

Proposed Zoning By-law Amendment Details 6171 Hazeldean Road

October 19, 2022

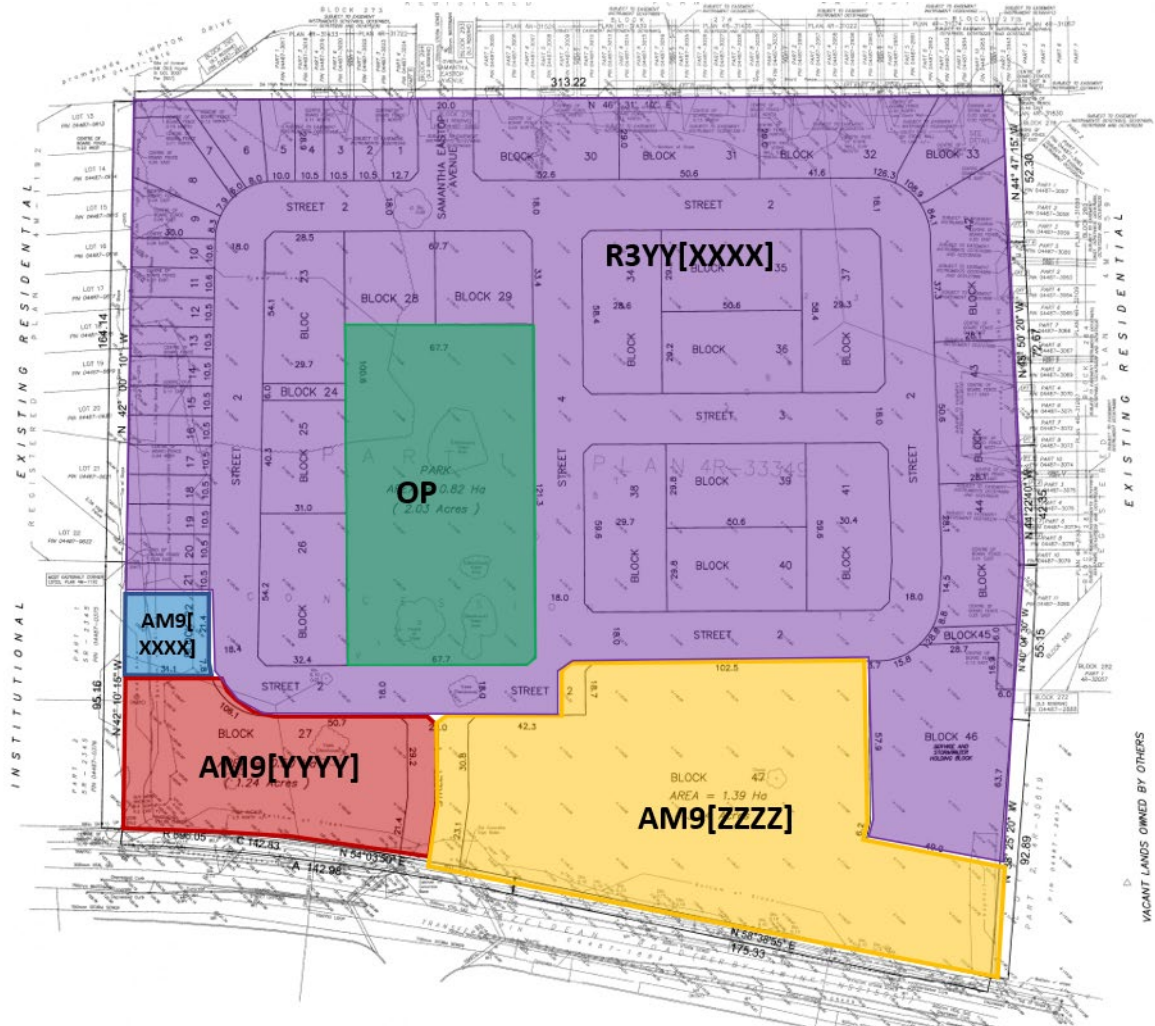


Figure 1: Proposed Zoning Schedule

AM9[XXXX] - Townhouses

Site Specific Exceptions:

- Minimum Interior Side Yard Setback of 1.2 metres when 7.5 metres is required when abutting a residential zone.
- Exemption to AM9(9)(c)(i) - a minimum of:
 - 50% of the lot width within 3 metres of the front lot line, must be occupied by building walls if the lot is less than 90 metres wide.
- Prohibit Non-Residential Uses

AM9 - Zoning Mechanism	Requirement	Proposed
Min. Lot Width (m)	No minimum	6.05 m
Minimum Lot Area (m ²)	No minimum	181 m ²
Maximum Building Height (m)	11 m within 20 m of residential zone, All other cases: 15 m	10.6 m
Min. Front Yard Setback (m)	No minimum for a mixed use building 3 m minimum for a residential use building	6 m
Min. Rear Yard Setback (m)	10 m for a mixed use Building 7.5 m for a residential use building	7.5 m
Min. Interior Side Yard Setback (m)	7.5 m abutting a residential zone All other cases, no minimum	1.2 m / 2.15 m
Building Walls	50% of the lot width within 3 metres of the front lot line, must be occupied by building walls if the lot is less than 90 metres wide.	< 50%
Landscaping Requirements	For a lot containing a mixed use building, the minimum required width of a landscaped area is: Where abutting a residential zone: 10 metres and an opaque screen with a min height of 1.5 metres must be provided Rear lot line and it abuts a non-residential zone: 5 m In all other cases: no minimum, except that where a yard is provided the whole yard must be landscaped.	Yard is landscaped

AM9[YYYY] – 9-storey apartment building

Site Specific Exceptions:

- Maximum Building Height of 30 metres when 15 metres is permitted.
- Exemption to AM9(9)(c)(i) - a minimum of:
 - 30% of the lot width within 5 metres of the front lot line, must be occupied by building walls if the lot is 90 metres in width or wider.
 - Minimum commercial GFA of 1,700 m².

AM9 - Zoning Mechanism	Requirement	Proposed
Min. Lot Width (m)	No minimum	142.83 m
Minimum Lot Area (m ²)	No minimum	0.50 hectares
Maximum Building Height (m)	11 m within 20 m of residential zone, All other cases: 15 m	30 m
Min. Front Yard Setback (m)	No minimum for a mixed use building 3 m minimum for a residential use building	5 m
Min. Rear Yard Setback (m)	10 m for a mixed use Building 7.5 m for a residential use building	10 m
Min. Interior Side Yard Setback (m)	7.5 m abutting a residential zone All other cases, no minimum	Interior: 7.91 m Corner: 4.16 m
Building Walls	30% of the lot width within 3 metres of the front lot line, must be occupied by building walls if the lot is 90 metres in width or wider.	< 30%
Landscaping Requirements	For a lot containing a mixed use building, the minimum required width of a landscaped area is: Where abutting a residential zone: 10 metres and an opaque screen with a min height of 1.5 metres must be provided Rear lot line and it abuts a non-residential zone: 5 m In all other cases: no minimum, except that where a yard is provided the whole yard must be landscaped.	Yard is landscaped

AM9[ZZZZ] – Five (5) 4-storey apartment buildings

Site Specific Exceptions:

- Rear yard setback of 3 metres when 7.5 metres is required.
- Exemption to AM9(9)(c)(i) - a minimum of:
 - 30% of the lot width within 3 metres of the front lot line, must be occupied by building walls if the lot is 90 metres in width or wider.

AM9 - Zoning Mechanism	Requirement	Proposed
Min. Lot Width (m)	No minimum	175.33 m
Minimum Lot Area (m ²)	No minimum	1.39 hectares
Maximum Building Height (m)	11 m within 20 m of residential zone, All other cases: 15 m	15 m
Min. Front Yard Setback (m)	No minimum for a mixed use building 3 m minimum for a residential use building	5 m
Min. Rear Yard Setback (m)	10 m for a mixed use Building 7.5 m for a residential use building	3 m
Min. Interior Side Yard Setback (m)	7.5 m abutting a residential zone All other cases, no minimum	Interior: 7.5 m Corner: ---
Building Walls	30% of the lot width within 3 metres of the front lot line, must be occupied by building walls if the lot is 90 metres in width or wider.	< 30%
Landscaping Requirements	For a lot containing a mixed use building, the minimum required width of a landscaped area is: Where abutting a residential zone: 10 metres and an opaque screen with a min height of 1.5 metres must be provided Rear lot line and it abuts a non-residential zone: 5 m In all other cases: no minimum, except that where a yard is provided the whole yard must be landscaped.	Yard is landscaped

PUD - Zoning Mechanism		Requirement	Proposed
Min. Width of Private Way (m)		6 metres	6.1 m
Minimum setback for any wall of a residential use building to a private way		Notwithstanding any front yard setback requirement associated with any zone or subzone, the minimum setback for any wall of a residential use building to a private way is 1.8 metres	> 4 m
Minimum setback for any garage or carport entrance from a private way		5.2 metres	N/A
Minimum separation area between buildings within a planned unit development	where the height of abutting buildings within the PUD is less than or equal to 14.5 metres	1.2 metres	N/A
Minimum separation area between buildings within a planned unit development	All other cases	3 metres	> 3 metres
Parking		In addition to providing parking pursuant to Section 100 of this by-law, parking within a planned unit development may be located anywhere within the development, whether or not the development parcels within the planned unit development are severed. Required visitor parking may be provided as parallel parking on a private way, provided the private way has a minimum width of 8.5 metres.	OK
Min. Interior Side Yard Setback (m)		In the case of a planned unit development consisting of detached, linked-detached, semi-detached, three-unit or townhouse dwellings, or any combination thereof, all lands located between the dwelling unit or oversize dwelling unit, the extension of the main wall of the dwelling unit or oversize dwelling unit, and the private way are to be landscaped with soft landscaping, other than the area used for a driveway leading to the dwelling unit's associated parking space, garage or carport. In no case may any dwelling unit or oversize dwelling unit located within a Planned Unit Development that has its own driveway leading to its associated parking space, garage or carport have a driveway that is wider than the associated parking space, garage, or carport. Furthermore, the remaining area between the dwelling unit or oversize dwelling unit and the private way must be landscaped with soft landscaping, and a walkway	N/A N/A

PUD - Zoning Mechanism	Requirement	Proposed
	<p>extending from the private way back to the principal entranceway is prohibited. A path, that is mostly parallel to the street, that provides pedestrian access from the driveway to the principal entranceway of no more than 1.2 m is permitted.</p> <p>Despite (a) and (b), where a development parcel containing a dwelling unit or oversize dwelling unit, located within a Planned Unit Development in an R1, R2, R3 or R4 Zone within Schedule 342 has frontage on a public street, whether severed or not, the area between the dwelling unit or oversize dwelling unit and the street lot line is subject to the requirements of Sections 139 and 140.</p>	N/A

R3YY – a zoning exception will be required for the 7.5m rear yard setbacks adjacent to existing homes, whereas R3YY permits 6m rear yards.

In order to capture these zoning exceptions, the following zoning is proposed. This includes all R3YY zoned lots and the 'Proposed' column indicates the smallest setback or lowest value throughout all lots, broken down by permitted dwelling type. Text in red indicates non-compliance.

Townhouse Lots

R3YY - Zoning Mechanism	R3YY Requirement	Proposed
Min. Lot Width (m)	6 m	5.8 m
Minimum Lot Area (m ²)	150 m ²	162 m ²
Maximum Building Height (m)	12 m	10.57 m
Min. Front Yard Setback (m)	6 m	6 m
Min. Corner Side Yard Setback (m)	4.5 m	3.19 m
Min. Rear Yard Setback (m)	6 m	6 m (1)
Min. Interior Side Yard Setback (m)	1.2 m	1.2 m
Endnotes		
(1)	For lots located in Block 44 of approved Plan of Subdivision (4M-XYZ), a minimum rear yard setback of 5.91 metres is permitted.	

Semi Detached Lots

R3YY - Zoning Mechanism	R3YY Requirement	Proposed
Min. Lot Width (m)	7 m	8.01 m
Minimum Lot Area (m ²)	190 m ²	479 / 503 m ²
Maximum Building Height (m)	12 m	10.78 m
Min. Front Yard Setback (m)	6 m	6 m

R3YY - Zoning Mechanism	R3YY Requirement	Proposed
Min. Corner Side Yard Setback (m)	4.5 m	N/A
Min. Rear Yard Setback (m)	6 m	12.08 m
Min. Interior Side Yard Setback (m)	0.9 m	2.13 m / 2.15 m

Single Detached Lots

R3YY - Zoning Mechanism	R3YY Requirement	Proposed
Min. Lot Width (m)	9 m	10.54 m
Minimum Lot Area (m²)	240 m ²	306 m ²
Maximum Building Height (m)	12 m	10.26 m
Min. Front Yard Setback (m)	6 m	5.2 m
Min. Corner Side Yard Setback (m)	4.5 m	3.31 m
Min. Rear Yard Setback (m)	6 m	7.5 m (1)
Min. Interior Side Yard Setback (m)	1.8 m total, 0.6 for one side yard	1.2 m / 1.2 m

Endnotes

(1)	For lots located in Block 1-6 and 10-21 of approved Plan of Subdivision (4M-XYZ), a minimum rear yard setback 7.5 metres is required.
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