

Table 1: Zone Provisions for Urban Residential Type 1-B (R1-B) Zone

Current By-law Requirement	Proposed Provision	Staff Comments
Permitted Uses (R1): Single detached dwelling	Permitted Uses (R1): Single detached and semi-detached dwelling	Allowing semi-detached as well as singles provides flexibility in unit design and opportunity for increase to density.
Minimum Lot Area: Interior Lot–372 square metres Corner Lot–412 square metres	Minimum Lot Area: Interior Lot–220 square metres Corner Lot–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. The McClung South development will be separated from the neighbourhood to the south via the subdivision layout design which includes a lack of connections to Seneca and Cayuga Street and not constructing Park Street between Seneca and Cayuga Street. Single detached dwellings will be constructed on Park Street and Street B to provide a buffer between the existing single detached dwelling (at 25 Cayuga Street) in the neighbourhood to the south and the townhouse dwellings to be constructed in McClung South.
Minimum Lot Frontage: Interior Lot–12 metres Corner Lot–15 metres	Minimum Lot Frontage: Interior Lot–8 metres Corner Lot–10 metres	Similar rational as immediately above.

Current By-law Requirement	Proposed Provision	Staff Comments
Minimum Front Yard Setback: 6 metres	Minimum Front Yard Setback: 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.
Minimum Exterior Side Yard Setback: 5.0 metres	Minimum Exterior Side Yard Setback: 2.4 metres, except that an attached garage fronting on flankage street shall be 6.0 metres from the lot line on the flankage street	This will allow more compact development and also gives dwelling more prominence along street.
Minimum 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	Minimum Interior Side Yard Setback: Singles—1.2 metre on one side and 0.6 metres on the other side Semis—1.2 metres; except no interior side yard is required along common lot line	Allows more compact development and efficient use of land. No impacts on surrounding or traditional character to the location of the development due to the subdivision layout design and lack of development on most of the adjacent properties in the neighbourhood to the south.
Minimum Rear Yard Setback: 9.0 metres	Minimum Rear Yard Setback: 7.0 metres	This will allow more compact development and opportunity to increase density.
Minimum Parking Space Dimension (in garage): 6 metres x 3.3 metres with no encroachment	Minimum Parking Space Dimension (in garage): 6 metres x 3 metres with encroachment of 3 stair risers (approximately 0.61 metres/2.0 feet)	The reduction to the garage width is minor (i.e. 0.3 metres or 1 foot) and is conducive to the standard designs of the developer. A 6 x 3 metre garage parking size is very typical of other municipalities. Further,

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		the protrusion of 3 risers (0.61 metres/2.0 feet) into the space is considered minor and will not prevent the garage from being utilized for its intended purpose. For the Avalon subdivision, the developer provided 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 the risers.
Maximum Porch Encroachment: 1.5 metres into front, rear and exterior side yards	Maximum Porch Encroachment: Front Yard–2.0 metres Exterior Side Yard–1.8 metres Rear Yard–2.5 metres with restriction on deck size of 3.1 metres x 2.5 metres	This will allow more compact development and opportunity to increase 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	Maximum Stairs Encroachment: 3.5 metres into front, rear and exterior side yards	This will allow more compact development and opportunity for increase to density.
Maximum Soffit/Cornice/Eaves Encroachment: 0.65 metres into any yard	Maximum Soffit/Cornice/Eaves Encroachment: 0.4 metres into any yard	This will allow more compact development and opportunity for increase to density. Reduced setback is minor

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		and still allows for adequate separation and maintenance provision within lot boundaries.
Minimum Setback of Air Conditioning Units: Not applicable	Minimum Setback of Air Conditioning Units: Rear or Side Yard-0.6 metres from rear or side lot line Front yard—not permitted	Minimum setback ensures 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	Maximum Accessory Building Size: Permitted in rear yard at 10% lot coverage to a maximum 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 Front in Front Yard: Not applicable	Maximum Hardscaping in Front Yard: 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 can extend in front of ground floor porch: Not applicable	Maximum Distance in which a garage can extend in front of ground floor porch: 1.0 metre	Ensures garage does not dominate the streetscape and ensures dwelling will have prominence.

Table 2: Zone Provisions for Urban Residential Type 4 (R4) Zone

Current By-law Requirement	Proposed Provision	Staff Comments
Permitted Uses (R4)– street/group townhouses, apartment dwelling	Street/Group Townhouses and all R1-B exceptions (i.e. table above)	Allowing single and semi-detached as well as townhouses provides flexibility in unit design.
Minimum Lot Area: Interior Lot–156 square metres Corner Lot–215 square metres	Minimum Lot Area: Interior Lot–150 square metres Corner Lot–210 square metres	The reduced lot area will allow for more efficient use of land, compact urban development and achievement of Growth Plan targets. The townhouse dwellings will be located internal to the McClung South development and will not interact with the existing neighbourhood to the south.
Minimum Lot Frontage: Interior Lot–6 metres Corner Lot–11 metres	Minimum Lot Frontage: Interior Lot–5.5 metres Corner Lot–8 metres	Similar rational as immediately above.
Minimum Front Yard Setback: 6 metres	Minimum Front Yard Setback: 1.5 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.
Minimum Exterior Side Yard Setback: 6.0 metres	Minimum Exterior Side Yard Setback: 2.4 metres; except that an attached garage fronting on flankage street shall be 6.0 metres from flankage street	This will allow more compact development and also gives dwelling more prominence along street. Parking space can still be accommodated in front of garage.
Minimum Rear Yard Setback: 7.5 metres	Minimum Rear Yard Setback: 6.0 metres	This will allow more compact development and opportunity for increase to density.

Current By-law Requirement	Proposed Provision	Staff Comments
Minimum Parking Space Dimension (in garage): 6 metres x 3.3 metres with no encroachment	Minimum Parking Space Dimension (in garage): 6 metres x 3 metres with encroachment of 3 stair risers (approximately 0.61 metres/2.0 feet)	The reduction to the garage width is minor (i.e. 0.3 metres 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 metres or 2.0 feet) into the space is considered minor and will not prevent the garage from being utilized for its intended purpose. The developer has provided additional data relating to the length and width of various types of vehicles (small, medium, and large) which demonstrates the reduced garage size would be functional as a parking space, even with the encroachment of stair risers.
Minimum 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; and 2.5 metres into rear yard with restriction on deck size of 3.1 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 Porch Encroachment:	Maximum Porch Encroachment: Front Yard–2.0 metres	This allows more compact development and opportunity for increase to

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1.5 metres into front, rear and exterior side yards	Exterior Side Yard—1.8 metres Rear Yard—2.5 metres with restriction on deck size of 3.1 metres x 2.5 metres	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	Maximum Stairs Encroachment: 3.5 metres into front, rear and exterior side yards	This will allow more compact development and opportunity for increase to density.
Maximum Soffit/Cornice/Eaves Encroachment: 0.65 metres into any yard	Maximum Soffit/Cornice/Eaves Encroachment: 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: Not applicable	Minimum Setback of Air Conditioning Units: Rear or Side Yard-0.6 metres from rear or side lot line Front yard—not permitted	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 aesthetics for community.
Maximum Accessory Building Size	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: Not applicable	Maximum Hardscaping in Front Yard: 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,

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		allow for drainage and stormwater management.
Maximum distance in which a garage face can extend in front of the ground floor porch: Not applicable	Maximum distance in which a garage can extend in front of the ground floor porch: 1.0 metre	Ensures garage does not dominate the streetscape and ensures dwelling will have prominence.
Maximum number of attached units in a townhouse row: Not applicable	Maximum number of attached units in a townhouse row: 8	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.
Location of garage/driveway for corner lots fronting onto collector street: No applicable	Location of garage/driveway for corner lots fronting onto collector street: 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	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.