

**6, 10, 12 Queen Street South, 16 James Street & 2 William Street**

City File: DARC 20-196

Type of Application: Official Plan Amendment and Zoning By-law Amendment

*Please note: Nothing in this document precludes our ability to add and/or change provisions throughout the planning process. We reserve the right to review any final by-laws prior to approval.*

	Zoning Standard/Regulation	General Provision - Section	Parent Zone - Section	Required Zoning Standard/Regulation	Proposed Zoning Standard/Regulation
<b>Zone Regulations</b> (...notwithstanding the Section(s) outlined in "Required Zoning Standard/Regulation" of the below, the following standards as shown in "Proposed Zoning Standard/Regulation" shall apply)					
<b>General Provisions (Part 2)</b>	Minimum Separation Distance	2.1.2	N/A	All buildings and structures containing a use in Table 2.1.2.1.1 - Minimum Separation Distance from Residential Zones, shall comply with the applicable minimum separation distance required:	Delete lines 1.0 and 3.0 of Table 2.1.2.1.1
	Centreline Setbacks	2.1.14	N/A	Where a lot abuts a right-of-way or a 0.3 metre reserve abutting a right-of-way identified on Schedules 2.1.14(1) and (2) of this Subsection, the minimum distance required between the nearest part of any building or structure to the centreline of the right-of way shall be as contained in Table 2.1.14.1 - Centreline Setbacks. 42m ROW - 21m + required yard/setback	Delete provision
	Rooftop Balcony	2.1.30 2.1.30.1  2.1.30.2	N/A	A rooftop balcony shall be set back 1.2 m from all exterior edges of a building or structure  Notwithstanding Article 2.1.30.1, a setback for a rooftop balcony may be 0.0 m where: (0174-2017), (0179-2018) (1) the exterior edge of the building faces a street and the building is located in a non-residential zone; (2) the exterior edge of the rooftop balcony does not abut a Residential Zone and the building is located in a non-residential zone.	Meet Provision
<b>Parking, Loading and Stacking (Part 3)</b>	Parking Requirements	Table 3.1.2 Line 10.0 Condominium Stacked Townhouse  Line 16.0 – Financial Institution 31.1 – Office 31.2 – Medical Office 33.1 – Personal Service Est 41.1 – Retail 42.2 – Restaurant 42.3 – Take-out Restaurant 47.0 – Veterinary Clinic	N/A	Without exclusive use garage and driveway: 1.10 resident spaces per studio/one-bedroom unit 1.5 resident spaces per two-bedroom unit 1.75 resident spaces per three-bedroom unit 2.0 resident spaces per four-bedroom unit 0.25 visitor spaces per unit  Per 100m <sup>2</sup> GFA – non-res 5.5 spaces 3.2 spaces 6.5 spaces 5.4 spaces 5.4 spaces 16.0 spaces 6.0 spaces 3.6 spaces	<ul style="list-style-type: none"> <li>1.0 spaces per residential unit</li> <li>0.2 shared visitor/non-residential spaces per unit</li> </ul>
	Accessible Parking Requirements	3.1.3		4% of 19.25 visitor parking spaces; plus 4% of Required non-residential spaces	2 Accessible spaces provided
	Accessible Parking Space Dimension Requirement	3.1.1.4.5	N/A	one Type A one Type B	Meet provisions
	Loading Space Requirement(s)	3.1.4	N/A	Office and/or Medical Office Less than or equal to 2 350 m <sup>2</sup> – none required Other Non-residential uses Greater than 250 m <sup>2</sup> but less than or equal to 2 350 m – one required	No loading spaces provided

	Setback to Railway Right-of-Way	4.1.7	N/A	The minimum setback for all dwellings to a railway right-of-way shall be 30.0 m	20.0 m provided
Parent Zone (RM9) (PART 4)	<b>Permitted Uses</b> <i>(...in addition to those uses permitted in "ZONE", the uses in "Proposed Zoning Standard/Regulation" shall also be permitted on lands zoned "ZONE")</i>				
	Permitted Uses	Table 4.14.1 Line 2.1	RM9	Stacked Townhouse	<ul style="list-style-type: none"> <li>• Stacked Townhouse</li> <li>• Live-work units</li> <li>• Retail Store</li> <li>• Financial Institution</li> <li>• Personal Service Establishment</li> <li>• Restaurant</li> <li>• Take-out Restaurant</li> <li>• Office</li> <li>• Medical Office</li> <li>• Veterinary Clinic</li> </ul>
	<b>Zone Regulations</b> <i>(...notwithstanding the Section(s) outlined in "Required Zoning Standard/Regulation" of the below, the following standards as shown in "Proposed Zoning Standard/Regulation" shall apply)</i>				
	<b>Lot Regulations</b>				
	Minimum Lot Frontage	Line 3.0		38.0 m <b>Through Lot</b> means each lot line that divides the through lot from a street. A lot line with a 0.3 m reserve shall not be a front lot line	<ul style="list-style-type: none"> <li>• Queen St frontage – 49 m meets provision</li> <li>• James St frontage - 48.04 m</li> <li>• 33.95 m along street line</li> </ul>
	Minimum Dwelling Unit Width	Line 4.0		4.5 metres	6.5 m
	Maximum Dwelling Height				
	Sloped Roof	Line 5.1		17 m (1) & 4 storeys	N/A
	Flat Roof	Line 5.2		13 m & 4 storeys (9)	13m & 3 storeys (No mechanical on roof so footnote 9 N/A)
	<b>MINIMUM FRONT AND EXTERIOR SIDE YARDS</b>				
	Minimum Front Yard	Line 6.0		7.5 m (2)	<ul style="list-style-type: none"> <li>• 0.60 m to Queen Street</li> <li>• 5.3 m to James Street</li> <li>• N/A (through lot)</li> </ul>
	Minimum Exterior Side Yard	Line 7.0		7.5 m (2)	
<b>MINIMUM INTERIOR SIDE YARD</b>					
Minimum Interior Yard	Line 8.0		4.5 m (2)	<ul style="list-style-type: none"> <li>• 1.85 m to closest point abutting Britannia Road lot line</li> </ul>	

Where any portion of the interior side lot line abuts a zone permitting detached dwellings and/or semi-detached	Line 8.1		9 m (2)	<p>(Britannia frontage would have a 0.30 m reserve therefore considered an interior side yard)</p> <ul style="list-style-type: none"> <li>6.4 m abutting C4-38 zone which permits detached dwelling legally existing</li> </ul>
Where the interior side lot line abuts a RM4, RM5, RM6, RM7, RM8, RM9, RM10, RM11, or RM12 zone and the rear wall of the building abuts the interior side lot line	Line 8.2		7.5 m (2)(3)	<ul style="list-style-type: none"> <li>Front wall of building abuts RM5-35 zone</li> <li>Therefore, N/A</li> <li>Front wall defined as walls facing internal to development.</li> </ul>
Where the front wall of a building abuts the interior side lot line	Line 8.3		9.0 m (2)	<ul style="list-style-type: none"> <li>Front wall of building abuts interior side lot line</li> <li>4.6 m where abutting C4-38</li> </ul>
<b>MINIMUM REAR YARD</b>				
Minimum Rear Yard	Line 9.0		7.5 m (2)	<p>Rear yard is the point at which side yards meet</p> <p>Meet provision</p>
Where any portion of the rear lot line abuts a zone permitting detached dwellings and/or semi-detached	Line 9.1		9.0 m (2)	N/A
Where the front wall of the building abuts the rear lot line	9.2		9.0 m (2)	<p>Rear wall of building abuts rear lot line</p> <p>N/A</p>
<b>ENCROACHMENTS AND PROJECTIONS</b>				
Maximum projection of a balcony, awning or deck, exclusive of stairs, from the outermost face or faces of the building	Line 10.1		2.0 m	1.8 m projection of balcony
Maximum projection of any part of a building, including architectural features but exclusive of stairs, above a below grade patio	Line 10.2		50% of the depth of the patio	N/A
<b>MINIMUM INTERNAL SETBACKS</b>				
From a garage face to a condominium road or sidewalk	Line 11.1		6.0 m	N/A
From a garage face to a condominium road or sidewalk, where the garage and driveway are accessed at the rear of the dwelling unit	Line 11.2		1.0 m	N/A
From the front wall of a building to a	Line 11.3		4.5 m	<ul style="list-style-type: none"> <li>1.77 m provided from</li> </ul>

condominium road, sidewalk, walkway or parking space not located on a driveway				front wall of building to sidewalk <ul style="list-style-type: none"> <li>• 3.47 m provided from front wall of building to condo road</li> <li>• 3.5 m provided from front wall of building to parking space</li> </ul>
From a porch, exclusive of stairs, located at and accessible from the first storey or below the first storey, to a condominium road, sidewalk, walkway or parking space	Line 11.4		2.5 m	<ul style="list-style-type: none"> <li>• 0.56 m provided from a porch to a sidewalk (exclusive of stairs)</li> <li>• 2.0 m provided from a porch to a parking space</li> </ul>
From a rear wall of a building to a side wall of another building on the same lot	Line 11.5		12.0 m	Meet provision
From a rear wall of a building to a rear wall of another building on the same lot	Line 11.6		15.0 m	Meet provision
From a side wall of a building to a side wall of another building on the same lot	Line 11.7		3.0 m	Meet provision
From a side wall of any building to a walkway	Line 11.8		1.5 m	Meet provision
From a side wall of a building to a condominium road, sidewalk, or parking space	Line 11.9		3.0 m	1.7 m provided
From a front wall of a building to a front wall of another building on the same lot, where the building is less than or equal to three storeys	Line 11.10		12.0 m (4)	Meet provision
From a front wall of a building to a front wall of another building on the same lot, where the building is less than or equal to three storeys and contains a dwelling unit in the basement	Line 11.11		15.0 m	N/A
From a front wall of a building to a front wall of another building on the same lot, where the building is four storeys	Line 11.12		15.0 m (4)	N/A
From a front wall of a building to a side wall of another building on the same lot	Line 11.3		9.0 m (4)	Meet provision
The area created by the minimum separation distance between buildings may not include the required amenity area	Line 11.4			Amenity area provided between front wall to front wall separation (minimum separation of 12m required – 23m provided)

ATTACHED GARAGE, PARKING AND DRIVEWAY				
Attached Garage	Line 12.1		Permitted (5)	No garage provided
Minimum Parking Spaces	Line 12.2		(6)(7) Without exclusive use garage and driveway: 1.10 resident spaces per studio/one-bedroom unit 1.5 resident spaces per two-bedroom unit 1.75 resident spaces per three-bedroom unit 2.0 resident spaces per four-bedroom unit	1.0 spaces per residential unit
Minimum Visitor Parking Spaces	Line 12.3		(6) 0.25 visitor spaces per unit	0.2 shared visitor/non-residential spaces per unit
Maximum driveway Width	Line 12.4		2.6 m (7)	N/A
PARKING AREAS AND PARKING STRUCTURE SETBACKS				
Minimum setback between a parking space and an interior side lot line and/or rear lot line	Line 13.1		3.0 m	0.90 m provided (Setback at closest point at corner by Britannia Rd)
Minimum setback of a parking structure constructed above or partially above finished grade to any lot line	Line 13.2		6.0 m	N/A
Minimum setback of a parking structure constructed completely below finished grade to any lot line	Line 13.3		3.0 m	N/A
CONDOMINIUM ROADS, SIDEWALKS AND WALKWAYS				
Minimum width of a condominium road	Line 14.1		7.0 m	Meet provision
Condominium roads are permitted to be shared with abutting lands zoned to permit back to back townhouse, stacked townhouse, townhouse or apartment, or any combination thereof	Line 14.2		Yes	N/A
Minimum width of a sidewalk traversed by a driveway	Line 14.3		2.0 m	N/A
Minimum width of a sidewalk not traversed by a driveway	Line 14.4		1.5 m	1.7 m provided
MINIMUM AMENITY AREA AND LANDSCAPED AREA				
Minimum landscaped area	Line 15.1		40% of the lot area	31 % provided
Minimum required landscaped soft area	Line 15.2		50% of landscaped area	20% provided
Minimum landscaped buffer abutting any side and rear lot line	Line 15.3		3.0 m	0.40 m provided
Minimum contiguous amenity area	Line 15.4		The greater of 2.8 sq m per dwelling unit or 5% of the lot area (8)	5.06 sq m per dwelling unit and 5.03% of lot area provided
Minimum setback from an amenity area to a building and	Line 15.5		3.0 m	0.0m setback from amenity area to road and 3.27

	to any type of road				m setback to a building
	A setback from an amenity area shall be unencumbered except for a perpendicular walkway and shall consist of only soft landscaped material	Line 15.6		Yes	0.0 m setback to road walkway between amenity area and building
	Minimum contiguous private outdoor space per unit	Line 15.7		6.0 sq m	0 sq m provided for units where no balcony
	Notwithstanding Line 15.7, minimum contiguous private outdoor space per unit when located on a balcony	Line 15.8		4.5 sq m	Where balcony, meet provision
	Minimum setback of a rooftop amenity space from all exterior edges of a building adjacent to low density residential development	Line 15.9		10. m	N/A

Notes:

- (1) Measured to the highest ridge of a sloped roof.
  - (2) See also Subsections 4.1.7 and 4.1.8 of this By-law.
  - (3) Only applies to the RM7 zone if lands are used for a duplex or triplex.
  - (4) Where there are buildings with different heights on one lot, the average of the required setbacks shall be used.
  - (5) See also Subsection 4.1.12 of this By-law.
  - (6) See also Part 3 of this By-law.
  - (7) See also Subsection 4.1.9 of this By-law.
  - (8) Excludes private outdoor space.
  - (9) The calculation of height shall be exclusive of structures for rooftop access, provided that the structure has a maximum height of 3.0 m; a maximum floor area of 20.0 m<sup>2</sup>; and it is set back a minimum of 3.0 m from the exterior edge of the building
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