

Attachment 13 – Proposed Amendments to Zoning By-law 1-88 and 001-2021

Table 1: Zoning By-law 1-88

| | Zoning By-law 1-88 Standard | C5 – Community Commercial Zone Requirement | Proposed Exceptions to the C5 – Commercial Zone Requirement |
|----|---|---|--|
| a. | Definition of Lot Line, Front | Means the street line, provided that in the case of a corner lot, the shorter street line is deemed to be the front lot line and provided further that in the case of a corner lot which has an abutting sight triangle the central point of the lot line abutting the sight triangle shall be deemed to be the point of intersection of the front and side lot lines (Moody Drive) | The front lot line shall be deemed to be Barons Street |
| b. | Definition of Parking Space | A parking space is defined as a rectangular area measuring at least 2.7 m by 6 m | A parking space shall measure at least 2.7 m by 5.7 m |
| c. | Maximum Lot Area | 25,000 m ² | 42,000 m ² |
| d. | Minimum Front Yard (Barons Street) | 11 m | 3.75 m |
| e. | Minimum Exterior Yard | 11 m | 4.5 m |
| f. | Minimum Rear Yard | 15 m | 10 m |
| g. | Minimum Setback to “R” Residential Zone | 22.5 m | 12 m |

| | Zoning By-law 1-88 Standard | C5 – Community Commercial Zone Requirement | Proposed Exceptions to the C5 – Commercial Zone Requirement |
|----|--------------------------------|---|--|
| h. | Minimum Landscaped Strip Width | <p><u>Abutting any Street Line:</u> 6 m</p> | <p><u>Abutting any Street Line:</u> 3 m</p> <p>A drive-through stacking lane shall be permitted to encroach 1 m into the minimum landscape strip on the Barons Street frontage</p> <p>A merge camera shall be permitted to encroach 2.5 m into the minimum landscape strip on the Barons Street frontage</p> <p>An order board shall be permitted to encroach 2 m into the minimum landscape strip on the Barons Street frontage</p> |
| i. | Accessory Structure Setback | <p>Any accessory building or structure shall be subject to the same minimum yard and setback requirements for the main building or use, provided that no accessory building or structure, other than a garage or carport, shall be erected closer to the front lot line than the main use or building on the same lot</p> | <p>An accessory structure for the purpose of a merge camera shall be setback a minimum of 0.75 m from the required front lot line</p> <p>An accessory structure for the purpose of an order board shall be setback a minimum of 1 m from the required front lot line</p> <p>An accessory structure for the purpose of an EV charge infrastructure station shall be setback a minimum 7.85 m from the required rear lot line</p> |

| | Zoning By-law 1-88 Standard | C5 – Community Commercial Zone Requirement | Proposed Exceptions to the C5 – Commercial Zone Requirement |
|----|---------------------------------------|---|--|
| j. | Permitted Yard Encroachments (Canopy) | 0.5 m into a required yard | 1 m into a required yard |
| k. | Minimum Parking Requirements | <u>Shopping Centre:</u> 6 spaces/100 m ² of GFA | <u>Shopping Centre:</u> 4.5 spaces/100 m ² of GFA |
| i. | Accessible Parking Space Dimension | <p>A Type A Accessible Parking Space measuring a minimum of 3.4 m by 6 m</p> <p>A Type B Accessible Parking Space measuring a minimum of 2.4 m by 6 m</p> <p>An Accessible Access Aisle shall have a minimum width of 1.5 m and shall extend the full length of the parking space</p> | <p>A Type A Accessible Parking Space shall be a minimum of 3.4 m by 5.7 m</p> <p>A Type B Accessible Parking Space shall be a minimum of 2.4 m by 5.7 m</p> <p>An Accessible Access Aisle shall be a minimum of 1.5 m by 5.7 m</p> |
| m. | Minimum Loading Space Requirements | A loading space is required for Building B and Building D | No loading spaces shall be required for Building B and Building D |
| n. | Location of loading spaces | Where a lot is a through lot, loading and unloading shall take place anywhere on the lot except between a building and a Highway or arterial road | Loading and unloading may take place between Building A and Major Mackenzie Drive |

Table 2: Zoning By-law 001-2021

| | Zoning By-law 001-21 Standard | GC – General Commercial Zone Requirement | Proposed Exceptions to the GC General Commercial Zone Requirement |
|----|------------------------------------|---|--|
| a. | Definition of Lot Line, Front | In the case of a corner lot with two or more street lines of unequal lengths, the lot line which is the shorter of the two lot lines shall be deemed to be the front lot line (Moody Drive) | The front lot line shall be deemed to be Barons Street |
| b. | Minimum Front Yard (Barons Street) | 4.5 m | 3.75 m |
| c. | Minimum Rear Yard | 12 m | 10 m |
| d. | Outdoor Patio | An outdoor patio located at grade and with direct access from the first storey of a building shall be located a minimum distance of 30 m from any lot line abutting a Residential Zone | The outdoor patios associated with Building E shall be setback a minimum 2.95 m and 6.40 m from the front lot line |
| e. | Minimum Landscaped Strip | <p><u>Abutting a Residential or Open Space Zone (Interior and Rear Yard):</u></p> <p>6 m</p> <p><u>Abutting any street line:</u></p> <p>3 m</p> | <p><u>Abutting a Residential or Open Space Zone (Interior and Rear Yard):</u></p> <p>3 m</p> <p>A drive-through stacking lane shall be permitted to encroach 1 m into the minimum landscape strip on the Barons Street frontage</p> <p>A merge camera shall be</p> |

| | Zoning By-law 001-21 Standard | GC – General Commercial Zone Requirement | Proposed Exceptions to the GC General Commercial Zone Requirement |
|----|---|--|--|
| | | | <p>permitted to encroach 2.5 m into the minimum landscape strip on the Barons Street frontage</p> <p>An order board shall be permitted to encroach 2 m into the minimum landscape strip on the Barons Street frontage</p> |
| f. | Accessory Structure Setback | An accessory building or structure shall be subject to the minimum yard requirements for the principal building, as indicated in the applicable zone | <p>An accessory structure for the purpose of a merge camera shall be setback a minimum 0.75 m from the required front lot-line</p> <p>An accessory structure for the purpose of an order board shall be setback a minimum of 1 m from the required front lot-line</p> <p>An accessory structure for the purpose of an EV charge infrastructure station shall be setback a minimum 7.85 m from the required rear lot-line</p> |
| g. | Maximum Building Height | 11 m | 12.24 m (Building A1) |
| h. | Permitted Yard Encroachments (<u>Attached Canopy</u>) | 0.6 m into a required yard | 1 m into a required yard |
| i. | Minimum Bicycle Parking Requirements | <p><u>Commercial Use/Retail and Shopping Centre:</u></p> <p>0.05 long-term spaces/100 m² of GFA</p> | No long-term bicycle parking spaces shall be required |

| | Zoning By-law 001-21 Standard | GC – General Commercial Zone Requirement | Proposed Exceptions to the GC General Commercial Zone Requirement |
|----|--------------------------------------|--|---|
| j. | Location of Bicycle Parking | A short-term bicycle parking space shall have a minimum setback of 3 m from a parking area | A short-term bicycle parking space shall have a minimum setback of 0.45 m from a parking area |
| k. | Location of Stacking Lane | No part of a stacking lane shall be located in the front yard | A stacking lane may be located in the front yard |
| l. | Minimum Loading Space Requirements | A loading space Type B is required for Building B and Building D | No loading spaces shall be required for Building B and Building D |