

**Attachment 11 –
Proposed Zoning Exceptions to Zoning By-law 001-2021, File Z.22.014**

	Zoning By-law 001-2021 Standard	RM1 Multiple Residential One Zone Exception 1006 Requirement	Proposed Exceptions to the RM1 Multiple Residential One Zone Requirement
a.	Permitted Uses	Street Townhouse	<p>In addition to the uses permitted in the RM1 Zone, the following uses are also permitted:</p> <ul style="list-style-type: none"> - Multiple-unit Townhouse Dwelling - Mixed-Use Street Townhouse
b.	Definition – Mixed-Use Street Townhouse	There is no definition for a Mixed-Use Street Townhouse	<p>Means a townhouse dwelling in which each individual dwelling unit is separated only horizontally by common vertical walls from other attached dwelling units, and where each dwelling unit is situated on its own lot fronting on a road, and does not include any other type of townhouse defined herein. One (1) additional dwelling unit with private access shall be permitted within an end unit, divided vertically or horizontally. In addition, the ground floor shall be permitted to contain a separate commercial unit with private access. The ground floor commercial unit may permit only the following uses:</p> <ul style="list-style-type: none"> - Clinic - Office - Financial Institution - Personal Service

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			<ul style="list-style-type: none"> - Restaurant* - Restaurant, Take-out* - Retail - Retail, Convenience; and, - Service or Repair Shop <p>*Only one Restaurant or Restaurant, Take-out use is permitted.</p>
c.	Definition - Restaurant	Means a building or part of a building where prepared food and beverages are prepared and offered for sale or sold to the public for consumption on or off the premises	Means a building or part of a building where prepared food and beverages are prepared and offered for sale or sold to the public for consumption on or off the premises, and includes a maximum of 18 seats
d.	Minimum Commercial Gross Floor Area (Mixed-Use Street Townhouse)	N/A	75 m ²
e.	Minimum Lot Frontage (Multi-unit Townhouse)	30 m	6 m / unit
f.	Minimum Lot Area	162 m ² (Street Townhouse and Mixed-use Street Townhouse) 100 m ² (Multiple-unit Townhouse)	125 m ² (Street Townhouse and Mixed-use Street Townhouse) 90 m ² (Multiple-unit Townhouse)
g.	Minimum Front Yard Setback	4.5 m	3 m (Street Townhouse and Multiple-unit Townhouse) 0.55 (Mixed-use Street Townhouse)
h.	Minimum Rear Yard Setback to Dwelling and Garage	7.5 m (Street Townhouse, and Mixed-use Street Townhouse)	4.5 m to dwelling 6 m to garage face

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			(Street Townhouse, and Mixed-use Street Townhouse)
i.	Minimum Exterior Side Yard Setbacks	4.5 m (Street Townhouse) 3 m to a sight triangle (Street Townhouse)	2.4 m (Street Townhouse) 1 m to a sight triangle (Street Townhouse and Multiple-unit Townhouse)
j.	Maximum Lot Coverage	50%	60% (Street Townhouse) 70% (Mixed-use Street Townhouse) 85% (Multiple-unit Townhouse)
k.	Maximum Building Height	N/A (Street Townhouse, and Mixed-use Townhouse) 11m (Multiple-unit Townhouse)	13 m (Street Townhouse, Mixed-use Street Townhouse, and Multiple-unit Townhouse)
l.	Maximum width of the front main wall of a block of multiple-unit townhouse dwellings	40 m	47 m
m.	Minimum Required Landscape Area (Multi-unit Townhouse)	10 %	7%
n.	Minimum Landscape Strip on any Interior Side Lot Line or Rear Lot Line or abutting a Street Line (Multi-unit Townhouse)	3 m	A minimum landscape strip shall not be required on any interior side lot line or rear lot line or abutting a street line
o.	Minimum Amenity Area	0 m ² (Street Townhouse, Mixed-use Street Townhouse)	9 m ² / unit (Street Townhouse) 4 m ² / unit (Mixed-use Street Townhouse)

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		<p>10 m² for the first eight dwelling units, and 8 m² for each additional dwelling unit = 224 m² (Multiple-unit Townhouse)</p> <p>90% of minimum Amenity Area shall be provided as common space</p> <p>50% of minimum Amenity Area shall be located outdoors</p> <p>Contiguous outdoor Amenity Area of 55 m²</p>	<p>6 m² / unit (Multiple-unit Townhouse)</p> <p>Amenity Area is not required to be provided as common space</p> <p>Amenity Area is not required to be located outdoors</p> <p>No contiguous outdoor Amenity Area is required</p>
p.	Minimum Parking Requirements (Multi-unit Townhouse)	1 space + 0.2 visitor spaces/unit	<p>1 space + 0.2 visitor spaces/unit for Units 23 through 43</p> <p>1 space and no visitor parking for Units 44 through 49</p>
q.	Minimum Parking Requirements (Mixed-Use Street Townhouse)	<p><u>Residential</u> There is no parking requirement</p> <p><u>Commercial</u> Restaurant 8 spaces/100 m²</p>	<p><u>Residential</u> 2 spaces/unit</p> <p><u>Commercial</u> Restaurant 6 spaces/100 m²</p>
r.	Minimum Parking Space Dimensions (45-degrees and tandem parking)	<p>2.7 m width</p> <p>6.0 m length</p>	<p>2.7 m width</p> <p>5.7 m length</p>

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s.	Permitted Encroachments into Required Yards	<p>2 m, but not closer than 1.2 m from the applicable lot line (porch, including access stairs from grade)</p> <p>There is no encroachment provision for box-out windows with signage</p>	<p>3 m, but not closer than 0.5 m from the applicable lot line (porch, including access stairs from grade)</p> <p>0.35 m into a minimum required front yard or interior side yard (box-out window with signage)</p>