

Attachment 5: Site Specific Exceptions - Zoning Tables By-law 001-2021

Table 1

| | Zoning By-law 001-2021 Standard | RT1 – Residential Townhouse Zone Requirement | Proposed Exceptions to the RT1 – Residential Townhouse Zone Requirement |
|----|-------------------------------------|---|---|
| a. | Minimum Lot Frontage | 6 m/Unit or 30 m for a Block | 5.5 m/Unit |
| b. | Minimum Exterior Side Yard Setbacks | 3 m where abutting a road, lane, common element road or a sight triangle | 1.2 m to a municipal road and 1.6 m to a sight triangle |
| c. | Minimum Interior Side Yard Setbacks | 3.5 abutting a greenway | 3 m abutting a greenway |
| d. | Minimum Rear Yard Setback | 7.5 m | 6.3 m |
| e. | Permitted Uses | <ul style="list-style-type: none"> • Block Townhouse Dwelling • Independent Living Facility • Street Townhouse Dwelling • Community Garden • School • Urban Square • Model Home • Temporary Sales Office • Home Occupation • Secondary Suite • Short-term Rental | Permit the following additional use: <ul style="list-style-type: none"> • Stormwater Management Underground Tank |
| f. | Model Homes | The total number of model homes for any draft approved plan of subdivision shall not exceed six dwelling units, or 10% of the total number of lots, whichever is less | There shall be no maximum for the total number of model homes |
| g. | Minimum Required Amenity Area | <u>Townhouse Dwelling Units</u> 10 m ² for the first 8 units = 10 m ² 8 m ² / Unit x 372 units = 2976 m ² Total Amenity Area Required = 2,986 m ² | Total Amenity Area provided = 2,641 m ² |

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|----|--|---|--|
| h. | Waste Storage | A waste storage enclosure shall be prohibited in any part of a front yard and exterior side yard. | A waste storage enclosure shall be permitted in any part of a front yard. |

Table 2

| | Zoning By-law 001-2021 Standard | RM1 – Multiple Unit Residential Zone Requirement | Proposed Exceptions to the RM1 – Multiple Unit Residential Zone Requirement |
|----|---|---|--|
| a. | Minimum Lot Area | 100 m/Unit | 6.9 m/Unit |
| b. | Minimum Rear Yard Setback | 7.5 m | 3 m (Ashton Drive) |
| c. | Minimum Interior Side Yard Setbacks | 1.2 m and 7.5 m where an RM1 zone abuts any other resident zone | 4 m |
| d. | Maximum Width of Front Main Wall of a Block of Multiple Units Townhouse Dwellings | 40 m | 42.4 m |
| e. | Maximum Height | 11 m | 14 m |
| f. | Permitted Uses | <ul style="list-style-type: none"> • Apartment Dwelling • Independent Living Facility • Multiple-unit townhouse dwelling • Retirement Residence • Supportive Living Facility • Community Garden • School • Urban Square • Temporary Sales Office • Home Occupation • Short-term Rental | Permit the following additional uses: <ul style="list-style-type: none"> • Model Home • Stormwater Management Underground Tank |
| g. | Model Homes | The total number of model homes for any draft approved plan of subdivision shall not exceed six dwelling units, or 10% of the total number of lots, whichever is less | There shall be no maximum for the total number of model homes |

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|----|---|---|--|
| h. | Minimum Required Amenity Area | <u>Townhouse Dwelling Units</u> 10 m ² for the first 8 units = 10 m ² 8 m ² /Unit x 372 units = 2976 m ² Total Amenity Area Required = 2,986 m ² | The total Amenity Area provided is 2,641 m ² |
| i. | Waste Storage | A waste storage enclosure shall be prohibited in any part of a front yard and exterior side yard. | A waste storage enclosure shall be permitted in any part of a front yard. |
| j. | Minimum Visitor Parking Space Requirements | <u>Visitor</u> 0.20 spaces/unit x 380 units = 76 visitor spaces Total Visitor Parking Spaces Required = 76 spaces | <u>Visitor</u> 0.178 spaces/unit x 380 units = 68 visitor spaces Total Visitor Parking Spaces Proposed = 68 spaces |
| k. | Minimum Barrier- Free Parking Space Requirements | <u>Multiple Unit Townhouse Units</u> 2 spaces plus 2% of the total required parking spaces (380) = 7.6 spaces + 2 spaces Total Minimum Barrier Free Parking Spaces Required = 10 spaces | Total Barrier Free Parking Spaces Proposed = 0 spaces |
| l. | Minimum Short- Term Bicycle Requirements | <u>Residential Uses</u> 0.1 spaces per dwelling unit = 0.1 x 380 units = 38 Total Short Term Bicycle Spaces Required = 38 spaces | Total Short Term Bicycle Spaces Proposed = 0 spaces |

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.