

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.
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.
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	Minimum Interior Side Yard Setback:	Allows more compact development and efficient use of land. No impacts on surrounding or traditional

Current By-law Requirement	Proposed Provision	Staff Comments
where private garage attached, in which case 1.0 metre on each side	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	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, 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	This will allow more compact development and opportunity to increase density. Also

Current By-law Requirement	Proposed Provision	Staff Comments
	Exterior Side Yard—1.8 metres Rear Yard—2.5 metres with restriction on deck size of 3.1 metres x 2.5 metres	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 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:	Restricting hardscape ensures minimum portion of front yard reserved for landscaping to ensure

Current By-law Requirement	Proposed Provision	Staff Comments
	Maximum 70% of front yard can be hardscape/hard surface	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

Current By-law Requirement	Proposed Provision	Staff Comments
		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.
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	This will allow more compact development and opportunity for increase to density. Also facilitates

Current By-law Requirement	Proposed Provision	Staff Comments
	restriction on deck size of 3.1 metres x 2.5 metres	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: 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 allows 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	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

Current By-law Requirement	Proposed Provision	Staff Comments
		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, 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.

Table 3 - Zoning for Urban Residential Type 4 (R4) – Group Townhouses

Current By-law Requirement	Proposed Provision	Staff Comments
Permitted Uses (R4)– street/group townhouses, apartment dwelling	permitted uses shall include: a) Group Townhouses, including Back-to-Back Group Townhouses	Allowing a variety of housing types such as group townhomes and group back to back townhomes provides flexibility in unit design and provides opportunity for alternate housing accommodations
Min Minimum Lot Area: Interior Lot–156 square metres Corner Lot–215 square metres	(i) interior lot – 89 square metres per unit (ii) end lot – 95 square metres per unit (iii) corner lot – 100 square metres per unit (iv) interior lot with parking accessed via rear lane – 89 square metres (v) end lot with parking accessed via rear lane – 95 square metres per unit corner lot with parking accessed via rear lane – 100 square metres per unit	The reduced lot area will allow for more efficient use of land, compact urban development and achievement of Growth Plan targets. The variety of dwelling types will be located internal to the periphery of the subject lands and create a transition to the less dense development.
Minimum Lot Frontage: Interior Lot–6 metres Corner Lot–11 metres	30 metres for entire block (i) interior lot – 5.0 metres per unit (ii) end lot – 6.7 metres per unit (iii) corner lot – 7.6 metres per unit lots fronting on public street with parking accessed via rear lane – 4.7 metres for interior unit; 6.1 metres for end unit; 7.3 metres for corner unit	Similar rational as immediately above.
Minimum Front Yard Setback: 6 metres	4.5 m to dwelling; except 6.0 m to attached garage face; or For lots fronting a public street with parking accessed	This will allow more compact development and also gives dwelling more prominence along street and lessens impact of garage on streetscape.

Current By-law Requirement	Proposed Provision	Staff Comments
	via rear lane, 3.0 metres to the front of the rear lane unit. The front lot line shall be deemed to be the public street	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	2.4 m; except that an attached garage fronting on a flankage street or lane shall be 6.0 m from the flankage street or lane 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.
Minimum Interior Side Yard Setback: 1.2 metres	1.2 m.; except 0.0 m. on a mutual side lot line separating 2 attached townhouse units	This will allow more compact development and opportunity for increase to density.
Minimum Rear Yard Setback: 7.5 metres	6.0 m; or For lots fronting a public street with parking accessed via rear lane, 3.5 metres to the dwelling, except 6.0 metres to the garage door face and 2.4 metres to corner radius for a corner unit; or 0.0m for Back-to-Back Townhouses.	Similar to the above rationale.
Maximum Height	13.5 m	The increase in height will permit the density envisioned and will aide in density targets.
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

Current By-law Requirement	Proposed Provision	Staff Comments
		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.
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 allows 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	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.
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:	Restricting size in rear yard ensures suitable amount of

Current By-law Requirement	Proposed Provision	Staff Comments
	Permitted in rear yard at 10% lot coverage to a maximum size of 10 square metres	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, 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.

Table 4 – Zoning for Urban Residential Type 4 (R4) – Street Townhouses, Group Townhouses, Back-to Back Townhouses and Apartments

a. Street Townhouses, Group Townhouses and Back to Back Townhouses

Current By-law Requirement	Proposed Provision	Staff Comments
Permitted Uses (R4)– street/group townhouses, apartment dwelling	a) Street Townhouses subject to the provisions outlined in Paragraph 3.2 of this By-law b) Group Townhouses subject to the provisions outlined in Paragraph 3.3 of this By-law c) Back-to-Back Townhouses d) Apartment Dwelling House	Allowing a variety of housing types such as group townhomes and group back to back townhomes provides flexibility in unit design and provides opportunity for alternate housing accommodations
Min Minimum Lot Area: Interior Lot–156 square metres Corner Lot–215 square metres	(i) Interior Lot – 78 square metres (ii) Corner Lot – 105 square metres (iii) End Lot – 90 square metres	The reduced lot area will allow for more efficient use of land, compact urban development and achievement of Growth Plan targets. The variety of dwelling types will be located internal to the periphery of the subject lands and create a transition to the less dense development.

Current By-law Requirement	Proposed Provision	Staff Comments
Minimum Lot Frontage: Interior Lot–6 metres Corner Lot–11 metres	(i) Interior Lot – 6.0 metres per unit (ii) Corner Lot – 9.0 metres per unit End Lot – 7.2 metres per unit	Similar rational as immediately above.
Minimum Front Yard Setback: 6 metres	3.0 m. to dwelling; except 6.0 m to attached garage face	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	3.0 m. to dwelling; except that an attached garage fronting on flankage street shall be 6.0 m 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.
Minimum Interior Side Yard Setback: 1.2 metres	1.2 m.; except 0.0 m. on a mutual side lot line separating 2 attached townhouse units	This will allow more compact development and opportunity for increase to density.
Minimum Rear Yard Setback: 7.5 metres	0.0 m	Similar to the above rationale.
Maximum Height	14 m	The increase in height will permit the density envisioned and will aide in density targets.

b. Apartment Dwellings

Current By-law Requirement	Proposed Provision	Staff Comments
Min yard requirements a) Minimum Yard Requirements i. front yard	(i) Front Yard – 3.0 m. (ii) Exterior Side Yard – 3.0 m.	The altered yard requirements will allow for more efficient use of land, compact urban

Current By-law Requirement	Proposed Provision	Staff Comments
9 metres ii. exterior side yard 4 metres iii. interior side yard 6 metres iv. rear yard 9 metres	(iii) Interior Side Yard - 3.0 m.; except 7.5 m. abutting a side lot line which is the boundary of any Residential Zone (iv) Rear Yard - 3.0 m.; except 7.5 m. abutting a rear lot line which is the boundary of any Residential Zone	development and achievement of Growth Plan targets. The variety of dwelling types will be located internal to the periphery of the subject lands and create a transition to the less dense development.
Maximum Floor Area Ratios	Not Applicable, however maximum density shall be 100 units per hectare	Similar rational as immediately above.
Maximum Building Height 3 storeys	6 storeys	This will allow more compact development and also provide a alternative housing type other than townhomes and single family dwellings. The height will be on the periphery of the development and located near the arterial roadways. The increased height will have designed in close proximity to the commercial component rendering the lower density developments with minimal impact.

<p>Minimum Parking Space Dimension (in garage): 6 metres x 3.3 metres with no encroachment</p> <p>1.5 spaces per apartment dwelling</p>	<p>Minimum Parking Space Dimension (in garage): 6 metres x 3 metres with encroachment of 3 stair risers (approximately 0.61 metres/2.0 feet)</p> <p>For an Apartment Dwelling House, parking shall be provided at a ate of 1.25 spaces per unit, plus 1 visitor space for every 10</p>	<p>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</p>
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	dwelling units or part thereof.	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. The reduction of parking spaces is minor in nature and encourages pedestrian traffic to the proposed commercial development and encourages alternate modes of transportation to other areas within the County.
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 That notwithstanding Section 6.21(d) Exemptions from Yard Provisions, a patio or deck above the finished grade may project into any required rear yard setback a distance of not more than 2.5 metres. Any patio or deck constructed in a rear yard is restricted to a maximum size of 3.1 metres by 2.5 metres.	This allows 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	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.

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, 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.

5. Zoning for General Commercial (CG) – Commercial and Mixed-Use Buildings

Current By-law Requirement	Proposed Provision	Staff Comments
Supermarket permitted	(i) supermarket; (ii) Specialty GAFO stores, being those stores consisting of the retail sale of general merchandise; apparel & accessories; furniture and home furnishings; electronics and appliance; sporting goods, hobby, music and books; or other miscellaneous retail;	The additional uses will allow for a variety of commercial uses that will aim to serve those within the new development as well as existing residences of Caledonia. The inclusion of additional commercial uses will not have a negative impact on the downtown core as retail analysis provided by the applicant.

Current By-law Requirement	Proposed Provision	Staff Comments
	<p>(iii) home improvement/building supply store;</p> <p>(iv) service commercial stores including personal service shops; restaurants; financial institutions; personal service / professional offices; and, other similar uses;</p> <p>(v) mixed-use buildings, with residential apartment units above ground floor commercial;</p> <p>(vi) live-work townhouses, with commercial (home-based business) component on the ground floor;</p> <p>(vii) residential apartment dwellings and stacked townhouses shall be permitted, except in the north-west quadrant of the block (Part 6).</p>	
<p>Minimum Yard Requirements</p> <p>(i) front yard - 6 metres (ii) exterior side yard - 6 metres (iii) interior side yard - nil; except where the interior side lot line abuts a residential zone, the side yard shall be 3.5 metres (iv) rear yard - 6 metres; except where the rear lot line abuts a parking area or lane with access to a street, the rear yard may be nil</p>	<p>(i) Front Yard – 3.0 m.</p> <p>(ii) Exterior Side Yard – 3.0 m</p> <p>(iii) Interior Side Yard - 3.0 m.; except 7.5 m. abutting a side lot line which is the boundary of any Residential Zone</p> <p>(iv) Rear Yard - 3.0 m.; except 7.5 m. abutting a side lot line which is the boundary of any Residential Zone</p>	<p>The reduced yard requirement will allow for the design of the site to incorporate urban design guidelines and bring buildings closer to the roadway and allow for an enhance street presence and design. The reduced setbacks will still allow for adequate landscaping and buffers to adjacent residential development.</p>
<p>Maximum Building Height</p> <p>3 storeys</p>	<p>3 storeys; except for buildings adjacent Street 'C', 6 storeys shall be permitted</p>	<p>This will allow more compact development and also provide a alternative housing type other than townhomes and single</p>

Current By-law Requirement	Proposed Provision	Staff Comments
		family dwellings. The height will be on the periphery of the development and located near the arterial roadways. The increased height will have designed in close proximity to the commercial component rendering the lower density developments with minimal impact.
Minimum Parking for Apartments is 1.5 spaces per unit.	For an Apartment Dwelling House, parking shall be provided at a rate of 1.25 spaces per unit, plus 1 visitor space for every 10 dwelling units or part thereof.	Same as rationale previous stated regarding parking.