

Attachment 7: Zoning By-law 1-88 Amendments

	Zoning By-Law 1-88 Standard	“RT1 Residential Townhouse Zone” Requirements	Proposed Exceptions to the “RT1 Residential Townhouse Zone” Requirements
a.	Definition of ‘Street Townhouse’	Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which lot abuts a public street	Means a townhouse dwelling in which each unit is situated on its own lot, which abuts / fronts a public or private common element condominium road
b.	Definition of ‘Lot’	Means a parcel of land fronting on a street separate from any abutting land	Means a parcel of land fronting a street or private common element condominium road
c.	Definition of ‘Street’	Means a street under the jurisdiction of the Regional Municipality of York or assumed by the City	Means a public or a private common element condominium road
d.	Minimum Lot Area	162 m ²	144 m ²
e.	Minimum Lot Depth	27 m	24 m
f.	Minimum Front Yard Setback	4.5 m	3.5 m
g.	Minimum Rear Yard Setback	7.5 m	4.5 m
h.	Minimum Exterior Side Yard setback	4.5 m	1.5 m (Block C) 1.3 m (Block D) 1.4 m (Block E) 1.1 m (Block F)
i.	Minimum Exterior Side Setback to Lane or Site Triangle	3 m	2.9 (Block C) 1.5 m (Block F)
j.	Minimum Visitor Parking Space Size (Parallel)	6 m by 2.7 m	6.7 m by 2 m (interior spaces) 7.3 by 2 m (end spaces)
k.	Minimum Accessible Parking Space Size (Parallel)	No requirement	7.3 m by 3.4 m with a 1.5 m wide walkway

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l.	Minimum No Encroachment Zone (Front Exterior Yard, Interior Side Yard and Site Triangle)	1.5 m	1.3 m
m.	Frontage on a Public Street	No person shall erect any building or structure in any zone except electric power facilities unless the lot upon which such building or structure is to be erected fronts upon an improved public street	A townhouse dwelling situated on a freehold lot shall be permitted to front onto a private common element condominium road.