

Attachment 7

Proposed Zoning – Comprehensive Zoning By-law

Proposed Zoning: “Specialized Medium Density Residential” – RM.6-?

In accordance with Part C (General Provisions and Parking) and Section 6 (Residential Zones) with the following site-specific exceptions:

Permitted Uses

- Notwithstanding Table 6.1, the following use shall also be permitted:
 - Mixed-Use building
- Notwithstanding Table 6.1, the following uses shall also be permitted, to a maximum Gross floor area of 300 square metres:
 - Convenience Store
 - Retail establishment
 - Medical Clinic
 - Office
 - Financial establishment
 - Restaurant
 - Restaurant, take-out
 - Service establishment

Maximum Density (units/ha)

- Notwithstanding Table 6.28, the maximum density shall be 115 units per hectare for a Long term care facility or Retirement residential facility.

Front Lot Line and Lot Frontage

- Notwithstanding Table 6.28, the minimum lot frontage shall be 25 metres.
- Notwithstanding the definition of ‘Front lot line’ in Part B, the Arkell Road Lot Line shall be deemed to be the Front lot line.

Side Yard Setback

- Notwithstanding Table 6.29, Row 8, the minimum left Side Yard setback shall be 4.5 metres.

Building Length

- Notwithstanding Table 6.30, regulations for maximum building length shall not apply.

Building Height

- Notwithstanding Table 6.30, regulations for minimum building height shall not apply to portions of a building exclusively devoted to non-residential uses, including indoor common amenity areas.

Angular Plane

- Notwithstanding Table 6.31 and Section 4.14.4, the building height within 46 metres from the rear yard lot line shall not exceed an angular plane of 45 degrees projected from rear yard lot line.

Parking

- Notwithstanding Table 5.1, Row 3, the minimum dimensions of a parking space shall be 2.6 metres width by 5.5 metres length (excluding any obstructions).
- Notwithstanding Section 5.9, electric vehicle parking requirements shall not apply.

Attachment 7 (continued):

Proposed Zoning – Comprehensive Zoning By-law

Bicycle Parking

- Notwithstanding Table 5.6, a minimum of 46 bicycle parking spaces, long term shall be provided for a retirement residential facility, including a minimum of 8 spaces that are suitable for tricycles.
- Notwithstanding Table 5.6, a minimum of 24 bicycle parking spaces, short term shall be provided for all uses on the subject lands.