

Attachment-2 Recommended Zoning

The following specialized Zones are recommended for the noted lands in Zoning By-law (2023)-20790 to reflect existing decisions or incorporate future Ontario Land Tribunal decisions.

12 Poole Street

By-law Number (2023)-20790, as amended, is hereby further amended by rezoning the Lands known municipally as 12 Poole Street from the existing Specialized Medium Density Residential 6 (RM.6-9) to Specialized High Density Residential 7 (RH.7-19).

By-law Number (2023)-20790, as amended, is hereby further amended by deleting Section 18.6.9 in its entirety.

Section 18.7, of By-law Number (2023)-20790, as amended, is hereby further amended by adding a new subsection 18.7.19:

RH.7-19

12 Poole Street

As shown on Defined Area Map Number 68 of Schedule A of this by-law.

a) Permitted Uses

In accordance with the permitted Uses under Table 6.1 of By-law Number (2023)-20790, as amended, and the following additional Use is permitted:

- i. Townhouse, stacked back-to-back in accordance with Section 6.3.5 and Table 6.17, Table 6.18, Table 6.19 of the By-law.

b) Regulations

In accordance with Section 6.3.9, Table 6.32, Table 6.33, Table 6.34 and Table 6.35 of the By-law, with the following exceptions and additions:

i. Lot Lines

The following shall be considered the Lot Lines in the RH.7-19 Zone:

- Front Lot Line: Poole Street
- Exterior Lot Line: Keegan Court and DeCorso Drive
- Interior Lot Line: northern most Lot Line
- Rear Lot Line: eastern Lot Lines abutting "Natural Heritage System" (NHS) Zone

ii. Maximum Net Density:

Despite Table 6.32 and Table 6.17, the net density for the RH.7-19 Zone shall be a maximum of 192 units per hectare.

iii. Garbage, Refuse and Storage

Despite Section 4.9, a garbage collection area may be located within the Exterior Side Yard abutting Keegan Court.

- iv. Angular Planes
 - Angular Planes shall not apply in the RH.7-19 Zone.
- v. Minimum Distance Between Buildings
 - Despite any other provision in this By-law, the minimum distance between Buildings shall be 10 metres from an end wall of an Apartment Building to an end wall of a Stacked Back-to-Back Townhouse.
- vi. Minimum Common Amenity Area
 - Despite Table 6.34, the minimum Common Amenity Area shall be 9.5 square metres per dwelling unit for an Apartment Building and Stacked Back-to-Back Townhouse.
- vii. Common Amenity Area Location
 - Despite any other provision in this By-law, a Common Amenity Area may be located within the Exterior Side Yard abutting Keegan Court.
- viii. Buffer Strips
 - Despite Table 6.33, Row D, a Buffer Strip is not required.
- ix. Severability Provision
 - The Uses and regulations of the RH.7-19 Zone shall continue to apply collectively to the whole of the lands zoned as RH.7-19, despite any future severance or condo registration.
- x. Regulations for Stacked Back-to-Back Townhouses
 - In addition to the regulations outlined in 18.7.19.2, and subject to regulations outlined in Section 6.3.5 and Table 6.17, Table 6.18, Table 6.19, the following exceptions and additions are applicable to Stacked Back-to-Back Townhouses
- xi. Minimum Lot Area per Dwelling Unit
 - The minimum Lot Area per Dwelling Unit provided in Table 6.19 does not apply.
- xii. Minimum Rear Yard
 - Despite Table 6.18, Row D, the Rear Yard shall be a minimum of 6.0 metres.
- xiii. Maximum Building Coverage (% of Lot Area)
 - Despite Table 6.18, Row E, maximum Building Coverage does not apply.
- xiv. Maximum Building Height
 - The maximum Building Height shall be 4 Storeys.
- xv. Minimum Distance Between Buildings
 - The minimum 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 be a minimum of 13 metres

from a front wall to a front wall and a minimum of 12 metres from a front wall to an end wall.

xvi. Minimum Private Amenity Area

Despite Table 6.18, Row H, and additional regulations for Tables 6.17 to 6.19, regulation 12, a Private Amenity Area shall be provided for each ground level unit, and it shall:

- have a minimum area of 12 square metres provided at grade plus a minimum of 6 metres to be provided on a balcony per unit
- have a minimum depth (from the wall of the dwelling unit) of 2.5 metres
- 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
- be permitted within the front or exterior side yard
- be permitted to face a public street
- be accessed through a doorway to a hall or Habitable Room, other than a bedroom
- be separate and not include walkways, play areas, or any other communal area
- be defined by a wall or fence
- be a minimum distance of 3.0 metres from a side or rear Lot Line

xvii. Minimum Off-Street Parking

Despite Table 5.3, Row 17, a minimum of 1 off-street parking space per dwelling unit is required. A minimum of 20% of the required parking spaces shall be for the use of visitor parking.

xviii. Bicycle Parking Spaces, long-term minimum required

Despite Table 5.7, Row 1, a minimum of 0.7 long-term bicycle parking spaces per dwelling unit shall be provided.

xix. Long-term Bicycle Parking Space Location

Despite any other provision in this By-law, required long-term bicycle parking spaces can be provided within ground floor units of Stacked Back-to-Back Townhouses and Section 5.8.1 and 5.8.2 does not apply to bicycle parking spaces within ground floor units.

xx. Regulations for Apartment Buildings

In addition to the regulations outlined in Section 18.7.19.2, and subject to regulations outlined in Section 6.3.9, Table 6.32, Table 6.33, Table 6.34 and Table 6.35, the following exceptions and additions are applicable to Apartment Buildings:

- Minimum Interior Side Yard

Despite Table 6.33, Row A, the minimum Interior Side Yard shall be 16 metres.

- Minimum Rear Yard

Despite Table 6.33, Row C, the minimum Rear Yard shall be 5.5 metres.

- Minimum Tower Setback

Despite Table 6.34, Row A, the tower portion of a building shall be setback a minimum of 9.5 metres from an interior side lot line and rear lot line measured perpendicularly from the exterior wall of the 6th storey.

- Minimum Distance Between Buildings

Despite Table 6.34, Row F the minimum distance between an Apartment Building and Stacked Back-to-Back Townhouses shall be 10 metres.

Schedule A of By-law Number (2023)-20790, as amended, is hereby further amended by deleting Defined Area Map 68 and substituting a new Defined Area Map 68 attached hereto as Schedule "A".

78-82 Eastview Road

By-law Number (2023)-20790, as amended, is hereby further amended by rezoning the Lands known municipally as 78-82 Eastview Road from the existing Low Density Residential 1 (RL.1), Specialized Low Density Residential 1 (RL.1-7) (H4), Open Space (OS) and Natural Heritage System (NHS) Zones to a Medium Density Residential 6 (RM.6) and Natural Heritage System (NHS) Zones.

By-law Number (2023)-20790, as amended, is hereby further amended by deleting Sections 17.1.4 and 17.2.7 in their entirety.

Schedule A of By-law Number (2023)-20790, as amended, is hereby further amended by deleting Defined Area Map 50 and substituting a new Defined Area Map 50 attached hereto as Schedule "A".

140 Hadati Road

By-law Number (2023)-20790, as amended, is hereby further amended by rezoning the Lands known municipally as 140 Hadati Road from the existing Convenience Commercial (CC) Zone to a Specialized Medium Density Residential 6 (RM.6-29) Zone.

RM.6-29

140 Hadati Road

As shown on Map 51 of Schedule A of this by-law.

a) Permitted uses

Despite Table 6.1, the following uses are permitted within the RM.6-29 zone:

- Townhouse
- Stacked Townhouse

b) Regulations

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

i. Front Yard Setback (Leacock Avenue)

Despite Table 6.18, Row A, the minimum front yard setback from Leacock Avenue shall be 4.5 metres.

ii. Projections

Despite Section 4.7 and Table 4.1, exterior stairs, landings, and private amenity areas associated with a stacked townhouse dwelling unit are permitted to project into the required exterior side yard provided they are setback a minimum of 2.0 metres from the exterior lot line.

iii. Landscaped Open Space

Despite Table 6.18, Row E, the minimum required landscaped open space shall be 30% of the lot area.

Despite Table 6.18, Row F, the landscape buffer strip is not required between the parking area and Upton Crescent or Leacock Avenue.

iv. Common Amenity Area and Private Amenity Area

Despite Table 6.18, Row H, the minimum required common amenity area shall be 7 square metres per dwelling unit.

Despite Table 6.18 (12) private amenity area for ground level dwelling units may be permitted within the exterior side yard.

v. Buffer Strip

Despite Table 6.18, Row F, a buffer strip is not required adjacent to the surface parking area adjacent to Leacock Avenue.

vi. Parking

Despite Section 5.2.2 (a), one (1) parking space shall be permitted within 1.5 metres of Leacock Avenue.

Despite Table 5.2, the minimum required dimension for an exterior parking space shall be 2.5 metres in width by 5.5 metres in length.

Despite Table 5.2, the minimum required dimension for a parallel parking space shall be 2.5 metres in width by 6.5 metres in length.

Despite Table 5.5, one Type B accessible parking space shall be required.

Despite Table 5.7, a minimum of 16 exterior bicycle parking spaces shall be required. The spaces shall be covered/sheltered from the elements and shall be deemed to satisfy the requirement for bicycle parking space, long term.

vii. Electric Vehicle Parking Space

Despite Section 5.9, a minimum of three (3) designed electric vehicle parking spaces shall be provided.

Schedule A of By-law Number (2023)-20790, as amended, is hereby further amended by deleting Defined Area Map 51 and substituting a new Defined Area Map 51 attached hereto as Schedule 1.

33-41 Arkell Road & 1408 Gordon Street

By-law Number (2023)-20790, as amended, is hereby further amended by rezoning the Lands known municipally as 33-41 Arkell Road and 1408 Gordon Street from the existing

Neighbourhood Commercial Centre (NCC) and Specialized Medium Density Residential 6 (RM.6-7) Zones to a revised Specialized Medium Density Residential 6 (RM.6-7) Zone.

By-law Number (2023)-20790, as amended, is hereby further amended by deleting the regulations under Section 18.6.7 in their entirety and replacing with the following regulations.

RM.6-7

33-41 Arkell Road and 1408 Gordon Street

As shown on Map 42 of Schedule A of this by-law.

a) 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

b) Regulations

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

- i. 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.
- ii. 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.
- iii. Side Yard Setback
Notwithstanding Table 6.29, Row 8, the minimum left Side Yard setback shall be 4.5 metres.
- iv. Building Length
Notwithstanding Table 6.30, regulations for maximum building length shall not apply.
- v. 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.

vi. 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.

vii. 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.

viii. 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.

Schedule A of By-law Number (2023)-20790, as amended, is hereby further amended by deleting Defined Area Map 42 and substituting a new Defined Area Map 42 attached hereto as Schedule 1.

785 Gordon Street

By-law Number (2023)-20790, as amended, is hereby further amended by deleting the regulations under Section 18.10.2 in their entirety and replacing with the following regulations.

NCC-2

785 Gordon Street

As shown on Map Number 31 of Schedule A of this by-law.

Subject to Ontario Land Tribunal decision (OLT-22-004604)

1242-1270 Gordon Street and 9 Valley Road

By-law Number (2023)-20790, as amended, is hereby further amended by rezoning the Lands known municipally as 1242-1270 Gordon Street and 9 Valley Road from the existing High Density Residential 7 (RH.7) and Low Density Residential 1 (RL.1) Zones to a Specialized High Density Residential 7 (RH.7-22) Zone.

RH.7-22

1242-1270 Gordon Street and 9 Valley Road

As shown on Map Number 41 of Schedule A of this by-law.

Subject to Ontario Land Tribunal decision (OLT-24-000004)

Schedule B of By-law Number (2023)-20790, as amended, is hereby further amended by deleting Defined Area Map 41 and substituting a new Defined Area Map 41 attached hereto as Schedule 1.