

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)

	Zoning By-law 1-88 Standard	R5 Residential Zone Requirement	Proposed Exceptions to the R5 Residential Zone Requirement
			<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)

	Zoning By-law 1-88 Standard	R5 Residential Zone Requirement	Proposed Exceptions to the R5 Residential Zone Requirement
		<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)