


Attachment-6 Proposed Zoning - Zoning By-law (1995)-14864







PROPOSED ZONING DESIGNATION

Zoning By-law (1995) - 14864

331 Clair Road East





0 15 30 60 90 120 150 m

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 Planning and Building Services - Development Planning
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Attachment-6 continued

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Proposed specialized regulations for the R.3A-xx Zone:

- To permit a minimum lot area per unit of 120m² per unit; whereas 150m² per unit is required (Table 5.3.2, Row 3);
- To permit a maximum density of 85 units per hectare; whereas 60 units per hectare is permitted (Section 5.3.2.6.2);
- To permit a minimum private amenity area for stacked townhouses of 9m² per unit and specific regulations to clarify the location of private amenity areas; whereas 10m² per unit is required for stacked townhouse units above grade; and whereas 20m² per unit is required for ground level stacked townhouse units (Section 5.3.2.5.1, 5.3.2.5.2, 5.3.2.5.3);
- To permit a maximum number of dwelling units in a row within a stacked townhouse block to be 24; whereas a maximum of 12 dwelling units in a row is permitted; and whereas a maximum of 8 dwelling units in a row is permitted where units are adjacent to a public street (Table 5.3.2, Row 18);
- To permit the driveways associated with the stacked townhouses featuring garages to contribute to the visitor parking required for those units; and
- Notwithstanding the creation of property boundaries between units or common elements by registration of a plan of condominium or severance, the zoning regulations for development in the R.3A-xx zone shall be applied to the entirety of the block of land zoned R.3A-xx, and not the individual units created through plan of condominium registration or severance.