

**Zoning Provision      Provision in Zoning      Proposed**  
**By-law No. 05-200      Modification**

Special Zoning Provisions for "I2" Zone			
a)	Overall Landscaped Area	None	37% of the entire site excluding the "P5" Zone.
b)	Accessory Buildings	Permitted in both side yards and rear yards.	Only within a rear yard with a minimum lot width of 6 metres (Blocks "4", "5" and "6").
c)	Visitor Parking	None	0.3 spaces per unit.
d)	Air Conditioning (A/C) Units	3 metres within a front yard and 0.6 metres from a required side lot line, or within a rear yard and 0.6 metres from the required side or rear lot line.	For units fronting Albright Road or Quigley Road, only above the garage (Block "3"), and only within a rear yard and 0.6 metres from a side or rear lot line for all other units (Blocks "1", "4" "5", and "6").
e)	Tandem Parking	1 space per unit for street townhouse dwellings and semi detached dwellings.	Tandem or stacked parking shall be permitted (Blocks "1", "3", "4", "5" and "6").
f)	Maximum Encroachments for Decks	The lesser of 1.5 metres or not more than half the distance of the required rear yard.	3 metres into the required rear yard for units within Blocks "1", "4", "5" and "6".
Semi Detached			

Dwellings (Block “5”)			
a)	Minimum Lot Area For Unit	210.0 square metres and 240.0 square metres for a corner lot.	190.0 square metres for each semi detached dwellings and 240 square metres for corner lots.
b)	Minimum Front Yard	4.5 metre and 5.8 metres to a garage.	4.5 metres and 5.8 metres to a garage, except 2.1 metres and 5.8 metres to a garage for a corner lot.
c)	Minimum Flankage Yard	3.0 metres.	2.1 metres.
Street Townhouses (Blocks “1”, “3” “4” and “6”)			
a)	Minimum Lot Area For Unit	165 square metres and 195 square metres for a corner lot	129 square metres for all other three storey dwelling units (Block “1”); 139 square metres for each interior dwelling unit fronting Albright Road or Quigley Road and 200 square metres for corner lots (Block “3”); 152 square metres for two storey dwelling units (Block “4”); and 152 square metres for every three storey street townhouse unit with minimum 6.0 metre lot width (Block “6”).

b)	Minimum Unit Width	6 metres	5.4 metres for three storey dwelling units (Block “1”).
c)	Minimum Front Yard	4.5 metres, and 5.8 metres to a garage	4.5 metres and 5.8 metres, except 2.8 metres for corner lots (Blocks “1”, “4” and “6”).
d)	Minimum Flankage Yard	3.0 metres	2.0 metres to a street line or common element sidewalk (Block “4”) and 2.0 metres to a street line or common element sidewalk (Block “6”).
e)	Minimum Rear Yard	7.0 metres	5.8 metres for each dwelling unit fronting Albright Road or Quigley Road (Block “3” only) and 2.6 metres for an end unit (Block “4”).
f)	Maximum Building Height	10.5 metres	13.5 metres for 3 storey dwelling units (Blocks “1”, “3” and “6”) and 11 metres for 2 storey dwelling units (Blocks “4”).
g)	Maximum Encroachments for Balconies	1 metre	In addition to Section 4.6 e), 1.5 metres into the required rear yard for dwelling units fronting Albright Road or Quigley Road (Block “3” only).
h)	Minimum Setback from “P5” Zone	7.5 metres	2.6 metres (Block “4”).

i)	Maximum Driveway	The lesser of 65% of the lot width or 6.0 metres	Applicant is requesting 4.6 metre driveway widths for Block "3". Staff support the current requirement only.
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