

4134 16th AVENUE ZONING BY-LAW
DRAFT LIST OF SITE-SPECIFIC EXCEPTIONS TO ZBL 177-96
October 6, 2017

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 13.0m
- 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** - **number of dwelling units per hectare:** increase the max. 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** - **gross floor area:** The maximum total gross floor area of the following uses shall be 3,700m² between the **CA1:Q** & **CA1:R** areas:
- Financial Institutions
 - Personal Service Shops
 - Repair Shops
 - Restaurants
 - Retail Stores
 - Schools, Commercial
 - Schools, Private

R - height & gross floor area:

- a) maximum height for all buildings is 13.5m
- b) The maximum total gross floor area of the following uses shall be 3,700m² between the **CA1:Q** & **CA1:R** areas:
 - Financial Institutions
 - Personal Service Shops
 - Repair Shops
 - Restaurants
 - Retail Stores
 - Schools, Commercial
 - Schools, Private

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

USE THE FOLLOWING ALREADY EXISTING EXCEPTIONS FROM THE ZBL:

5. re: accessory dwelling unit

118. re: breezeway house-garage connection