

Attachment-4 Recommended Zoning

Figure 1: Proposed Zoning, 2023 Comprehensive Zoning By-law



The following specialized zoning regulations are recommended for the "Site-specific Medium Density Residential with holding provisions" (RM.6-30) Zone

Provisions

For the lands zoned RM.6-30, in addition to the other applicable provisions of the RM.6 zone and general provisions, the following provisions shall apply:

Density

- A maximum density of 130 units per hectare, whereas Table 6.28 permits a maximum of 100 units per hectare;

Built Form Provisions

- A minimum front yard setback of 4.3 metres, whereas Table 6.29 requires a minimum of 6.0 metres;
- A maximum exterior side yard angular plane of 46 degrees, whereas Section 4.14.4 permits a maximum of 45 degrees;
- A maximum interior side yard angular plane of 49 degrees, whereas Table 6.31 permits a maximum of 45 degrees adjacent to an RL.1 zone;
- A maximum building length of 79.9 metres, whereas Table 6.30 permits a maximum of 75 metres for a building within 15 metres of a street;
- The provision of one active entrance on the street line along Elmira Road North, whereas Table 6.30 requires one active entrance per 30 metres of the street line (in this case, two entrances);
- To amend the definition of active entrance to include sliding patio doors where a key access is provided

Common Amenity and Landscaped Open Space Provisions

- A minimum common amenity area of 8.06 square metres per unit, whereas Table 6.30 requires a minimum of 20 square metres per unit;
- A minimum private amenity area of 7 square metres per unit, whereas the RM.6 zone ordinarily does not require private amenity area for apartment dwelling units;
- A minimum landscaped open space requirement of 35%, whereas Table 6.29 requires a minimum of 40%

Parking Provisions

- A parking rate of 1.14 parking spaces per dwelling unit (142 total parking spaces proposed), whereas Table 5.3 requires a parking rate of 1.5 spaces per dwelling unit for the first 20 units plus 1.25 parking spaces per dwelling unit in excess of 20 units (163 total parking spaces required);
- A minimum visitor parking requirement of 7% of the total parking (10 total visitor spaces proposed), whereas Table 5.3 requires a minimum of 20%;
- A maximum of 100% of the residential parking spaces to be provided through surface parking for a lot larger than 9,000 square metres, whereas Section 5.2.2 permits a maximum of 75%;
- A minimum parking setback of 2.5 metres from a non-habitable room, whereas Section 5.2.2 requires a minimum of 3.0 metres from a habitable room; and,
- A minimum designated electric vehicle parking rate of 79%, whereas Section 5.9 requires a minimum of 80%.