
- 11.2.4 Lighting of **Outdoor Sportsfield Facilities**  
**Outdoor Sportsfield Facilities** shall be permitted to have lighting facilities developed in accordance with Section 4.18.1.

**ATT-6  
Proposed Zoning and Details**



**PROPOSED ZONING  
300 Water Street**



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

The purpose of the proposed Zoning By-law Amendment is to change the zoning from the "Urban Reserve" (UR) zone to a "Residential Single Detached" (R.1C) zone and to a "Specialized Residential On-Street Townhouse" (R.3B-?) zone.

**EXCERPT FROM TABLE 5.1.2 - REGULATIONS GOVERNING R.1C ZONES**

1	Residential Type	Single Detached Dwellings
2	Zone	<b>R.1C</b>
3	Minimum Lot Area	370 m <sup>2</sup>
4	Minimum Lot Frontage	12 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	1.2 metres 1.2 metres and in accordance with Sections 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.
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**TABLE 5.3.2 - REGULATIONS GOVERNING R.3 ZONES**

Row	Residential Type	R.3A Zone Cluster Townhouse	R.3A Zone Stacked Townhouse	R.3B Zone On-Street- Townhouse
1				
2	Minimum <i>Lot Area</i>	800 m <sup>2</sup>	1,000 m <sup>2</sup>	180 m <sup>2</sup>
3	Minimum <i>Lot Area</i> Per <i>Dwelling Unit</i>	270 m <sup>2</sup>	150 m <sup>2</sup>	180 m <sup>2</sup>
4	Minimum <i>Lot Frontage</i>	18 metres	18 metres	6 metres
5	Minimum <i>Front Yard</i>	6 metres and as set out in Section 4.24 and 5.3.2.7.		
5a	Minimum <i>Exterior Side Yard</i>	4.5 metres and in accordance with Sections 4.24, 4.28 and 5.3.2.7		
6	Minimum <i>Side Yard</i>	See Section 5.3.2.2.		1.5m from the side of the <i>Building</i> .
7	Minimum <i>Rear Yard</i>	See Section 5.3.2.2.		7.5 metres
8	Maximum <i>Building</i> Coverage (% of <i>Lot Area</i> )	30	40	50
9	Maximum <i>Building Height</i>	3 <i>Storeys</i> and in accordance with Sections 4.16 and 4.18.		
10	Minimum Distance Between <i>Buildings</i>	See Section 5.3.2.3		--
11	Minimum <i>Common Amenity Area</i>	See Section 5.3.2.4		--
12	Minimum <i>Private Amenity Area</i>	See Section 5.3.2.5		--
13	Minimum <i>Landscaped Open Space</i> (% of <i>Lot Area</i> )	40	40	35
14	<i>Buffer Strip</i>	Where an R.3 <i>Zone</i> abuts any other Residential <i>Zone</i> or any Institutional, Park, Wetland, or Urban Reserve <i>Zone</i> a <i>Buffer Strip</i> shall be provided. Buffer strips may be located in a required <i>Side</i> or <i>Rear Yard</i> .		
15	<i>Fences</i>	In accordance with Section 4.20.		
16	Off-Street Parking	In accordance with Section 4.13.		
17	Accessory <i>Buildings</i> or <i>Structures</i>	In accordance with Section 4.5.		
18	Maximum Number of <i>Dwelling Units</i> in a Row	12. Despite the preceding, where units are adjacent to a public <i>Street</i> , the maximum number of <i>Dwelling Units</i> in a row shall be 8.		8
19	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.		
20	Maximum Density of Site	See Section 5.3.2.6		----
21	Maximum <i>Driveway (Residential)</i> width R.3B <i>Zone On-Street Townhouses</i>			See Section 4.13.7.2.5

In addition to the regulations set out in Table 5.3.2 – Regulations Governing R.3B - On-Street Townhouse Zones of Zoning By-law (1995)-14864, as amended, the following specialized regulations have been requested to facilitate this proposal:

- A minimum lot area of 165 m<sup>2</sup>, whereas Table 5.3.2, Row 2 requires a minimum lot area of 180 m<sup>2</sup>;
- A minimum lot area per dwelling unit of 165 m<sup>2</sup>, whereas Table 5.3.2, Row 3 requires a minimum lot area of 180 m<sup>2</sup>; and,
- A minimum rear yard of 1.0 metre for one of the townhouse units, whereas Table 5.3.2, Row 7 requires a minimum rear yard of 7.5 metres.

# ATT-7 Conceptual Site Plan

