

Attachment 12 - Zoning By-law 1-88 File Z.20.025

| | Zoning By-law 1-88 Standard | R5 Residential Zone Requirement | Proposed Exceptions to the R5 Residential Zone Requirement |
|----|--|---|---|
| a. | Permitted Uses | <ul style="list-style-type: none"> • Single family detached dwelling • Semi-detached dwelling | <ul style="list-style-type: none"> • Permit the existing single family detached dwelling unit (Block 1) with accessory detached garage on Block 4 with access onto a private common element condominium road • Permit semi-detached dwellings (Blocks 2 – 3) on a freehold lot with accessory detached garage units (Blocks 4 – 5) accessed by a private common element condominium road |
| b. | Frontage on a Public Street | Buildings must be on a lot with frontage on a public street | <ul style="list-style-type: none"> • Permit a semi-detached dwelling unit on a freehold lot fronting onto a public road and accessed by a privately owned and maintained common element condominium road |
| c. | Definition of a Street line | Means a dividing line between a road and a street | <ul style="list-style-type: none"> • Keele Street for Block 1, 2 and 3 • Private common element condominium road for Blocks 4 – 5 |
| d. | Frontage on a Public Street | Buildings must be on a lot with frontage on a public Street | <ul style="list-style-type: none"> • Permit a detached dwelling (heritage dwelling on Block 1) and rear garage to be accessed from a privately owned and maintained common element condominium road • Permit semi-detached units on Blocks 2 – 3 on a freehold lot fronting on a privately owned and maintained common element road providing access to the unit's rear garages on Blocks 4 – 5 |
| e. | Minimum Lot Frontage | 7.5 m per unit | <ul style="list-style-type: none"> • 6.5 m semi-detached units (Blocks 2 – 3) • 5.5 m garage units (Blocks 4 – 5) |
| f. | Minimum Lot Area | 225 m ² per unit | <ul style="list-style-type: none"> • 115 m² semi-detached units (Blocks 2 – 3) • 35 m² garage units (Blocks 4 – 5) |
| g. | Minimum Front Yard Setback | 4.5 m to dwelling | <ul style="list-style-type: none"> • 2.2 m semi-detached units (Blocks 2 - 3) (Keele Street) • 0.0 m garage units (Blocks 4 – 5) |

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| | | | <ul style="list-style-type: none"> 0.0 m garage unit (for 9697 Keele Street on Block 4) |
| h. | Minimum Rear Yard Setback | 7.5 m | <ul style="list-style-type: none"> 0.4 m to common element condominium road on Semi-detached units (Blocks 2 – 3) 0.0 m to common element condominium road on garage units (Blocks 4 – 5) 3.75 m existing dwelling on Block 1 |
| i. | Minimum Interior Side Yard Setback | <ul style="list-style-type: none"> 1.2 m on one side 4.5 m on one side where there is no garage | <ul style="list-style-type: none"> 0.5 m semi-detached units (Blocks 2 – 3) and no interior side yard between attached pair of dwellings 0.0 m garage units (Blocks 4 – 5) 1.2 m existing dwelling on Block 1 |
| j. | Minimum Exterior Side Yard Setback | <ul style="list-style-type: none"> 4.5 m to main dwelling 6.4 m to garage facing the lot line | <ul style="list-style-type: none"> 1.2 m semi-detached units (Blocks 2 – 3) 0.0 m garage units (Blocks 4 – 5) 0 m setback to sight triangle |
| k. | Minimum Rear Yard Setback (to the east lot line behind Garages) | 7.5 m | <ul style="list-style-type: none"> 1.2 m setback and shall be maintained as a landscaped area behind the garage units (Blocks 4 – 5) |
| l. | Maximum Lot Coverage | 50% | <ul style="list-style-type: none"> 65% semi-detached units (Blocks 2 – 3) 100% garage units (Blocks 4 – 5) |
| m. | Minimum Parking Requirements | Residential <ul style="list-style-type: none"> 2 parking spaces for each semi-detached unit 3 parking spaces for detached unit located on the same lot as main building | <ul style="list-style-type: none"> 2 parking spaces per unit within garage units in Blocks 4 – 5 2 parking spaces within 1 garage unit shall be provided at the north end of the Block 4 to provide off-site parking for the exclusive use for the existing detached dwelling on 9697 Keele Street and access easements may be required 3 visitor parking spaces shall be provided (includes 1 Barrier Free space) |

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| | | <ul style="list-style-type: none"> Total Parking Required = 13 spaces | <ul style="list-style-type: none"> Provide a total of 15 parking spaces |
| n. | Minimum Landscaped Area | 10% | <ul style="list-style-type: none"> No minimum required for garage units (Blocks 4 – 5) |
| o. | Minimum Landscape Strip Width along front lot line | 6 m | <ul style="list-style-type: none"> 1 m detached dwelling unit (Block 1) and semi-detached units (Blocks 2 – 3) |
| p. | Minimum % of Soft Landscaping – Front and Exterior Yard | 60% | <ul style="list-style-type: none"> 41 % semi-detached units (Blocks 2 – 3) No minimum required for garage units (Blocks 4 – 5) |
| q. | Minimum % of Hard Landscaping | 40% | <ul style="list-style-type: none"> No hard landscaping provided for garage units (Blocks 4 – 5) |
| r. | Minimum Driveway Width at Property Line | 7.5 m | <ul style="list-style-type: none"> 6 m - common element condominium road width |
| s. | Maximum Lot Coverage of Accessory Buildings (Garages) | 10% of the lot area | <ul style="list-style-type: none"> 100% maximum coverage on garage units (Blocks 4 – 5) which includes the garage unit provided for 9697 Keele Street |
| t. | Accessory Buildings | be located on same lot as main building | <ul style="list-style-type: none"> garage units shall be located on Blocks 4 – 5 for semi-detached units on Blocks 2 – 3 garage unit for Block 1 shall be on Block 4 |
| u. | Maximum Permitted Yard Encroachment | 0.5 m for eaves | <ul style="list-style-type: none"> 0.7 m for eaves 0.6 m side yard encroachment for wall mounted air conditioner |

An additional exception will be added to the implementing zoning by-law identifying the Maximum Building Height for the dwelling units with Blocks 2 and 3 for:

- Pitched roof types as 9.5 m (Semi – 1/Block 2; Semi – 3/Block 2; Semi – 5/Block 3)
- Mansard roof types as 10.8 m (Semi – 2/Block 2, Semi – 4/Block 3)