

Attachment-4 Recommended Zoning and Regulations

4A – Proposed Zoning Regulations

The purpose of the Zoning By-law Amendment application is to establish site-specific zoning regulations in Zoning By-law (2023)-20790, as amended, through a Site-specific Commercial Mixed-Use Centre with a Parking Adjustment and Holding Provisions (CMUC - XX (PA)(H21)) Zone as shown in the proposed zoning map in Attachment-7.

Stacked townhouses are a permitted use in the Commercial Mixed-use Centre Zone and are regulated by the RM.6 Zone requirements in Table 6.18 and 6.19 of the Zoning By-law.

Regulations

In accordance with Table 6.18, Table 6.19 and Table 7.2 of the By-law, with the following exceptions and additions:

Minimum Density

To permit a minimum density of 60 units per hectare, whereas Table 7.2 requires a minimum residential density of 100 units per hectare.

Minimum Front Yard Setback

To permit a minimum front yard setback of 4.5 metres from Poppy Drive and a minimum front yard setback of 4.4 metres from the sight triangle at the intersection of Clair Road West/Gosling Gardens, whereas Table 6.18 requires a minimum front yard setback of 6 metres.

Setbacks from Private Street, Curb or Sidewalk

Table 6.19, C, D and E do not apply, whereas a minimum setback of 6 metres is required to the front yard from private street back of curb or sidewalk or lot line, and 4.5 metres is required from private street back of curb or sidewalk or lot line and 7.5 metres is required for the rear yard from private street back of curb or sidewalk or lot line.

Minimum Buffer Strip

To permit a sidewalk within the minimum 3 metre buffer strip in the interior side yard, whereas Table 6.18 requires a minimum 3 metre buffer strip.

Private Amenity Area

To permit a minimum private amenity area of 7 square metres per dwelling unit, whereas Table 6.18 (F) requires 10 square metres of private amenity space per dwelling unit for at-grade (ground level) and above grade units and Table 6.18 (11)(12)(13) shall not apply.

Parking Location

To permit a parking space within the exterior side yard, whereas Section 5.2.2 requires parking spaces to be located in the interior side yard or rear yard.

Regulations currently under appeal

While uses permitted within the *Commercial Mixed-use Centre* (CMUC) Zone are in effect, some regulations within this Zone and also within the RM.6 Zone remain under appeal. To address this, the amending By-law will include all regulations under appeal for these Zones that are applicable to Stacked Townhouses of Zoning By-law (2023)-20790, as amended. Including regulations under appeal will bring site-specific zoning into force in a manner consistent with the intent of Zoning By-law (2023)-20790, as amended.

4B – Proposed Conditions of Site Plan Approval

No conditions are included with this report as the applicant has made a site plan pre-submission through the City's Site Plan Review Committee process and all comments have already been provided to the applicant through that process. In addition, the subject lands are subject to an approved draft plan of subdivision and the applicant is actively working on clearing draft plan conditions to obtain final registration of the plan.