

Details of Proposed Zoning By-law Amendment:
 818 Gladstone Avenue (File No. D02-02-20-0067)

1.

Amend Part 15 (Exceptions) by adding the following as Exception [XXX1]

I	II	III	IV	V
Exception Number	Applicable Zone	Additional Land Uses Permitted	Prohibited Uses	Provisions
[XXX1]	TM15 H(30)[XXX1] SXX1, R5BB H(30) [XXX1] SXX1 –h, R5BB H(82) [XXX1] SXX1 –h, R5BB H(95) [XXX1] SXX1 -h, R4T [XXX1] SXX1-h			<ul style="list-style-type: none"> - Maximum setback from Rochester Street, Booth Street and Raymond Street is 3.0m - Despite Section 111, minimum bicycle parking space requirement is 1 space per dwelling unit - Any part of the building exceeding six storeys or 20m in height must be stepped back at least 5.0m from any required setback line -No garage doors are permitted to face the public street on any low-rise residential use building other than a low-rise apartment dwelling. - holding symbol may be removed upon approval and securing on title of a network of publicly-accessible pedestrian easements through the block bounded by Rochester Street, Booth Street, Raymond Street and Gladstone Avenue

2.

Amend Section 198 (TM Traditional Mainstreet Zone) by adding the following:

TM15 Rochesterville/Gladstone Avenue Traditional Mainstreet Zone

(15) In the TM15 zone,

(a) despite 197(1), no residential uses are permitted except:

dwelling unit

(b) despite 197(2), the following uses are prohibited:

payday loan establishment

(c) the following additional uses are permitted:

bar

(d) the entire width of the ground floor level abutting Gladstone Avenue must be occupied by one or more of the permitted non-residential uses, other than:

diplomatic mission

hotel

office

park

parking garage

research and development centre

residential care facility

training centre

urban agriculture

(e) Each non-residential use required per (d) and exceeding 100m² in floor area must provide at least one active entrance on the Gladstone Avenue facade.

3.

Amend Table 164A (R5 Zoning Provisions) by adding the following rows as R5BB:

I Subzone	II Prohibited Uses	III Conditional Uses	IV Principal Dwelling Types	V Minimum Lot Width (m)	VI Minimum Lot Area (m ²)	VII Maximum Building Height (m)	VIII Minimum Front Yard Setback (m)	IX Minimum Corner Side Yard Setback (m)	X Minimum Rear Yard Setback (m)	XI Minimum Interior Side Yard Setback (m)	XII Endnotes (See Table 164B)
BB	Duplex, Detached, Linked- detached, Semi- Detached dwelling	Ancillary Uses ¹ Additional Provisions ³⁰	Planned Unit Development	18	1,400	As per dwelling type	3 ²⁶	3 ²⁶	varies ²⁷	varies ²⁷	1, 26, 27, 30
			Apartment dwelling, mid- rise, Apartment Dwelling, high rise	18	540	varies ⁵¹	3	3	varies ⁴	varies ⁴	1,4, 30, 51
			Apartment dwelling, low-rise, Stacked	18	450	15	3 ²⁶	3 ²⁶	varies ²⁸	varies ²⁸	1, 26, 28, 30
			Three unit	18	450	11	3 ²⁶	3 ²⁶	6	1.2	1, 26, 30
			Townhouse	6	150	11	3 ²⁶	3 ²⁶	6	1.2	1, 26, 30