

Table 1 – R1-B Zone – Proposed Single Detached Dwellings

Current Requirement	By-law	Provisions Agreed Upon by Developer and Staff	Staff Comments
Minimum Lot Area – Interior lot at 372 square metres; corner lot at 412 square metres		Interior lot at 220 square metres Corner lot at 265 square metres	The reduced lot area will allow for more efficient use of land, compact urban development and achievement of Growth Plan targets. As this is an undeveloped area, there are no impacts to existing neighbourhood character and this will be the standard for northeast Caledonia.
Minimum Lot Frontage – interior lot at 12 metres; corner lot at 15 metres		Interior lot at 8.0 square metres Corner lot at 10.0 square metres	Similar rationale as immediately above.
Front Yard Setback – 6.0 metres		3.0 metres to dwelling; 6.0 metres to garage	This will allow more compact development and also gives dwelling more prominence along street and lessens impact of garage on streetscape. Parking space can still be accommodated in front of garage and second required space in the garage to achieve parking compliance.
Exterior Side Yard Setback – 5.0 metres		2.4 metres; except that an attached garage fronting on flankage street shall be 6.0 metres from the flankage street	This will allow more compact development and also gives dwelling more prominence along street.
Interior Side Yard Setback – 3.0 metres on one side and 1.0 metre on other; except where private garage attached, in which case 1.0 metre on each side		1.2 metre on one side and 0.6 metre on other side	Allows more compact development and efficient use of land. No impacts on surrounding or traditional neighbourhood character would result due to the location of the development.
Rear Yard Setback – 9.0 metres		7.0 metres	This will allow more compact development and opportunity for increase to density.
Maximum Dwelling Height – 11 metres		11.5 metres	The increase in height is minimal (0.5 metres) and will not have any measurable impact on surrounding established residential development. The increase in height combines with other zoning

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			provisions to allow for a more dense form of development to be facilitated.
Minimum Usable Floor Area – 135 square metres per dwelling unit		100 square metres per dwelling unit	This will allow more compact development and opportunity for increase to density.
Minimum Ground Floor Area – 70 square metres per dwelling unit		50 square metres per dwelling unit	This will allow more compact development and opportunity for increase to density.
Minimum Parking Space Dimension (in garage) – 6 metres x 3.3 metres with no encroachment		<p>6 metres x 3 metres with encroachment of 3 stair risers (approximately 0.61 m)</p> <p>Minimum driveway width shall be 3.0 metres, including where an exterior wall abuts the driveway.</p>	<p>The reduction to the garage width is minor (i.e. 0.3 m or 1 foot) and is conducive to the standard designs of the developer. A 6 m x 3 m garage parking size is very typical of other municipalities. Further the protrusion of 3 risers (0.61 m or 2 feet) into the space is considered minor and will not prevent the garage from being utilized for its intended purpose. Staff has reviewed available data relating to the length and width of various types of vehicles (small, medium and large size) which demonstrates the reduced garage size would be functional as a parking space, even with the encroachment of stair risers.</p> <p>The minimum driveway width ensures that a functional parking space will be created.</p>
Maximum Porch Encroachment – 1.5 metres into front, rear and exterior side yards		2.0 metres into front yard; 2.0 metres into exterior side yard; 0.45 metres into interior side yard and, 2.5 metres into rear yard with restriction on deck size of 3.0 metres x 2.5 metres	This will allow more compact development and opportunity for increase to density. Also facilitates interaction of residents as porch sitting areas are moved closer to the street (front and exterior). Restricting deck size in rear yard ensures suitable amount of open space preserved and allows for impermeable area to facilitate drainage and stormwater management.
Maximum Stairs Encroachment – 1.5 metres into front, rear and exterior side yards		3.5 metres into front, rear and exterior	This will allow more compact development and opportunity for increase to density.

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Maximum Soffit/Cornice/Eaves Encroachment – 0.65 metres into any yard		0.4 metres into any yard for bay/box windows	This will allow more compact development and opportunity for increase to density. Reduced setback is minor and still allows for adequate separation and maintenance provision within lot boundaries.
Minimum Setback of Air Conditioning Units – N/A		0.6 metre from rear or side lot line; not permitted in front yard	Minimum setback ensures that adequate separation exists from property line to allow for passage from front to rear of property. Prohibition in front yard ensures certain aesthetic for community.
Maximum Accessory Building Size		Permitted in rear yard at 10% lot coverage to a maximum size of 10 square metres	Restricting size in rear yard ensures suitable amount of open space preserved and allows for impermeable area to facilitate drainage and stormwater management.
Maximum Hardscaping in Front Yard – N/A		Maximum 70% of front yard can be hardscape/hard surface	Restricting hardscape ensures minimum portion of front yard reserved for landscaping to ensure attractive streetscape, allow for drainage and stormwater management.
Maximum distance in which a garage face can extend in front of the ground floor porch – N/A		1.0 metre	Ensures garage does not dominate the streetscape and ensures dwelling will have prominence.
New Definition: Porch – Un-enclosed porch with or without foundation, with or without cold cellar shall mean a structure attached to any entrance or exit to a building which may be covered by a roof with or without supporting columns or walls, provided the porch remains open on at least one side.		Agreed with proposal.	No issues with the definition as proposed.

Table 2 – R4 Zone – Proposed Townhouse Dwellings

Current By-law Requirement	Provisions Agreed Upon by Developer and Staff	Staff Comments
Permitted Uses (R4) – street/group townhouses, apartment dwelling	Street/Group Townhouses and all R-2 requirements for semis and R1-B exceptions (i.e. table above) for singles	Allowing single and semi-detached as well as townhouses provides flexibility in unit design.
Minimum Lot Area – Interior lot at 156 square metres; corner lot at 215 square metres	Interior lot at 150 square metres; corner lot at 210 square metres	The reduced lot area will allow for more efficient use of land, compact urban development and achievement of Growth Plan targets. As this is an undeveloped area, there are no impacts to existing neighbourhood character and this will be the standard for northeast Caledonia.
Minimum Lot Frontage – interior lot at 6 metres; corner lot at 11 metres	Interior lot at 5.5 metres; corner lot at 8.0 metres	Similar rationale as immediately above.
Front Yard Setback – 6.0 metres	4.5 metres to dwelling; 6.0 metres to garage	This will allow more compact development and also gives dwelling more prominence along street and lessens impact of garage on streetscape. Parking space can still be accommodated in front of garage and second required space in the garage to achieve parking compliance.
Exterior Side Yard Setback – 6.0 metres	2.4 metres; except that an attached garage fronting on flankage street shall be 6.0 metres from flankage street line	This will allow more compact development and also gives dwelling more prominence along street. Parking space can still be accommodated in front of garage.

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Rear Yard Setback – 7.5 metres		6.0 metres	This will allow more compact development and opportunity for increase to density.
Maximum Dwelling Height – 11 metres		11.5 metres	The increase in height is minimal (0.5 metres) and will not have any measurable impact on surrounding established residential development. The increase in height combines with other zoning provisions to allow for a more dense form of development to be facilitated.
Minimum Parking Space Dimension (in garage) – 6 metres x 3.3 metres with no encroachment		6 metres x 3 metres with encroachment of 3 stair risers (approximately 0.61 m / 2 feet) Minimum driveway width shall be 3.0 metres, including where an exterior wall abuts the driveway.	The reduction to the garage width is minor (i.e. 0.3 m or 1 foot) and is conducive to the standard designs of the developer. A 6 m x 3 m garage parking size is very typical of other municipalities. Further the protrusion of 3 risers (0.61 m or 2 feet) into the space is considered minor and will not prevent the garage from being utilized for its intended purpose. Staff has reviewed additional data relating to the length and width of various types of vehicles (small, medium and large size) which demonstrates the reduced garage size would be functional as a parking space, even with the encroachment of stair risers. The minimum driveway width ensures that a functional parking space will be created.
Maximum Porch Encroachment – 1.5 metres into front, rear and exterior side yards		2.0 metres into front yard; 1.8 metres into exterior side yard; 0.45 metres into interior side yard; and, 2.5 metres into rear yard with restriction on deck size of 3.0 metres x 2.5 metres	This will allow more compact development and opportunity for increase to density. Also facilitates interaction of residents as porch sitting areas are moved closer to the street (front and exterior). Restricting deck size in rear yard ensures suitable amount of open space preserved and allows for impermeable area to facilitate drainage and stormwater management.
Maximum Stairs Encroachment – 1.5		3.5 metres into front, rear and exterior	This will allow more compact development and opportunity for increase to density.

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metres into front, rear and exterior side yards			
Maximum Soffit/Cornice/Eaves Encroachment – 0.65 metres into any yard		0.4 metres into any yard	This will allow more compact development and opportunity for increase to density. Reduced setback is minor and still allows for adequate separation and maintenance provision within lot boundaries.
Minimum Setback of Air Conditioning Units – N/A		0.6 metre from rear or side lot line; not permitted in front yard	Minimum setback ensures that adequate separation exists from property line to allow for passage from front to rear of property. Prohibition in front yard ensures certain aesthetic for community.
Maximum Accessory Building Size		Permitted in rear yard at 10% lot coverage to a maximum size of 10 square metres	Restricting size in rear yard ensures suitable amount of open space preserved and allows for impermeable area to facilitate drainage and stormwater management.
Maximum Hardscaping in Front Yard – N/A		Maximum 70% of front yard can be hardscape/hard surface	Restricting hardscape ensures minimum portion of front yard reserved for landscaping to ensure attractive streetscape, allow for drainage and stormwater management.
Maximum distance in which a garage face can extend in front of the ground floor porch – N/A		1.0 metre	Ensures garage does not dominate the streetscape and ensures dwelling will have prominence.
Maximum number of attached dwelling units in a townhouse row – N/A		8* <i>Note: not proposed by applicant but is recommended by staff.</i>	Limiting the number of dwellings ensures that the streetscape will not contain a continuous 'wall' of units with no breaks. Additional benefit is breaks between blocks allow for drainage swales, assist in stormwater management implementation, etc.

Current By-law Requirement	Provisions Agreed Upon by Developer and Staff	Staff Comments
Location of garage/driveway for corner lots fronting onto collector street – N/A	<p>For end unit townhouses on corner lots fronting on a collector street, the garage and driveway shall be constructed on the local road in the flanking yard.</p> <p><i>Note: not proposed by applicant but is recommended by staff.</i></p>	This ensures corner lot has positive design features of 'dual frontage' and also reduces number of direct accesses to the collector street system thereby improving traffic safety.
New Definition: Porch – Un-enclosed porch with or without foundation, with or without cold cellar shall mean a structure attached to any entrance or exit to a building which may be covered by a roof with or without supporting columns or walls, provided the porch remains open on at least one side.	Agreed with proposal.	No issues with the definition as proposed.

Table 3 – Open Space and Hazard Land Zones

Parcel	Zone
Hydro corridor/trail block along northerly perimeter of subject lands	Open Space
Woodlot at easterly edge of subject lands	Hazard Land
McKenzie Creek tributary/channel	Hazard Land
Stormwater management facility	Open Space
Community park, parkette/trail walkway connections	Open Space