

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, January 27, 2020
Subject	Statutory Public Meeting Report 68-76 Wyndham Street South Proposed Official Plan Amendment and Zoning By-law Amendment File: OZS19-013 Ward 1
Report Number	IDE-2020-07

Recommendation

That Report IDE-2020-07 regarding proposed Official Plan Amendment and Zoning By-law Amendment applications (File: OZS19-013) by JL Cox Planning Consultants Inc., on behalf of the owner, M. Flaman Productions Ltd., to permit the development of a four storey apartment building with nine units and a duplex on the property municipally known as 68-76 Wyndham Street South and legally described as Part of Lots 7 & 8, Registered Plan 306, City of Guelph from Infrastructure, Development and Enterprise dated January 27, 2020, be received. That

Executive Summary

Purpose of Report

To provide planning information on applications requesting approval of an Official Plan Amendment and Zoning By-law Amendment to permit the development of a four storey apartment building with nine units as well as a duplex on the property municipally known as 68-76 Wyndham Street. This report has been prepared in conjunction with the Statutory Public Meeting for the applications.

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 for an Official Plan Amendment and Zoning By-law Amendment have been received for the property municipally known as 68-76 Wyndham Street from JL Cox Planning Consultants Inc. on behalf of the property owner, M. Flaman Productions Ltd. The applications have been submitted to permit the development of a four storey apartment building with a total of nine units as well as a separate duplex building on the subject lands (for 11 dwelling units total). The Official Plan Amendment and Zoning By-law Amendment applications were received by the City on November 18, 2019 and deemed to be complete on December 16, 2019.

The Official Plan Amendment proposes to introduce a new, site-specific policy for the subject lands to permit a maximum net density of 93 units per hectare for the portion of the subject property proposed for the development of the apartment building. The existing "Residential 1" land use designation in the Downtown Secondary Plan would remain in effect.

The Zoning By-law Amendment proposes to rezone the subject lands from the current specialized 'Residential Single Detached' (R.1B-10) zone to a specialized 'Residential Infill Apartment' (R.4D-?) zone for the southern portion of the site and to a specialized 'Residential Semi-Detached/Duplex' (R.2-?) zone for the northern portion of the site.

Location

The subject lands are located at the southeast corner of the intersection of Wyndham Street South and Howitt Street. The subject lands are on the segment of Wyndham Street South between Wellington Street East and York Road (see Location Map and Orthophoto in Attachment 1 and Attachment 2, respectively). The subject lands have a total site area of 0.1455 hectares, with a frontage of 58.3 metres along Wyndham Street South and 14 metres along Howitt Street.

Surrounding land uses include:

- To the north, single detached dwellings along the south side of Howitt Street, across from which is a ten storey apartment building;
- To the east, cluster townhouses facing York Road;
- To the south, single detached dwellings along the east side of Wyndham Street South; and
- To the west, commercial buildings, including a property which has approved zoning for the redevelopment of into a 14-storey apartment building.

Existing Official Plan Land Use Designations and Policies

The Official Plan land use designation that applies to the subject lands is "Residential 1" in the Downtown Secondary Plan (See Attachment 4). The Residential 1 land use designation applies to portions of broader residential neighbourhoods that extend into Downtown and are predominantly occupied by low-rise forms of housing. This includes detached and semi-detached dwellings, townhouses and apartment buildings. Duplex dwellings as well as multiple unit residential buildings such as townhouses and apartments are permitted in this land use designation between a net density of 15 to 35 units per hectare and height range of 2-4 storeys.

Further details of the "Residential 1" land use designation in the Downtown Secondary Plan is included in Attachment 3.

Existing Zoning

The subject lands are currently zoned specialized "Residential Single Detached" (R.1B-10) according to Zoning By-Law (1995)-14865, as amended (See Map in Attachment 4). The R.1B-10 Zone permits single detached dwellings along with several related accessory uses.

The existing zoning map is included in Attachment 4.

Proposed Official Plan Amendment

The applicant is requesting an Official Plan Amendment to add a site specific policy to the existing "Residential 1" land use designation in the Downtown Secondary Plan to permit a maximum net density of 93 units per hectare. The Official Plan currently limits net density on the subject lands to 35 units per hectare, as per the policies in the Low Density Residential designation.

The proposed Official Plan Amendment is included in Attachment 4.

Proposed Zoning By-law Amendment

The purpose of the proposed Zoning By-law Amendment is to change the zoning from the current specialized "Residential Single Detached" (R.1B-10) Zone to a specialized 'Residential Infill Apartment' (R.4D-?) zone for the southern portion of the site and to a specialized 'Residential Semi-Detached/Duplex' (R.2-?) zone for the northern portion of the site.

The applicant has requested to develop the property in accordance with the permitted regulations and provisions of the standard R.4D Zone and R.2 Zone with site specific regulations.

For the southern portion of the property proposed to be rezoned a specialized 'Residential Infill Apartment' (R.4D-?) zone, the applicant has requested the following specialized provisions apply:

- To permit a minimum front yard setback of 2 metres, whereas a minimum of 3 metres is required;
- To permit a minimum interior side yard setback on the east side of the building of 1.5 metres, whereas a minimum interior side yard setback of 3 metres or half the building height is required;
- To permit a minimum rear yard setback of 5.4 metres, whereas a minimum of 7.5 metres is required; and
- To permit a minimum of 12 off-street parking spaces for the nine unit apartment building, whereas a minimum of 14 off-street parking spaces are required.

For the northern portion of the property proposed to be rezoned a specialized 'Residential Semi-Detached/Duplex' (R.2-?) zone, the applicant has requested the following specialized provisions apply:

- To permit a minimum lot area of 306 square metres, whereas a minimum of 460 square metres is required;
- To permit a minimum lot frontage (along Howitt Street) of 11 metres, whereas a minimum of 15 metres is required;

- To permit a minimum front yard setback of 4.3 metres, whereas a minimum of 6 metres is required;
- To permit a minimum exterior side yard setback of 2 metres (to Wyndham Street South), whereas a minimum of 4.5 metres is required;
- To permit a minimum rear yard setback of 2.6 metres whereas a minimum rear yard setback of 20% of the total lot depth or half the building height, but in no case less than 7.5 metres is required; and
- To permit a maximum lot coverage of 55%, whereas lot coverage is limited to 40%.

The proposed Zoning is shown in Attachment 5.

Proposed Development

The property owner is proposing to redevelop the subject lands to include a four (4) storey apartment building with nine dwelling units as well as a separate duplex building. As a result of the proposed redevelopment, the total number of dwelling units on the subject property would be 11. The apartment building would occupy the south portion of the site, and the duplex would be situated on the north portion of the site, directly at the southeast corner of the intersection of Wyndham Street South and Howitt Street.

A total of 14 off-street parking spaces is proposed to be provided for the development. Specifically, two parking spaces are proposed for the duplex (one per unit), and the remaining 12 are proposed for the apartment building.

The existing buildings on the subject lands would be demolished to accommodate the proposed residential development.

The proposed redevelopment concept plan is shown in Attachment 6.

Supporting Documents

The following information was submitted in support of the applications:

- Planning Justification Report, prepared by JL Cox Planning Consultants Inc., dated November 8, 2019;
- Conceptual Site Plan, prepared by James Fryett Architect Inc., dated August 9, 2019;
- Urban Design Brief, prepared by James Fryett Architect Inc., dated November 2019;
- Building Elevations/3D Perspective Drawings, prepared by James Fryett Architect Inc., dated May 24, 2019;
- Functional Servicing and Stormwater Management Report, prepared by EXP Services Inc., dated July 16, 2019;
- Site Grading, Servicing, Drainage and Erosion and Sediment Control Plans, prepared by EXP Services Inc., dated July 16, 2019;
- Detailed Noise Study, prepared by Swallow Acoustics/Thornton Tomasetti, dated August 8, 2019;
- Plan of Survey, prepared by Black, Shoemaker, Robinson & Donaldson Ltd., dated May 16, 2019; and
- Topographic Sketch/Existing Conditions Plan, prepared by Black, Shoemaker, Robinson & Donaldson Ltd., dated April 10, 2019.

Staff Review

The review of this application will address the following:

- Evaluation of the proposal against the Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019);
- Evaluation of the proposal's conformity with the Official Plan and Downtown Secondary Plan land use designations and policies, including any related amendments;
- Consideration of the merits of the Official Plan Amendment;
- Review of the proposed zoning, including specialized regulations;
- Review of the built form and design of the proposed development;
- Review of the proposal's land use and built form compatibility with adjacent and established land uses;
- Review of site serving and grading;
- Review how the proposed development addresses applicable sections of the Community Energy Initiative update; 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 December 23, 2019 to local boards and agencies, City service areas and property owners within 120 metres of the subject lands. The Notice of Public Meeting was also advertised in the Guelph Mercury Tribune on January 9, 2020. Notice of the application has also been provided by signage on the property, which was installed on December 31, 2019. All supporting documents and drawings submitted with the application have been posted on the City's website.

Strategic Plan Alignment

Priority

Sustaining our future

Direction

Plan and Design an increasingly sustainable city as Guelph grows

Alignment

The review of this development application will include an assessment of its conformity with the policies of the City's Official Plan, which is the City's key document for guiding future land use and development. The Official Plan's vision is to plan and design an increasingly sustainable city as Guelph grows.

Priority

Working together for our future

Direction

Improve how the City communicates with residents and delivers services

Alignment

The Public Meeting being held on the proposed development applications provides the opportunity for City Council, residents and community groups to learn more, ask questions and provide comments on the proposed development.

Attachments

Attachment-1 Location Map and 120 m Circulation

Attachment-2 Aerial Photograph

Attachment-3 Official Plan Land Use Designations and Policies

Attachment-4 Proposed Official Plan Amendment and Associated Policies

Attachment-5 Existing Zoning

Attachment-6 Proposed Zoning and Details

Attachment-7 Proposed Development Concept

Attachment-8 Conceptual Renderings

Departmental Approval

Not applicable

Report Author

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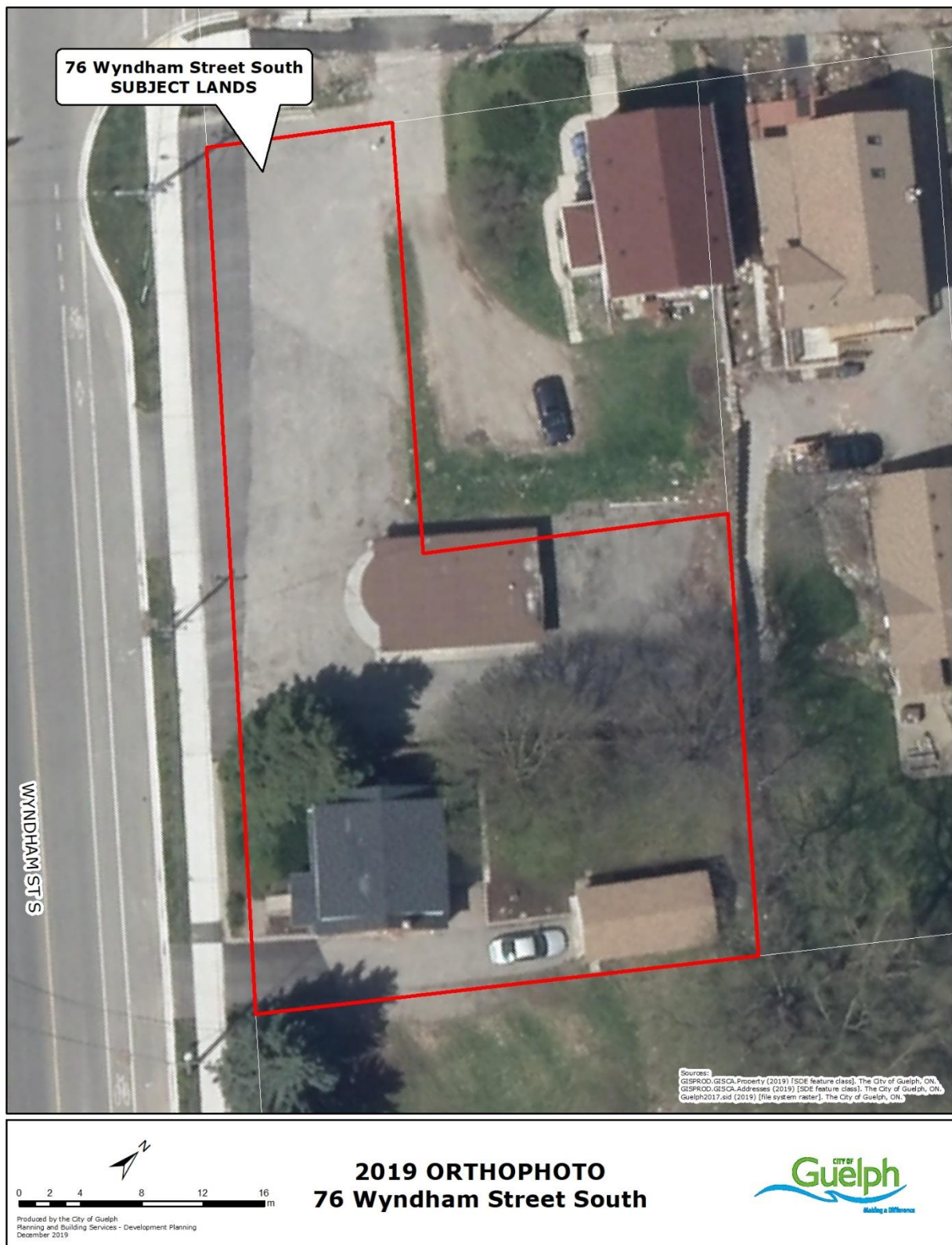
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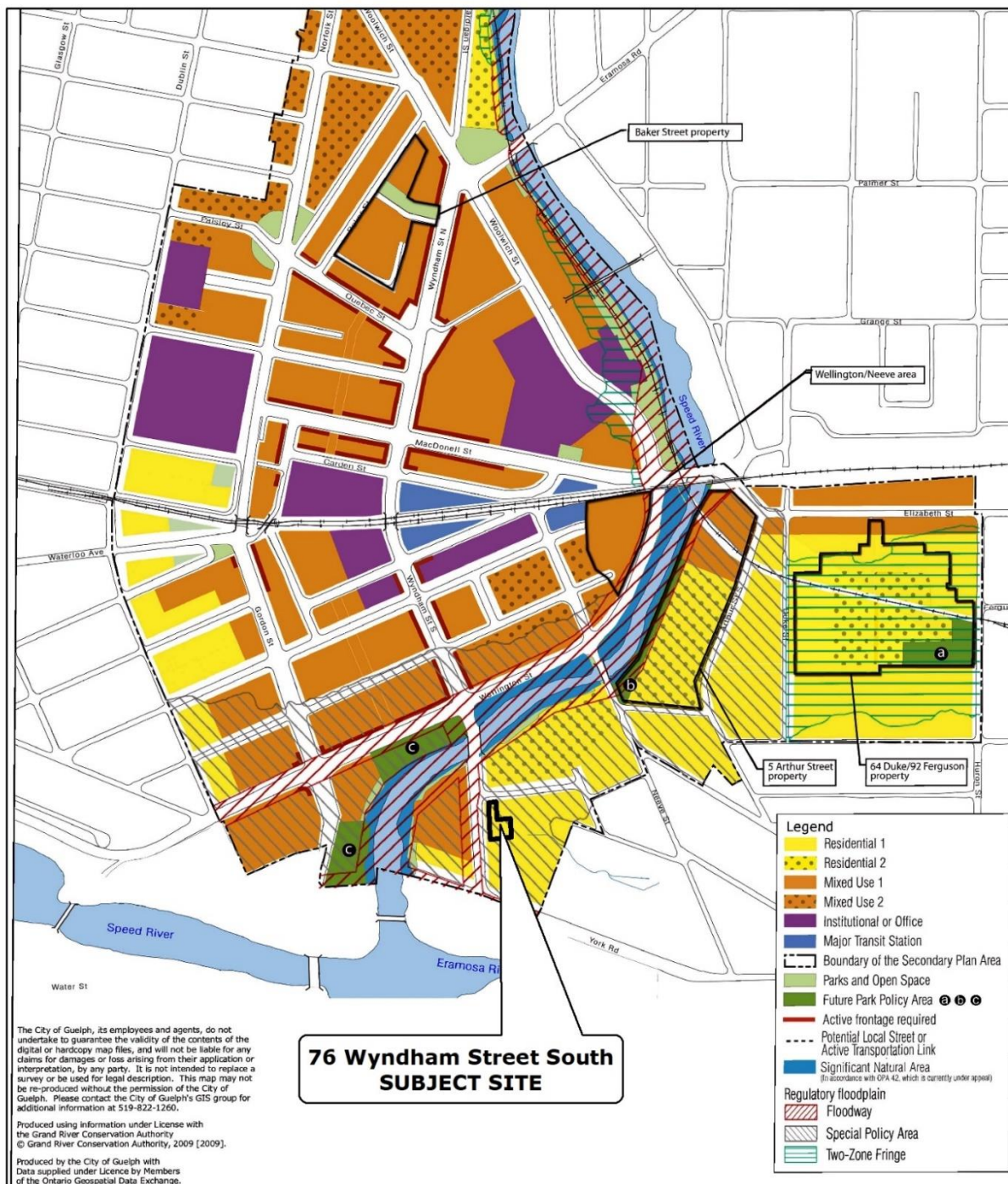
Attachment 1: Location Map and 120 m Circulation



Attachment 2: Aerial Photograph



Attachment 3: Official Plan Land Use Designations and Policies



Attachment 3 (continued)

Official Plan Land Use Designations and Policies

11.1.7.7 Residential 1 Areas

11.1.7.7.1

Residential 1 areas include portions of broader residential neighbourhoods that extend into Downtown. They are mostly occupied by low-rise forms of housing, including detached and semi-detached houses, townhouses and apartment buildings. The intent is to generally maintain the character of these areas.

11.1.7.7.2

Notwithstanding Schedule D, the Zoning By-law may establish maximum building heights less than the maximum shown on Schedule D of 3 storeys in Residential 1 Areas to ensure new development is compatible with the surrounding neighbourhood.

11.1.7.7.3

The policies of the Official Plan, applicable to General Residential shall apply to Residential 1 areas.

11.1.7.7.4

In addition to the General Residential policies, it is the intent of the Downtown Secondary Plan that the existing properties containing small-scale employment uses in the area east of the Speed River may continue and be recognized through the Zoning By-law, where impacts, such as noise, odour, loading, dust and vibration, on surrounding residential uses are minimal.

11.1.7.7.5

In addition to the General Residential policies, a free-standing office shall be permitted on the property known municipally as 5 Ontario Street.

11.1.7.7.6

Within the Residential 1 designation at 72 York Road, the minimum net density of development shall comply with the Medium Density Residential designation of the Official Plan.

Attachment 3 (continued):

Official Plan 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

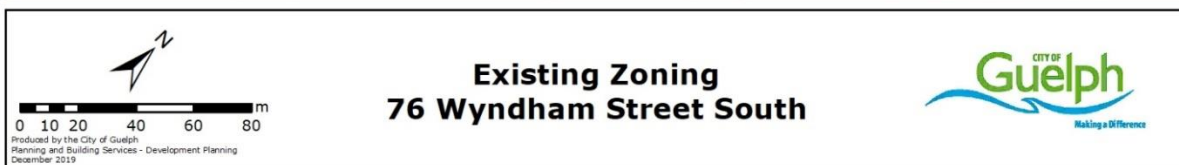
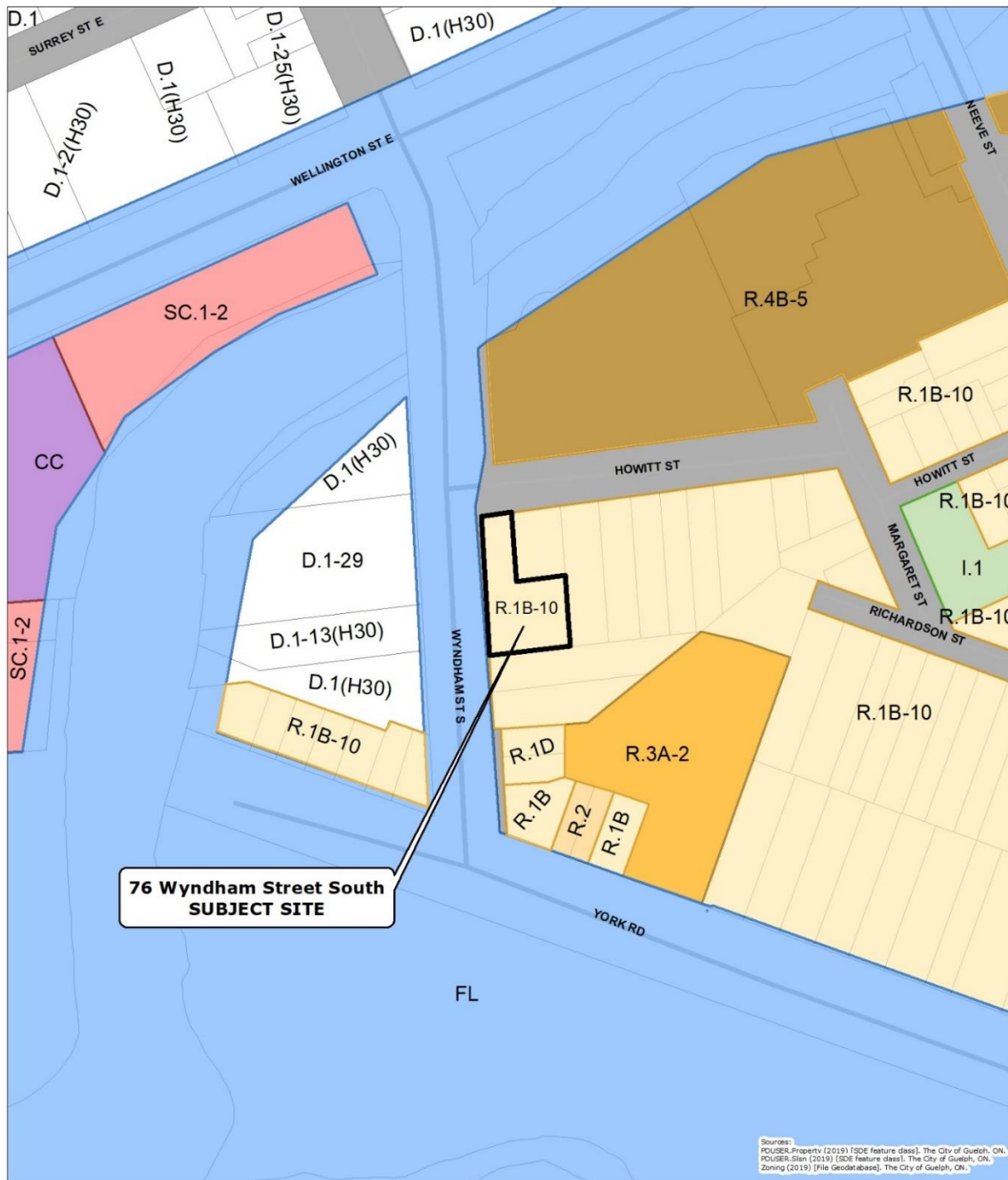
The built-up area is intended to provide for development that is compatible with existing neighbourhoods while also accommodating appropriate intensification to meet the overall intensification target for the built-up area as set out in Chapter 3. The following height and density policies apply within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

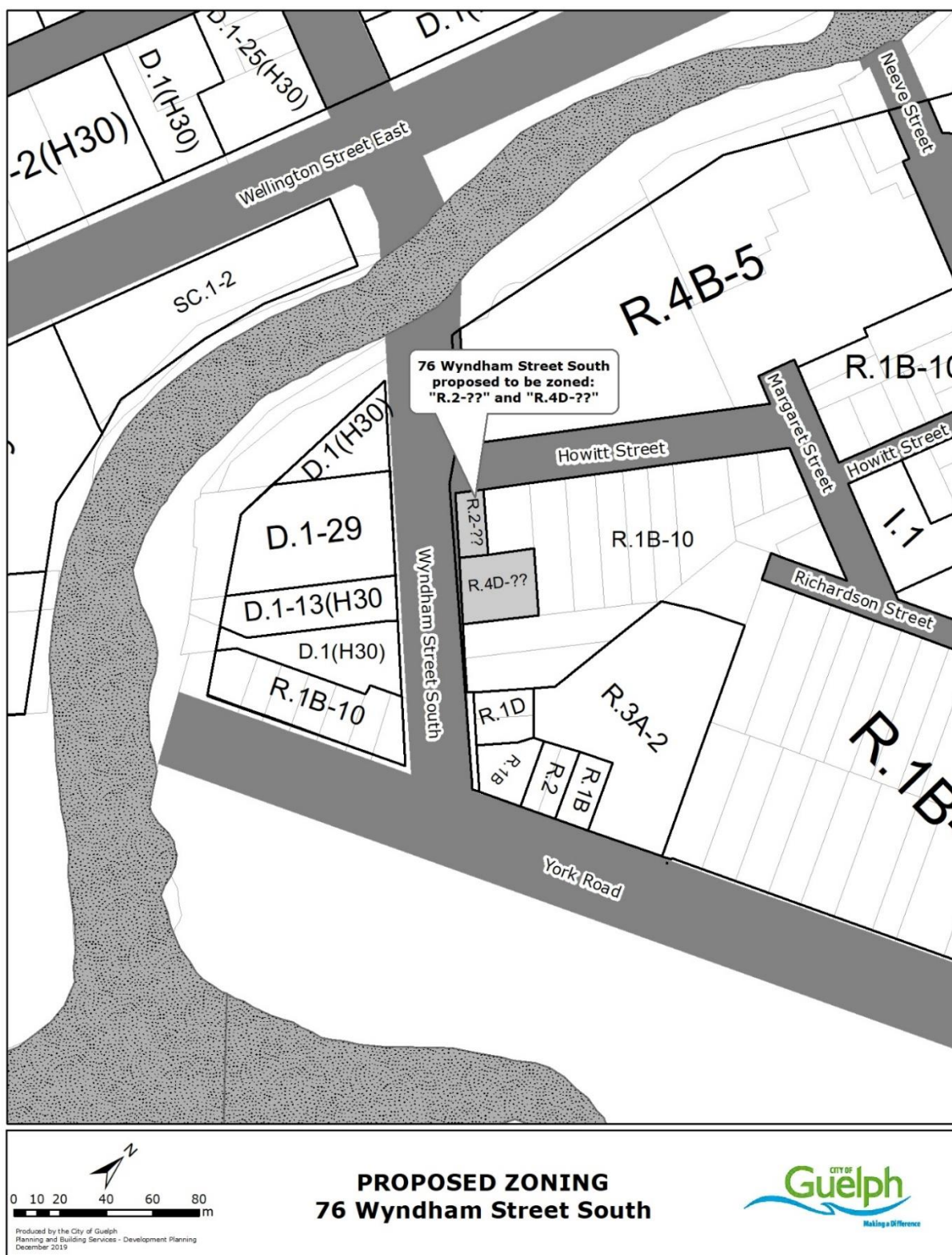
Attachment 4: Proposed Official Plan Amendment

The proposed Official Plan Amendment applies to Part of Lots 7 & 8, Registered Plan 306, City of Guelph municipally known as 68-76 Wyndham Street South ('subject lands'). The purpose of the proposed Official Plan Amendment is to limit the net density to a maximum of 93 units per hectare.

Attachment 5: Existing Zoning



Attachment 6: Proposed Zoning and Details



Attachment 6 (continued): Proposed Zoning and Details

Specialized R.4D-? (Residential Infill Apartment) Zone (southern portion of property)

Regulations

In accordance with Section 4 (General Provisions) and Section 5.4 and Table 5.4.2 (Regulations Governing R.4 Zones) of Zoning By-law (1995)-14864, as amended, with the following exceptions:

- To permit a minimum front yard setback of 2 metres, whereas a minimum front yard setback of 3 metres is required.
- To permit a minimum interior side yard setback on the east side of the building of 1.5 metres, whereas a minimum interior side yard setback of 3 metres of half the building height is required.
- To permit a minimum rear yard setback of 5.4 metres, whereas a minimum rear yard setback of 7.5 metres is required.
- To permit a minimum of 12 off-street parking spaces for the nine unit apartment building, whereas a minimum of 14 off-street parking spaces are required.

Specialized R.2-? (Residential Semi-Detached/Duplex) Zone (northern portion of property)

Regulations

In accordance with Section 4 (General Provisions) and Section 5.4 and Table 5.2.2 (Regulations Governing R.2 Zones) of Zoning By-law (1995)-14864, as amended, with the following exceptions:

- To permit a minimum lot area of 306 square metres, whereas a minimum lot area of 460 square metres is required.
- To permit a minimum lot frontage (along Howitt Street) of 11 metres, whereas a minimum lot frontage of 15 metres is required.
- To permit a minimum front yard setback of 4.3 metres, whereas a minimum front yard setback of 6 metres is required.
- To permit a minimum exterior side yard setback of 2 metres (to Wyndham Street South), whereas a minimum exterior side yard setback of 4.5 metres is required.
- To permit a minimum rear yard setback of 2.6 metres whereas a minimum rear yard setback of 20% of the total lot depth or half the building height, but in no case less than 7.5 metres is required.
- To permit a maximum lot coverage of 55%, whereas lot coverage is limited to 40%.

Attachment 6 (continued): Proposed Zoning and Details

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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.

5.4.1.2

R.4B - High Density *Apartment* Zone

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

17187 5.4.1.3

R.4C - Central Business District *Apartment* Zone

- *Apartment Building*
- *Nursing Home*
- *Home for the Aged*
- *Retirement Residential Facility*

16595

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

17187 5.4.1.4

R.4D - Infill *Apartment* Zone

The R.4D *Zone* shall only be utilized within the boundaries indicated on Defined Area Map Number 66 of Schedule "A" of this *By-law*. The R.4D *Zone* shall permit the following:

- *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.

Attachment 6 (continued): Proposed Zoning and Details

5-16

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.

5.4.2.3 Minimum Distance Between Buildings - R.4C and R.4D Zones

Where two or more **Buildings** are located on any one **Lot**, the following regulations shall apply:

5.4.2.3.1 The distance between the faces of two **Buildings** which contain windows of **Habitable Rooms** shall be one-half the **Building Height** to a maximum of 30 metres and a minimum of 5 metres.

5.4.2.3.2 The distance between the faces of any two **Buildings** with no windows to **Habitable Rooms** shall be a minimum of 5 metres.

5.4.2.4 Minimum Common Amenity Area

5.4.2.4.1 An amount not less than 30 m² per dwelling unit for each unit up to 20. For each additional dwelling unit, not less than 20 m² of **Common Amenity Area** shall be provided and aggregated into areas of not less than 50 m².

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

Attachment 6 (continued): Proposed Zoning and Details

5-17

- 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).
- 5.4.2.5 Additional **Building** Regulations - R.4B Zone
- 5.4.2.5.1 Despite Row 10 of Table 5.4.2, properties **Zoned** R.4B or specialized R.4B as defined by this **By-law** within the "Older Built-Up Area Outside the CBD" as indicated on Defined Area Map Number 68 shall have a maximum **Building Height** of 6 **Storeys** and shall be in accordance with Sections 4.16 and 4.18.
- 5.4.2.5.2 Properties **Zoned** R.4B or specialized R.4B as defined by this **By-law** within the "Older Built-Up Area Outside the CBD" as indicated on Defined Area Map Number 68 shall use the R.4C **Zone** regulations as specified in Table 5.4.2 for the following: minimum **Front** and **Exterior Side Yard**, minimum **Side Yard**, minimum **Rear Yard**, minimum distance between **Buildings**, minimum **Common Amenity Area**, minimum **Landscaped Open Space**, and **Floor Space Index** (F.S.I.).

Attachment 6 (continued): Proposed Zoning and Details

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TABLE 5.4.2 - REGULATIONS GOVERNING R.4 ZONES

Row 1	Residential Type	General <i>Apartment</i>	High Density <i>Apartment</i>	Central Business District <i>Apartment</i>	Infill <i>Apartment</i>
2	Zones	R.4A	R.4B	R.4C	R.4D
3	Minimum Lot Area	650 m ²			
4	Minimum Lot Frontage	15 metres			
5	Maximum Density (units/ha)	100	150	200	100
6	Minimum Front and Exterior Side Yard	6 metres and as set out in Section 4.24.		3 metres and in accordance with Section 4.24.	
7	Maximum Front and Exterior Side Yard	-----		6 metres	
8	Minimum Side Yard	Equal to one-half the Building Height but not less than 3 metres and in accordance with Section 5.4.2.1.		Equal to one-half the Building Height but in no case less than 3 metres, except where adjacent to any other R.4, Commercial, Industrial or Institutional Zone . In these circumstances, a minimum of 3 metres is required.	
9	Minimum Rear Yard	Equal to 20% of the Lot Depth or one-half the Building Height , whichever is greater, but in no case less than 7.5 metres.		Equal to 20% of the Lot Depth or one-half the Building Height , whichever is greater, but in no case less than 7.5 metres, except where adjacent to Commercial, Industrial or Institutional Zones . In these circumstances, a minimum of 7.5 metres is required.	
10	Maximum Building Height	8 Storeys and in accordance with Sections 4.16, 4.18 and Defined Area Map No. 68.	10 Storeys and in accordance with Sections 4.16, 4.18, 5.4.2.5 and Defined Area Map No. 68.	6 Storeys and in accordance with Sections 4.16, 4.18, 6.3.2.3 and Defined Area Map No. 68.	4 Storeys and in accordance with Sections 4.16, 4.18 and Defined Area Map No. 68.
11	Minimum Distance Between Buildings	See Section 5.4.2.2.		See Section 5.4.2.3.	
12	Minimum Common Amenity Area	See Section 5.4.2.4.		None required.	
13	Minimum Landscaped Open Space	20% of the Lot Area for Building Heights from 1 - 4 Storeys and 40% of the Lot Area for Buildings from 5 - 10 Storeys .		The Front Yard of any Lot , excepting the Driveway , shall be landscaped. In addition, no parking shall be permitted within this Landscaped Open Space .	
14	Off-Street Parking	In accordance with Section 4.13.			
15	Buffer Strips	Where an R.4 Zone abuts any other Residential Zone or any Institutional, Park, Wetland, or Urban Reserve Zone , a Buffer Strip shall be developed.			
16	Accessory Buildings or Structures	In accordance with Section 4.5.			
17	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.			
18	Floor Space Index (F.S.I.)	1	1.5	2	2
19	Fences	In accordance with Section 4.20.			

Attachment 6 (continued): Proposed Zoning and Details

5-5

5.2 RESIDENTIAL SEMI-DETACHED/DUPLEX (R.2) ZONE

5.2.1 PERMITTED USES

The following are permitted **Uses** within the R.2 **Zone**:

17187
18116

- **Duplex Dwelling**
- **Semi-Detached Dwelling**
- **Accessory Apartment** in accordance with Section 4.15.1
- **Bed and Breakfast** establishment in accordance with Section 4.27
- **Group Home** in accordance with Section 4.25
- **Home Occupation** in accordance with Section 4.19

REGULATIONS

5.2.2 Within the Residential R.2 **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, the regulations set out in Table 5.2.2, and the following:

5.2.2.1 Minimum Front or Exterior Side Yard

15006

5.2.2.1.1 Despite Row 5 of Table 5.2.2, the minimum **Front** or **Exterior Side Yard** for dwellings located within Defined Area Map Number 66 of Schedule "A" of this **By-law**, shall be:

15006
17187
19691

- i) The minimum **Front Yard** or **Exterior Side Yard** shall be 6 metres or the average of the **Setbacks** of the adjacent properties. Where the off-street **Parking Space** is located within a **Garage** or **Carport**, the **Setback** for the **Garage** or **Carport** shall be a minimum of 6 metres from the **Street Line**.
- ii) In accordance with Sections 4.6 and 5.2.2.1.3; and
- iii) In accordance with the Ontario Building Code, as amended from time to time or any successor thereof, regulations for above ground electrical conductor clearances to **Buildings**.

Where a road widening is required in accordance with Section 4.24, the calculation of the required **Front** or **Exterior Side Yard** shall be as set out Section 5.2.2.1.1, provided that the required **Front** or **Exterior Side Yard** is not less than the new **Street Line** established by the required road widening.

5.2.2.1.2 Despite Row 5 of Table 5.2.2, the **Buildings** or **Structures** located on **Through Lots** shall have a **Setback** the same as the nearest adjacent **Main Building** and in accordance with Section 4.24.

Attachment 6 (continued): Proposed Zoning and Details

5-6

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|-------|-----------|---|
| 20134 | 5.2.2.1.3 | In the event that there is a transformer easement on a particular Lot , portions of the dwelling may be required to be Setback further than specified in Row 5 of Table 5.2.2 in order that a minimum separation of 3 metres may be maintained between the transformer easement and any part of the dwelling. |
| 15006 | 5.2.2.2 | Deleted. |
| 15692 | 5.2.2.3 | Despite any required Side Yard in the R.2 Zone , Carports shall be permitted provided that no part of such Carport is located closer than 0.6 metres to any Side Lot Line . |
| 19063 | 5.2.2.4 | Despite Table 4.7 Rows 1-3, for a Lot with a dwelling requiring a 0.0 metre interior Side Yard , the Setback to that interior Side Lot Line from a porch or a deck, inclusive of stairs, shall be 0.0 metres. |

Attachment 6 (continued): Proposed Zoning and Details

5-7

15006, 15692, 17187 & 18116, 19691 TABLE 5.2.2 - REGULATIONS GOVERNING THE R.2 **ZONE**

1	Residential Type	DUPLEX DWELLING AND SEMI-DETACHED DWELLING
2	Minimum Lot Area	460 m ² for every two units 230 m ² for each unit
3	Minimum Lot Frontage	15 metres for every two units. 7.5 metres for each unit. Despite the above, the Lots located within the boundaries of Defined Area Map Number 66 of Schedule "A" shall have a minimum Lot Frontage of not less than the average Lot Frontage established by existing Lots within the same City Block Face .
4	Minimum Ground Floor Area 1 Storey 1.5 Storeys 2 or more Storeys	80 m ² 55 m ² 40 m ²
5	Minimum Front Yard	6 metres and in accordance with Sections 4.6, 4.24 and 5.2.2.1.
5a	Minimum Exterior Side Yard	4.5 metres and in accordance with Sections 4.6, 4.24, 4.28, 5.2.2.1.
6	Minimum Side Yard (each side)	1.2 metres Where a Garage , Carport or off-street Parking Space is not provided for each Dwelling Unit , each Side Yard shall have a minimum width of 3 metres to accommodate off-street parking. Despite the above, no interior Side Yard is required along the common Lot line of Semi-Detached Dwellings .
7	Minimum Rear Yard	7.5 metres or 20% of the Lot Depth , whichever is less.
8	Accessory Buildings or Structures	In accordance with Section 4.5.
9	Fences	In accordance with Section 4.20.
10	Maximum Building Height	3 Storeys and in accordance with Section 4.18.
11	Maximum Lot Coverage	40% of the Lot Area .
12	Off-Street Parking	In accordance with Section 4.13.
13	Garages	For those Lots located within the boundaries indicated on Defined Area Map Number 66, where a roofed porch is provided, the Garage may be located ahead of the front wall of the dwelling (enclosing Habitable Floor Space on the first floor) equal to the projection of the porch to a maximum of 2 metres.
14	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.
15	Minimum Landscaped Open Space	The Front Yard of any Lot , excepting the Driveway (Residential) , shall be landscaped and no parking shall be permitted within this Landscaped Open Space . Despite the definition of the Landscaped Open Space , for Buildings that do not have a shared Driveway (Residential) access, a minimum area of 0.6 metres between the driveway and nearest Lot Line must be maintained as landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species and may include a surfaced walk in accordance with Section 4.13.7.2.4.

[illegible]

Attachment 8: Conceptual Renderings

