

4134 16th AVENUE ZONING BY-LAW
DRAFT LIST OF SITE-SPECIFIC EXCEPTIONS TO ZBL 177-96
April 11, 2018

CREATE THE FOLLOWING NEW EXCEPTIONS:

- A** - **exterior side yard:** increase min. from 2.4m to 3.0m
- B** - **height:** increase max. from 11.0m to 13.5m
- C** - **rear yard:** decrease min. from 7.5m to 7.0m
- D** - **rear yard:** decrease min. from 7.5m to 6.0m
- E** - **rear yard:** increase min. from 7.5m to 11.5m
- F** - **rear yard:** decrease min. from 7.5m to 3.0m for 45% of building width
- G** - **lot frontage:** decrease the min. from 7.0m to 6.0m
- H** - **front yard:** increase the min. from 0.6m to 3.0m
- I** - **height:** increase the max. from 11.0m to 15.0m
- J** - **height:** increase the max. from 12.0m to 15.0m
- K** - **garage width:** increase the max. from 3.5m to 6.1m
- L** - **garage width:** increase max. from 6.1m to 9.0m
- M** - **max number of dwelling units per hectare:** increase from 100 to 105
- N** - **rear yard:** decrease min. from 14.8m to 0.6m
- O** - **garage access:** allow access to a garage from an exterior side yard
- P** - **front yard:** increase the min. from 0.6m to 2.0m
- Q & R** - **permitted uses, gross floor area, special provisions, and definitions:**
- a) *Supermarkets* is added to the list of permitted uses for the areas zoned **CA1:Q** and **CA1:R**.
 - b) The maximum gross floor area of all the following uses in total shall be 3,700m² for the areas zoned **CA1:Q** and **CA1:R**:
 - *Financial Institutions*
 - *Personal Service Shops*
 - *Repair Shops*
 - *Restaurants*
 - *Retail Stores*
 - *Schools, Commercial*
 - *Schools, Private*
 - *Supermarkets*

c) For the purposes of this by-law:

- i. Special Provisions 1, 2, and 3 from Table A2- Retail and Mixed Use Zones shall not apply to the areas zoned **CA1:Q** and **CA1:R**.
- ii. All the uses permitted in the **CA1:Q** and **CA1:R** zones shall be located within a *multi-storey* building.
- iii. A *multi-storey* building shall be considered a building that provides a visual or functional second storey above all or part of the *first storey*.

R - **height:** maximum height for all buildings is 13.5m

S - **front yard:** on a lot not access by a lane shall be a minimum of 4.5m

T - **rear yard:** on a lot not access by a lane shall be 0.0m

U - **garage width:** on a lot that is not access by a lane shall be a maximum of 3.05m

V - **front yard:** increase the min. from 0.6m to 4.0m

W - **front yard:** increase the min. from 3.0m to 4.0m

X - **rear yard:** decrease min. from 20m to 10m

Y - **max number of dwelling units per hectare:** increase from 150 to 210

Z - **height:** increase the max. from 26m to 46m

(H) HOLDING PROVISION: The Holding provision **(H)** applying to the areas zoned **CA1-Q** and **CA1-R** shall not be lifted until:

- i. Execution of a site plan agreement for the area zoned **CA1-Q** and **CA1-R** containing a Place of Worship as a use on the site; or,
- ii. The passage of 5 years from the date of approval of the Official Plan Amendment applicable to this Plan of Subdivision; or, the passage of 3 years from the date of registration of the subdivision agreement for the phase of this Plan of Subdivision containing Block 19, whichever is greater.

USE THE FOLLOWING ALREADY EXISTING EXCEPTIONS FROM THE ZBL:

5. re: permission for an accessory dwelling unit

118. re: a breezeway house-garage connection