

Table 2: Zoning Comparison Chart

PDD-22-2022, Attachment 8

Zoning Provision	Current Standard	Requested Standard	Comment
Urban Residential Type 2 (R2) Zone – Single Detached Dwellings (Part 1 and Part 9 in Attachment 7)			
Zone Provisions	Single detached dwellings are subject to the R1-B provisions	Single detached dwellings are subject to the R1-C provisions	This provision is typical of compact development.
Min. Front Yard	6.0 m	4.5 m to the dwelling and 6.0 m to the garage	The provision is typical of compact development. The proposed front yard will create a recessed garage with parking and more attractive streetscape. It will also facilitate the construction of a desirable and functional living space, and will help maximize the depth of the rear yard.
Min. Interior Side Yard	1.0 m on each side	1.2 m on one side and 0.6 m on the other side	This provision is proposed to facilitate an attractive building elevation and functional living space, while maintaining accessibility to the rear yard. This is a typical zoning provision for compact single detached lots.
Part 1 (Attachment 7)	N/A	For a second Storey of a dwelling, no glazing shall be permitted on the building's side wall that abuts and is generally parallel to Lot Line "A", except for areas located within a bathroom, or a stairwell providing access to that second storey	This provision is proposed to ensure privacy is maintained in the backwards of the existing semi-detached dwellings fronting onto Forest Street East by limiting glazing (windows) along the common property line.
Part 9 (Attachment 7)	Definition: "Lane" shall mean a public or private throughfare which affords only limited access for	Permit a lane Definition: "Lane" shall mean a public or private throughfare which affords only limited access for vehicular traffic to abutting lots and which is not intended for general	The provision is proposed to recognize the emergency access on this lot. The amended definition will better identify the purpose of the emergency access.

	vehicular traffic to abutting lots and which is not intended for general traffic circulation	traffic circulation and is not considered a Street or Road	
Urban Residential Type 2 (R2) Zone – Semi-Detached Dwellings (Part 2 and Part 3 in Attachment 7)			
Min. Front Yard	6.0 m	4.5 m to the dwelling and 6.0 m to the garage	The provision is typical of compact development. The proposed front yard will create a recessed garage with parking and more attractive streetscape. It will also facilitate the construction of a desirable and functional living space, and will help maximize the depth of the rear yard.
Min. Interior Side Yard (with Attached Private Garage)	1.2 m on each side	1.2 m (0.0 m along common wall)	While the existing 1.2 m interior side yard setback requirement can be met from the exterior walls of the building, the zoning by-law amendment proposes to reduce the interior side yard setback to 0.0 m for the common walls of the building which separates the two dwellings.
Min. Landscaped Open Space – Required Front Yard (Part 3 (Attachment 7))	50%	35.0%	Part 3 is an irregular lot, due to its front lot line which does not follow the consistent curvature of the Tamarac Street frontage, in addition to its converging side lot lines. Less landscaping can be provided in the front yard when compared to the other lots within the proposed plan of subdivision, when providing an adequately sized driveway and front porch.

Part 3 (Attachment 7)	N/A	Lot Line “G” shall be defined as the “Lot Line, Front”; lot lines “H”, “I”, “J” and “L” shall be defined as “Lot Line, Interior”; lot line “K” shall be defined as “Lot Line, Rear”; and Lot 3 shall be considered an interior lot	Part 3 is irregular in shape. This provision is proposed to identify the yards. The purpose of identifying Lot Lines “H” and “I” as interior yards is to ensure the jut out does not impact the front yard setback from Lot Line “G”.
Urban Residential Type 2 (R2) Zone (Part 1, 2, 3 and Part 9 in Attachment 7)			
Deck and Unenclosed porch	A deck of unenclosed porch having a maximum height of 0.3 m above finished grade or less shall be permitted to encroach into any required yard setback without restriction, provided it is located no closer than 1.0 m to the rear or interior side lot line and no closer than 1.5 m to the front or exterior side lot line	A deck or unenclosed porch may project into any required yard setback a distance of not more than 2.0 metres, provided it is located no closer than 0.6 metres from a lot line, except a deck or unenclosed porch within a front or rear yard may be located 0.0 metres from a common interior lot line	The reduced deck and porch setback will permit a larger/wider deck and porch while providing some buffering. Decks and porches help to animate the streetscape, while also increasing opportunities for natural surveillance, and community interaction. The purpose of the 0.0 metre setback is to allow decks and porches along the common lot line of the semi-detached dwellings. This also facilitates proper alignment of the deck within a rear yard and the patio doors leading to the rear yard.
Exemptions from Yard Provisions	Sills, belt courses, cornices, chimneys, bay windows, pilasters, hydro metres or gas meters may project into any required yard or setback area a distance of not more than 0.65 metres	Sills, belt courses, cornices, chimneys, bay windows, pilasters, window projections, architectural elements, hydro metres or gas metres may project into any required yard or setback area a distance of not more than 0.6 metres, except sills, belt courses, cornices, chimneys, bay windows, pilasters, window projections, architectural elements, hydro metres or gas metres may be located 0.0 metres from a common interior lot line	The reduced setback for single detached dwellings is minor. The purpose of the 0.0 metre setback is to allow these elements along the common lot line of the semi-detached dwellings.

Exemptions from Yard Provisions	Eaves and gutters for other than accessory building may project into any required yard or setback a distance of not more than 0.65 metres	Eaves and gutters for other than accessory building may project into any required yard or setback a distance of not more than 0.4 metres	This provision has been accepted in other dense developments (such as Avalon)
Exemptions from Yard Provisions	Canopies, awnings, or steps may project into any required rear yard, front yard or exterior side yard a distance of not more than 1.5 metres	Canopies, awnings and/or steps may project into any required front yard area a distance of not more than 2.0 metres	The purpose of this provision is to increase the permitted encroachment to be consistent with what is permitted for unenclosed porch encroachments into the front yard.
Parking Space Dimensions	Notwithstanding anything to the contrary, where the length of a parking space is located adjacent to a wall or fence said parking space shall have a width of 3.3 metres and a depth of 5.8 metres	Notwithstanding anything to the contrary, a parking space located within a garage shall have a minimum width of 3.0 metres and have a minimum length of 6.0 metres	This provision has been accepted in other dense developments (such as Avalon). The reduced garage width will facilitate a more desirable front foyer for the main building, while providing parking opportunities.
Parking Lot and Garage Requirements	All parking spaces within a private garage shall be exclusive of protrusions that may compromise complying with the requirements of this By-law	Stairs, to a maximum of 3 risers or 0.61 metres, shall be permitted to encroach into a parking space located within a garage	This provision has been accepted in other dense developments (such as Avalon). The reduced garage width will facilitate a more desirable front foyer for the main building, while providing parking opportunities.
Urban Residential Type 4 (R4) Zone – Townhouse Dwellings (Parts 4 – 8 in Attachment 7)			
Min. Front Yard	6.0 metres	4.5 metres to the dwelling and 6.0 metres to the garage	The provision is typical of compact development. The proposed front yard will create a recessed garage

			with parking and more attractive streetscape. It will also facilitate the construction of a desirable and functional living space, and will help maximize the depth of the rear yard.
Deck and Unenclosed porch	A deck of unenclosed porch having a maximum height of 0.3 m above finished grade or less shall be permitted to encroach into any required yard setback without restriction, provided it is located no closer than 1.0 m to the rear or interior side lot line and no closer than 1.5 m to the front or exterior side lot line	A deck or unenclosed porch may project into any required yard setback a distance of not more than 2.0 metres, provided it is located no closer than 0.6 metres from a lot line, except a deck or unenclosed porch within a front or rear yard may be located 0.0 metres from a common interior lot line	The reduced deck and porch setback will permit a larger/wider deck and porch while providing some buffering. Decks and porches help to animate the streetscape, while also increasing opportunities for natural surveillance, and community interaction. The purpose of the 0.0 metre setback is to allow decks and porches along the common lot line of the townhouse dwellings. This also facilitates proper alignment of the deck within a rear yard and the patio doors leading to the rear yard.
Exemptions from Yard Provisions	Sills, belt courses, cornices, chimneys, bay windows, pilasters, hydro metres or gas meters may project into any required yard or setback area a distance of not more than 0.65 metres	Sills, belt courses, cornices, chimneys, bay windows, pilasters, window projections, architectural elements, hydro metres or gas metres may project into any required yard or setback area a distance of not more than 0.6 metres, except sills, belt courses, cornices, chimneys, bay windows, pilasters, window projections, architectural elements, hydro metres or gas metres may be located 0.0 metres from a common interior lot line	The purpose of the 0.0 metre setback is to allow these elements along the common lot line of the townhouse dwellings.
Exemptions from Yard Provisions	Eaves and gutters for other than accessory building may project into any required yard or setback a distance	Eaves and gutters for other than accessory building may project into any required yard or setback a distance of not more than 0.4 metres	This provision has been accepted in other dense developments (such as Avalon)

	of not more than 0.65 metres		
Exemptions from Yard Provisions	Canopies, awnings, or steps may project into any required rear yard, front yard or exterior side yard a distance of not more than 1.5 metres	Canopies, awnings and/or steps may project into any required front yard area a distance of not more than 2.0 metres	The purpose of this provision is to increase the permitted encroachment to be consistent with what is permitted for unenclosed porch encroachments into the front yard.
Parking Space Dimensions	Notwithstanding anything to the contrary, where the length of a parking space is located adjacent to a wall or fence said parking space shall have a width of 3.3 metres and a depth of 5.8 metres	Notwithstanding anything to the contrary, a parking space located within a garage shall have a minimum width of 3.0 metres and have a minimum length of 6.0 metres	This provision has been accepted in other dense developments (such as Avalon). The reduced garage width will facilitate a more desirable front foyer for the main building, while providing parking opportunities.
Parking Lot and Garage Requirements	All parking spaces within a private garage shall be exclusive of protrusions that may compromise complying with the requirements of this By-law	Stairs, to a maximum of 3 risers or 0.61 metres, shall be permitted to encroach into a parking space located within a garage	This provision has been accepted in other dense developments (such as Avalon). The reduced garage width will facilitate a more desirable front foyer for the main building, while providing parking opportunities.
Part 8 (Attachment 7)	N/A	<p>The following provisions shall apply:</p> <p>For a second Storey of a Dwelling, no glazing shall be permitted on the building's side wall that abuts and is generally parallel to Lot Line "E", except for areas located within a bathroom, or a stairwell providing access to that second storey</p> <p>Lot Line "B" shall defined as the "Lot Line, Front"; Lot Lines "C", "E", and "F" shall be</p>	This provision is proposed to ensure privacy is maintained in the backwards of the existing semi-detached dwellings fronting onto Forest Street East by limiting glazing (windows) along the common property line.

		defined as “Lot Line, Interior”; and Lot Line “D” shall be defined as “Lot Line, Rear”	Part 8 is irregular in shape and has 5 lot lines. This provision is proposed to identify the yards.
Open Space (OS) Zone – Stormwater Management Ponding Area (Part 11 in Attachment 7)			
Permitted Uses	Campground; conservation area; fair or exhibition grounds; golf course; hunting, trapping and fishing preserve; park; tent and trailer park; woodlot management + uses permitted in all zones (stormwater management pond)	The uses in this zone shall be limited to stormwater management facilities and associated infrastructure.	It is appropriate to scope the permitted uses to the proposed stormwater management pond.
Zone Provisions	Lot Area – 1,855 m ² Frontage – 30 m Front Yard – 13 m Exterior Yard – 13 m Interior Yard – 3 m Rear Yard – 13 m Building Height – 11 m Floor Area – 55 m ² per dwelling unit	These zone provisions shall not apply.	It is appropriate to permit the stormwater management pond in its current configuration and remove zone requirements (i.e. for lot frontage and area).