

Attachment 6 – Proposed Zoning and Details



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5.3 RESIDENTIAL *TOWNHOUSE* (R.3) ZONES

5.3.1 PERMITTED *USES*

The following are permitted *Uses* within the Residential *Townhouse* R.3 *Zone*:

15682 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

15682 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*.

19063 5.3.2.2.2 Deleted by *By-law* (2010)-19063

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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
20134 5.3.2.3.3 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 m² 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 m².
 - 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 m² 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 m².
 - 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*.

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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:

- a) have a minimum area of 20 m²;
- 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;
- 17187 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**.

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 m²;
- 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

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there is not adverse effect on the privacy of the **Private Amenity Area**.

5.3.2.6 Maximum Density of Site

15378 5.3.2.6.1 The maximum density of **Cluster Townhouse** developments shall be 37.5 dwellings per hectare.

5.3.2.6.2 The maximum density for **Stacked Townhouse** Developments shall be 60 dwellings per hectare. This shall be increased by 1 dwelling per hectare for every 6 required resident **Parking Spaces** and associated manoeuvring aisles which are provided underground, up to a maximum density of 75 dwellings per hectare.

5.3.2.6.3 For **Townhouse** developments which consist of a mix of **Stacked** and **Cluster Townhouses**, the densities shall be determined separately for blocks on the property.

15006 5.3.2.7 Additional Front and Exterior Side Yard Regulations

Despite Row 5 of Table 5.3.2, for R.3 blocks not located on **Streets** listed in Section 4.24 and located within the boundaries of Defined Area Map Number 66 of Schedule "A" of this **By-law**, the **Front** or **Exterior Side Yard** shall be the average of the existing **Yards** within the same **City Block Face** and where the average of the existing **Yards** within the same **City Block Face** cannot be determined, the minimum **Front** or **Exterior Side Yard** shall be as set out in Row 5 of Table 5.3.2. Where legal off-street **Parking Spaces** are provided within an enclosed **Structure**, a minimum vehicular access of 6 metres between the **Street Line** and **Structure** shall be provided. In addition, location of units within this Defined Area shall be subject to the provisions of a Sight Line Triangle in Section 4.6.2.

Where a road widening is required in accordance with Section 4.24, the calculation of **Front** or **Exterior Side Yards** shall be as set out in Section 5.3.2.7, provided that the **Yard** is not less than the new **Street Line** established by the required road widening.

17187
19891 5.3.2.8 Maximum Driveway Width R.3B Zone On-Street Townhouses
Maximum **Driveway (Residential)** Width of R.3B **Zone On-Street Townhouses** shall comply with 4.13.7.2.5.

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17187, 19991 **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	Minimum Lot Area	800 m ²	1,000 m ²	180 m ²
2	Minimum Lot Area Per Dwelling Unit	270 m ²	150 m ²	180 m ²
3	Minimum Lot Frontage	18 metres	18 metres	6 metres
4	Minimum Front Yard	6 metres and as set out in Section 4.24 and 5.3.2.7.		
5a	Minimum Exterior Side Yard	4.5 metres and in accordance with Sections 4.24, 4.28 and 5.3.2.7		
6	Minimum Side Yard	See Section 5.3.2.2.		1.5m from the side of the Building.
7	Minimum Rear Yard	See Section 5.3.2.2.		7.5 metres
8	Maximum Building Coverage (% of Lot Area)	30	40	50
9	Maximum Building Height	3 Storeys and in accordance with Sections 4.16 and 4.18.		
10	Minimum Distance Between Buildings	See Section 5.3.2.3		--
11	Minimum Common Amenity Area	See Section 5.3.2.4		--
12	Minimum Private Amenity Area	See Section 5.3.2.5		--
13	Minimum Landscaped Open Space (% of Lot Area)	40	40	35
14	Buffer Strip	Where an R.3 Zone abuts any other Residential Zone or any Institutional, Park, Wetland, or Urban Reserve Zone a Buffer Strip shall be provided. Buffer strips may be located in a required Side or Rear Yard.		
15	Fences	In accordance with Section 4.20.		
16	Off-Street Parking	In accordance with Section 4.13.		
17	Accessory Buildings or Structures	In accordance with Section 4.5.		
18	Maximum Number of Dwelling Units in a Row	12. Despite the preceding, where units are adjacent to a public Street, the maximum number of Dwelling Units 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 Driveway (Residential) width R.3B Zone On-Street Townhouses			See Section 4.13.7.2.5

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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.

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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.

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- 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.).

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TABLE 5.4.2 - REGULATIONS GOVERNING R.4 ZONES

Row 1	Residential Type	General Apartment	High Density Apartment	Central Business District Apartment	Infill Apartment
2	Zones	R.4A	R.4B	R.4C	R.4D
3	Minimum <i>Lot Area</i>	850 m ²			
4	Minimum <i>Lot Frontage</i>	15 metres			
5	Maximum Density (units/ha)	100	150	200	100
6	Minimum <i>Front and Exterior Side Yard</i>	6 metres and as set out in Section 4.24.		3 metres and in accordance with Section 4.24.	
7	Maximum <i>Front and Exterior Side Yard</i>	-----		6 metres	
8	Minimum <i>Side Yard</i>	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 <i>Rear Yard</i>	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.			