

Planning Rationale for Zoning By-law Amendment

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Planning By People

21 October 2020

Contents:

1.0 INTRODUCTION and PROJECT OVERVIEW:	Page 2
2.0 SITE OVERVIEW & COMMUNITY CONTEXT:	Page 2
3.0 DEVELOPMENT PROPOSAL	Page 6
4.0 POLICY AND REGULATORY FRAMEWORK:	Page 15
5.0 CONCLUSION:	Page 17
Appendix A:	Page 18

1.0 INTRODUCTION and PROJECT OVERVIEW:

This report has been prepared in support of the applications for a rezoning by-law on the property at 2 Monk Street in the Glebe Neighbourhood of the City of Ottawa. The property is currently zoned I1A institutional. It is proposed to rezone the property as R30 to permit a range of residential dwelling units including single family homes, semidetached dwellings, duplexes, row dwellings and three-unit buildings. The proposed zoning has specific exceptions from the current R30 zoning that requires that the rezoning exceptions be tied to the overall maximum building footprint and heights. The location of the high voltage hydro lines on the south side of Fifth Ave and Ottawa Hydro clearance requirements will further restrict the building massing on the north side of the proposed project.



2.0 SITE OVERVIEW & COMMUNITY CONTEXT:

The property is currently occupied by church built prior to 1920 and an assembly hall built between 1965 and 1975. The property comprises of three lots, Lots 10, 11 and 12, south Fifth Ave., Registered Plan 33445 in the City of Ottawa. The three lots front on Fifth Ave. One lot has a corner side yard to Monk Ave. The combined lots have a frontage of 47.78 m on Fifth Ave and a depth of 27.17m with a lot area of approx. 1,288 sqm.

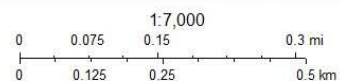
Surrounding Land Uses:

The property has low rise residential uses on south, west and north sides. On the east side it has a mixed use (Traditional Mainstreet) that includes residential, office and commercial on the ground floor in a 5-storey building. It is ½ block from Bank Street that has grocery stores, hardware shop, many restaurants, liquor store, frequent transit service linked to the LRT at Parliament Station and other uses that are a necessity to be able to live without a car. Lansdowne Park, the Rideau Canal and other greens spaces are all within walking distance.



August 13, 2020

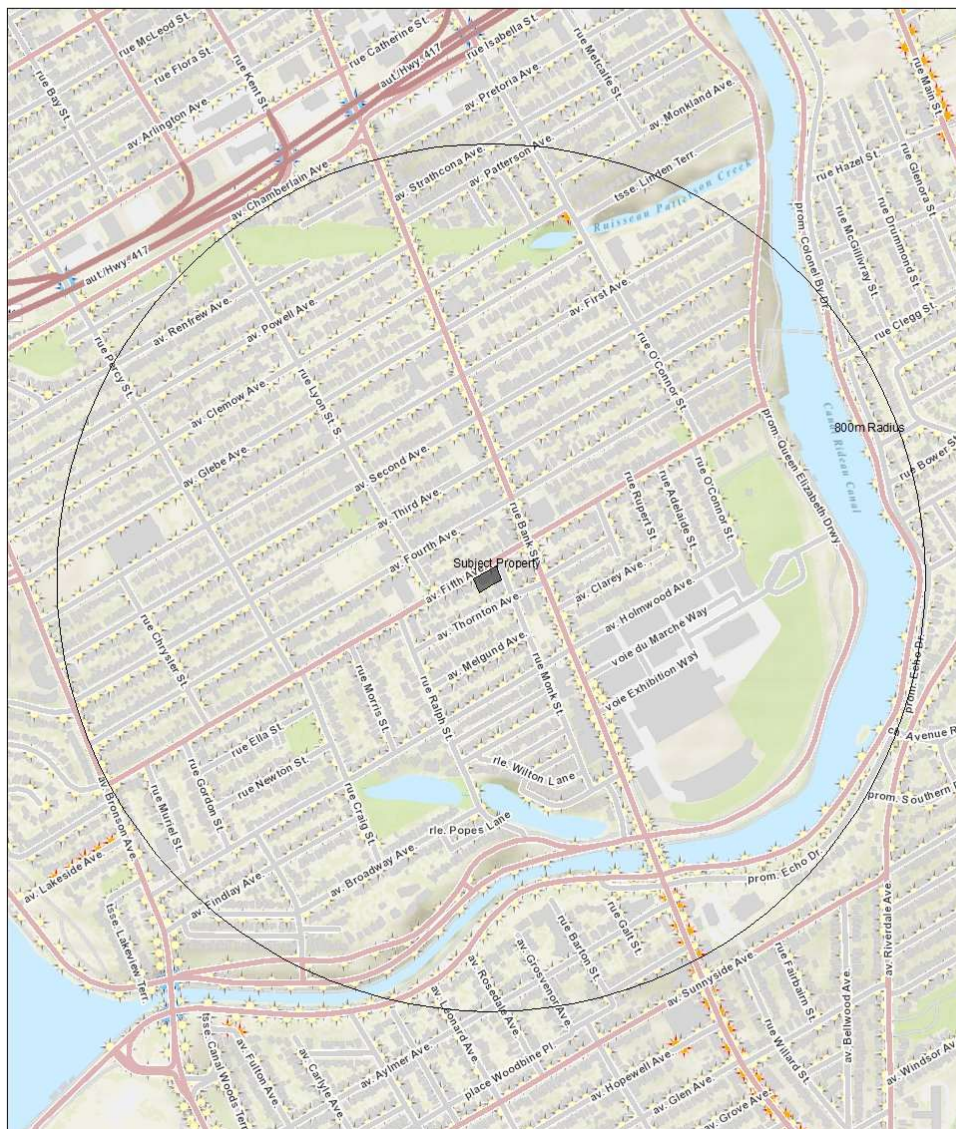
- Road Names**
- Provincial Highway
 - City Freeway
 - Arterial
 - Major Collector
 - Collector
 - Federally Owned
 - Local
 - Transit
 - Open to Traffic
 - Commence Work
 - Proposed
- Beaches / Plages**
- Accessible / Accessible
 - Not fully accessible / Pas entièrement accessible
- Benches / Bancs**
- Accessible / Accessible
 - Not fully accessible / Pas entièrement accessible
- Ball Diamonds / Terrains de balle**
- Accessible / Accessible
 - Not fully accessible / Pas entièrement accessible
 - Ball Diamonds School / Terrains de balle sur le terrain de école
- Basketball Courts / Terrains de basketball**
- Accessible / Accessible
 - Not fully accessible / Pas entièrement accessible
- Transit Stations**
- O-Train Stations



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Road Network:



August 13, 2020

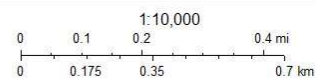
Road Names

Road Centrelines

- Provincial Highway
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- Arterial
- Major Collector
- Collector
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- Local
- Transit
- Open to Traffic
- Commence Work
- Proposed

Street Lights / Lampadaires

- Street Light / Lampadaire
- Pedestrian Light / Lampadaire pour piétons
- Lawn Light / Lampadaire de parterre
- Wall Pack Light / Luminaire mural



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Fifth Ave is a residential collector low speed street with 2-way traffic. Monk Street a local road. There will be no parking provided for the row of 3 unit residential building of which 4 face onto Monk Street and 2 face onto Fifth Ave. 4 new single family dwelling are proposed on the west side of the property, each with a single car garage and with a building front yard setback that would allow for the temporary parking of a single vehicle without blocking the sidewalk. The 417 Queensway is a major provincial 8 lane highway at its intersection with Bank Street and can be accessed at Bronson westbound and at Metcalfe eastbound.

Transit Services:

There are buses on Bank Street with frequent access to light rail transit station at Parliament Station.

Bicycle Network:

A bike route is located at Bank Street and the Rideau Canal. Fifth Ave is reasonably heavily travel bike route with partial bike lanes between Dows Lake and the new Bridge at the east end of Fifth Ave. Bank Street is also a suggested bike route.



Existing Cycling Network / Réseau cyclable (actuel)

- Bike Lane / Voie cyclable
- Path / Sentier
- Paved Shoulder / Accotement asphalté
- Cycle Track / Piste cyclable
- Suggested Route / Circuit suggéré

Community Services:

The site is located within easy walking distance to the Rideau River Canal and at least 2 other parks in the neighbourhood. There are several community services in the area as well as schools.

3.0 DEVELOPMENT PROPOSAL

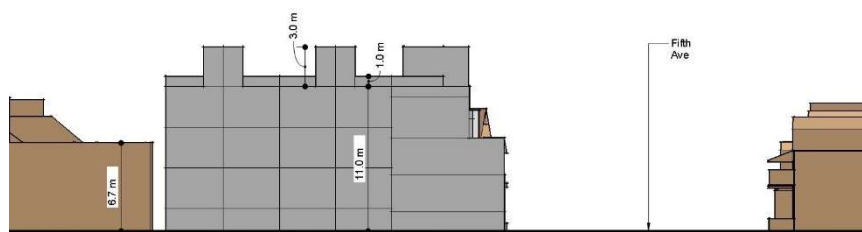
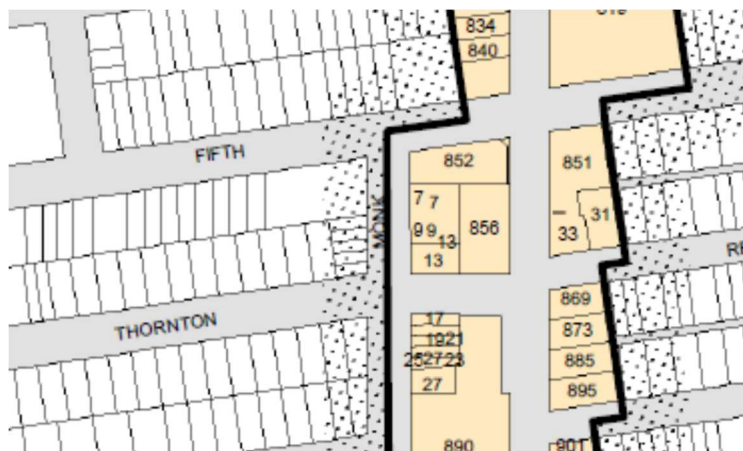
- Through the present submission, the owner of the property is seeking approval for a rezoning of the property from I1A institutional to R30 residential to permit a range of residential dwelling units including single family homes, semidetached dwellings, duplexes, row dwellings and three unit buildings
- The property is located on the north side of Fifth Ave and west side of Monk Street.
- The property currently has a church and an Assembly Hall on it.
- The property comprises of three lots, The three lots front on Fifth Ave. One lot has a corner side yard to Monk Ave.
- The area of the site is approximately 1,288 sqm.
- The legal description is Lots 10, 11 and 12, south Fifth Ave., Registered Plan 33445 in the City of Ottawa.
- The proposed development includes 4 single family homes with a single car garage
- 6 three-unit buildings with a zero-side yard requirement with no parking
- The proposed zoning will permit the severance of the current property into 6 lots that would each accommodate one three-unit dwelling and 4 lots that would each accommodate a single-family dwelling. The property is currently been subdivided into 3 lots along the original plan of subdivision lot lines.
- Roof terraces and accesses are proposed for all building types with a more restrictive setback required from the rear of the building and a less restrictive requirement from the front of the building.
- Balconies will only be permitted in the rear yard as per the current zoning bylaw requirements
- The single-family homes and three-unit townhouses are expected to be custom designs for each property. The buildings will be restricted in massing and footprint by the proposed zoning.



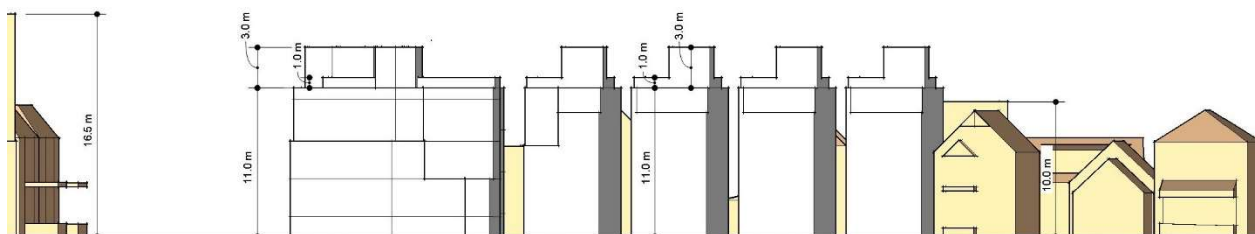
- The property is primarily surrounded by R3P[1474] zoning to the north, south and west. Immediately to the east the property is zoned TM[2173][H15] and to the south east the properties are zoned R4T

Zoning Rational:

The proposed development requires changes to the restrictions set out in the R3O zoning Bylaw. It is Planning By People's submission that these requested changes reflect an orderly development of the property as the proposed development provides a good example on introducing small lot typology, housing types and building heights that make the transition from Traditional Mainstreet Zoning on Bank Street to the R3 zones adjacent to the Bank Street Height and Character Study. The subject property is not in the Study Area, but it is on it's immediate edge.



MONK



FIFTH

This a list of the changes to the R3O zone required to permit the proposed development. The development areas are separated into to parcels. One parcel will encompass only the single-family dwellings and is noted as single family dwelling zone. The other parcel encompasses only the 3-unit dwellings and is noted as three-unit dwelling zone. The list of changes is itemized in 3 lists, the first list relates to both parcels, the second list relates only to the 3-unit dwellings and the third list relates only to the single-family dwellings. A detailed list is attached as Appendix A

Relief Singles & Three-Unit	First List	
Zoning Bylaw Section	Change required	Rational
139 General Provisions 2.3.1, 2.3.2, 2.3.3 and 2.3.4, both	<p>Despite clause (b), a Streetscape Character Analysis is not required:</p> <p>3. For any part of an apartment dwelling, mid-rise or apartment dwelling, high-rise that is four storeys or 14.5 metres or less; in such cases, the applicable zoning requirements are those of the underlying subzone.</p> <p>Changed to include</p> <p>For any part of a single family dwelling, three unit building (triplex), an apartment dwelling, mid-rise or apartment dwelling, high-rise that is four storeys or 14.5 metres or less</p>	<p>The zoning adequately reflects the current streetscape and allows for a development that reflects the properties to the south and west with a small lot typology but at the same time adding a significant number of both rental and owner occupied dwellings (4 single family homes and 18 rental units)</p>

<p>155, 157 Alternative Accessory Structure Provisions for Urban Areas (OMB Order File No: PL150797, issued July 25, 2016 - By-law 2015-228) 155. 12) 2., and 12) 4.; 157. 15) 2., and 15) 4. both</p>	<p>In Area A on Schedule 342: 2. Where located on the roof of the uppermost storey, roof-top landscaped areas, gardens and terraces must be located a minimum of 1.5 metres in from any exterior wall of the building. Changed to 0.0 metres 4. Where located on the roof of the uppermost storey, a roof-top access must be setback a distance equal to its height from the exterior front wall and exterior rear wall, not exceed a total area of 10.5 square metres, not exceed 3 metres in height, and not have eaves that project more than 0.6 metres beyond the exterior walls of the access. Changed to a roof-top access must be setback 0.0 metres from the exterior front wall and setback a distance of 4.5m from the exterior rear wall</p>	<p>Decks have been planned to encourage overlook from the street and reduce the possibility of overlook to rear yards, the current plans require zero setback from side yard building wall as a specific front and rear setback has been shown on plans (see Note 1 A.02)</p>
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Relief Single	Second List	
Zoning Bylaw Section	Change required	Rational
159, 9.1.3 rear yard single	Lot depth greater than 25 metres, except for a lot containing a Planned Unit Development: a distance equal to 30 per cent of the lot depth which must comprise at least 25 per cent of the area of the lot, changed to 28 percent of the lot depth	The proposed rear yard depth is generally in line with or exceeds current rear yards on Fifth Ave. In addition, the proposed rear yard puts the rear of the single-family homes in the same location as the current assembly hall (see Note 2 A.02)
160 R3 Subzones Table 160A, R3O single	VI Maximum Building Height (m) Detached, Duplex, Linked-detached - 8m Changed to 11m	The zoning in R3P which is the neighbouring zone permits three-unit buildings at 10.7m in height. The property to the east is zoned TM and has a 15m height. The proposed height provides a smooth transition when combined with the three-unit building proposed for the corner of 5 th and Monk (see page 7)

Relief Three Unit	Third List	
Zoning Bylaw Section	Change required	Rational
159, 9.1.1 rear yard 3 Unit	Lot depth up to and including 23.5 metres, except for a lot containing a Planned Unit Development: a distance equal to 25 per cent of the lot depth which must comprise at least 25 per cent of the area of the lot, changed to 0 per cent of the lot depth and 0 percent of the area of the lot	The 2 row triplexes fronting on Fifth Ave do not have traditional amenity space but will have a roof top and balcony amenity spaces. Within 600 m there are significant amenity space at Lansdowne Park and the Rideau Canal (see Note 3 A.02)
160 R3 Subzones Table 160A, R3O 3 unit	IV Minimum Lot Width (m) Three Unit - 12.0m Changed to 4.3 m	The townhouses to the south of the proposed development have 5 units in roughly the same lot width configuration. The three-unit buildings are a bit narrower, but this is so that 2 of the three-unit buildings can face Fifth Ave (see Note 4 A.02)
160 R3 Subzones Table 160A, R3O 3 unit	V Minimum Lot Area (m2) Three Unit - 360 sqm Changed to 64 sqm	The townhouses to the south of the proposed development have 5 units in roughly the same lot area configuration. The three-unit buildings have a slightly smaller lot area (see Note 5 A.02)
160 R3 Subzones Table 160A, R3O 3 unit	X Minimum Interior Side Yard Setback (m) 5 Minimum total interior side yard setback is 2.4 m, with one minimum yard, no less than 1.2 m wide. Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard. (By-law 2008-462) Changed to 0 m and 0 m	The 2 row triplexes fronting on Fifth Ave do not have traditional amenity space but will have a roof top and balcony amenity spaces. Within 600 m there are significant amenity space at Lansdowne Park and the Rideau Canal (see Note 6 A.02)
160 R3 Subzones Table 160A, R3O, note 12 3 unit	Any three-unit dwelling in Area A on Schedule 342 has a maximum building height as per Column VI above except for a three-unit dwelling in the area covered by the Mature Neighbourhood Overlay which has a maximum building height of 10.7 metres. (OMB File No. PL150797, issued October 5, 2016 – By-law 2015-228) Changed to 11.0 m	The zoning in R3P which is the neighbouring zone permits three-unit buildings at 10.7m in height. The property to the east is zoned TM and has a 15m height. The proposed height provides a smooth transition when combined with the proposed single-family dwellings to the west and the TM zoning to the east (see page 7)

<p>123 Front Yard Setback Reductions 1.1. and 1.2. 3 unit</p>	<p>1. Where the front yard setback of at least one of the residentially zoned lots on either side of another residentially zoned lot is less than the required front yard setback for the zone but was lawfully established, the front yard setback for the middle residentially zoned lot may be reduced to the greater of, 1. 1.5 metres, or 2. the average of the two front yard setbacks of the other two lots. Changed to lessor of 1. 0.0 metres</p>	<p>There is a particularly wide boulevard at this location on Fifth Ave. An assessment of the intersection concludes that there is no requirement for a sight triangle (see Sight Triangle). This results in larger rear yards for the proposed gross floor area as there is no need for a building setback on the corner. All of the proposed development will be on the proposed lots. (see Note 7 A.02)</p>
<p>139 Yard Setbacks for Yards Abutting Streets 3.1.1, 3.1.2, 3.1.3, 3.1.4, 3.1.5, 3 unit</p>	<p>5. but in no case does the yard abutting the street need to exceed a setback of 6 metres. Changed to 0 metres</p>	<p>There is a particularly wide boulevard at this location on Fifth Ave. An assessment of the intersection concludes that there is no requirement for a sight triangle (see Sight Triangle). This results in larger rear yards for the proposed gross floor area as there is no need for a building setback on the corner. All of the proposed development will be on the proposed lots. (see Note 8 A.02)</p>

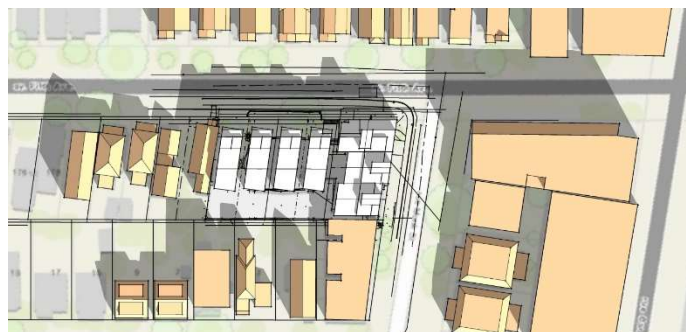
Sun Shadow Study:

The height and mass of the proposed zoning will have minimal to no effect on the surrounding properties. Only Dec 21st and March 21st are shown as June 21st will have no effect since March 21st has no effect.

9 am Dec 21st



9 am March 21st



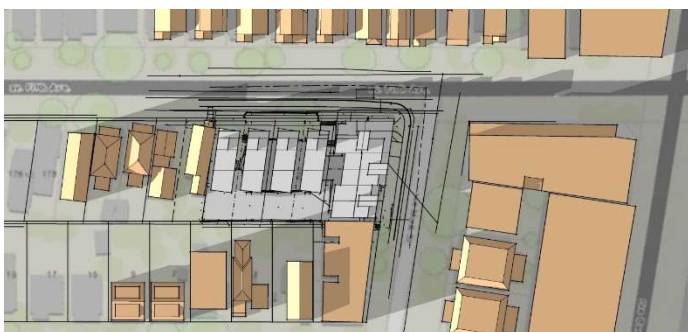
12 noon Dec 21st



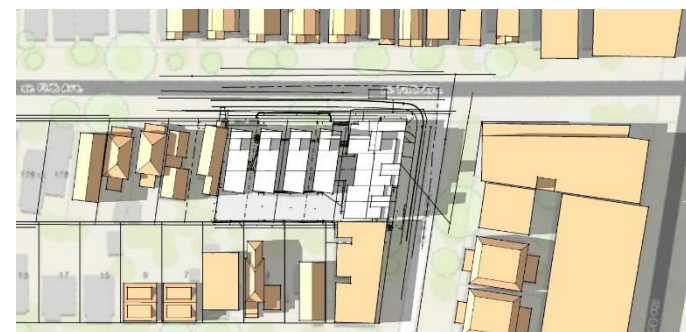
12 noon March 21st



3 pm Dec 21st



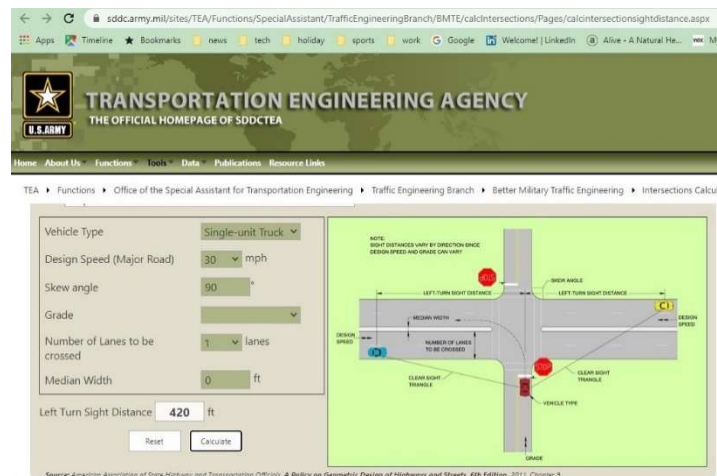
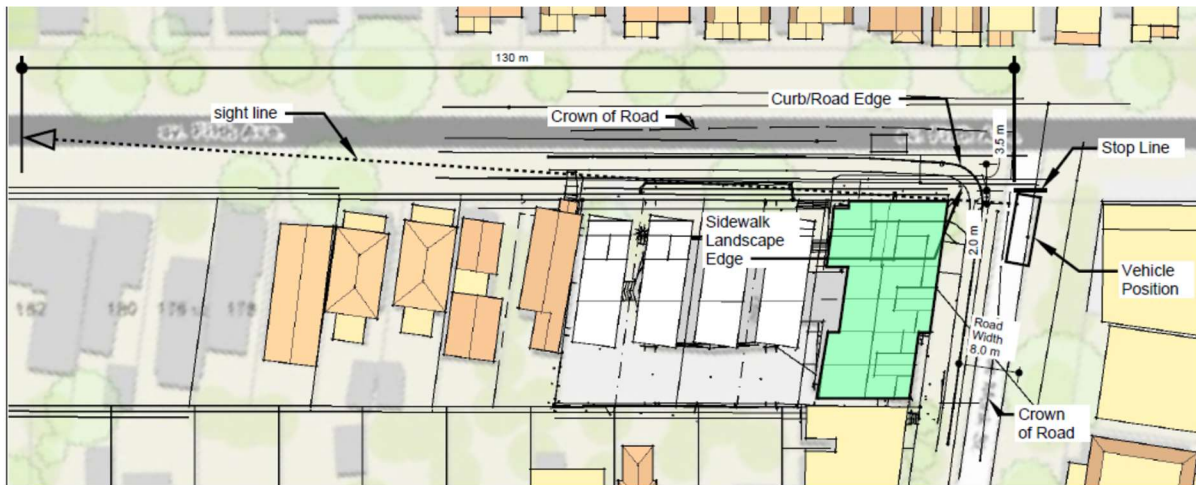
3 pm March 21st



Corner Sight Triangle:

A study of the intersection of Fifth Ave and Monk Street was completed. Monk is a local street with a stop sign. Monk comes into Fifth Ave with a T intersection. Fifth Ave is a higher travelled vehicular street

also having significant bicycle travel. With an average speed of 50 kmph on Fifth Ave the sight distance required for a vehicle stopped on Monk St is 130 metres. Even, with the property line setback from the stop line for traffic on Monk Street at 3.5 m and the position of a driver at 2.0 m further back in the vehicle (total 5.5 m) there is full visibility more than 130 m to the west along Fifth Ave. As a result, there is no necessity of having a sight triangle as there is no benefit to traffic safety. There is also no need for a building setback from the property line as the building will not intrude into the required sight line. City of Ottawa Bylaws fully restrict any construction and or vegetation in the public right of way. This results in larger rear yards for the proposed gross floor area as there is no requirement for a building setback on the corner.



The project complies with the intent of the Zoning Bylaw and the City of Ottawa Official Plan.

For all the reasons noted above, Planning By People submit that the changes from the bylaw through the rezoning lead to orderly development of the property and reflect the intent of the Official Plan, Scott Street Secondary Plan and Community Design Plan and Zoning Bylaw.

4.0 POLICY AND REGULATORY FRAMEWORK:

Provincial Policy Statement (2014)

The Provincial Policy statement (PPS) 2014 was issued under Section 3 of the Planning Act and came into effect on April 30, 2014. The PPS provides broad policy direction on matters of provincial interest relating to land use planning and development. Support for sustainable communities, a healthy environment and a strong economy are reoccurring themes throughout the PPS. The Planning Act requires that municipal decisions affecting planning matters “shall be consistent with” the policy statements issued under the Act.

Under the PPS, settlement areas are intended to be the primary focus of growth in the province (Policy 1.1.3.1). The subject lands are situated within the urban boundary of the City of Ottawa and constitute a settlement area. Accordingly, the lands are a logical and preferred location for new development. Within settlement areas, the PPS encourages land use patterns that make efficient use of land, effective use of infrastructure and public services, support active modes of transportation and are transit-supportive (Policy 1.1.3.2).

City of Ottawa Official Plan

For the purpose of this Planning Rationale the consolidated (May 2013) City of Ottawa Official Plan and OPA 150 have been reviewed. The site is designated General Urban Area on Schedule B of the City of Ottawa Official Plan. Lands within this designation are meant to provide a full range and choice of housing options in combination with conveniently located employment, retail, service, entertainment and institutional uses. The policies indicate that the evaluation of development applications in this designation shall be guided by Sections 2.5.1 (Design Objectives) and 4.11 (Compatibility). The Growth Management policies of Section 2.2.2 encourage intensification throughout the General Urban Area with an emphasis directed towards transit nodes and corridors.

The proposal adds a total of 22 units to this area in the city. There are a variety of unit types –

The proposal responds to section 4.2.3 through:

- a) The use of design that maintains a sense of connection to the characteristics of an evolving Glebe with its:
 - i. Front entrance on the street;
 - ii. Porches and balconies;
 - iii. Higher unit densities
 - iv. Ownership types, rental and owner occupied
 - v. Small lot typology
 - vi. Building heights that are in keeping with a transition from R3 to TM

- vii. The use of quality materials and native vegetation will enhance the public realm at the front of the building.
- viii. The new dwelling units add to the diversity of the neighbourhood.

The Proposal responds to Section 4.2.4 as follows:

- a) Parking has been provided for only the single family
- b) Lighting will be for safety purposes and will respect the dark skies initiative.
- c) The building will not generate additional noise.
- d) The building height is at 11.0m and an evaluation of the shadows shows minimal effect on adjacent properties.
- e) The additional people living in the neighbourhood will increase the number of commercial services that might chose to locate in the area as well as better utilize transit services.

Urban Design Guidelines for Low-rise Residential Buildings

The proposal maintains the current lot pattern, some characteristics of the buildings in the neighbourhood and parking pattern with a modern architectural style.

City of Ottawa Comprehensive Zoning By-law 2008-250:

Purpose of the Zone

The property is to be zoned R3O:

The purpose of the R3 - Residential Third Density Zone is to:

- (1) allow a mix of residential building forms ranging from detached to townhouse dwellings in areas designated as General Urban Area in the Official Plan; (By-law 2012-334)*
- (2) allow a number of other residential uses to provide additional housing choices within the third density residential areas;*
- (3) allow ancillary uses to the principal residential use to allow residents to work at home;*
- (4) regulate development in a manner that is compatible with existing land use patterns so that the mixed dwelling, residential character of a neighbourhood is maintained or enhanced; and*
- (5) permit different development standards, identified in the Z subzone, primarily for areas designated as Developing Communities, which promote efficient land use and compact form while showcasing newer design approaches.*

5.0 CONCLUSION:

The proposed rezoning and subsequent redevelopment has been designed to meet the current planning framework. It is consistent with the Provincial Policy Statement and conforms to the City of Ottawa Official Plan.

The proposal is appropriate and desirable for the following reasons:

- The building form proposed is colloquially known as “missing middle buildings”, being situated in size between ground orientated individual residential building (single detached, semis, towns) and medium high-rise apartment building
- The 3-storey character of the proposed buildings is in keeping with the current character of the properties to the east and provides a transition between the 15.0 m high building to the east and the single family homes to the west.

Appendix A

Detailed zoning bylaw changes

The proposed zoning is a slightly modified R30 zoning as per the table below (modifications highlighted in red-bold):

			R30	
section	description	clause	required	revised
159	Permitted Uses	1.4.	detached dwelling,	
3 unit		9.1.1	up to and including 23.5 metres, except for a lot containing a Planned Unit Development: a distance equal to 25 per cent of the lot depth which must comprise at least 25 per cent of the area of the lot,	up to and including 23.5 metres, except for a lot containing a Planned Unit Development: a distance equal to 0 per cent of the lot depth which must comprise at least 0 per cent of the area of the lot,
single		9.1.3	greater than 25 metres, except for a lot containing a Planned Unit Development: a distance equal to 30 per cent of the lot depth which must comprise at least 25 per cent of the area of the lot.	greater than 25 metres, except for a lot containing a Planned Unit Development: a distance equal to 28 per cent of the lot depth which must comprise at least 25 per cent of the area of the lot.
3 unit		10.1	Except for lot containing a Planned Unit Development, the minimum setback from any rear lot line or interior side lot line is 1.2 metres; however, a further yard abutting both the interior lot line and the rear lot line must be provided, whichever case applies, as follows:	Except for lot containing a Planned Unit Development, the minimum setback from any rear lot line or interior side lot line is 0.0 metres ; however, a further yard abutting both the interior lot line and the rear lot line must be provided, whichever case applies, as follows:
3 unit		10.1.1	1. for any lots with a lot depth up to and including 23.5 metres: an area equal to 25 per cent of the lot depth by 30 per cent of the lot width, at a minimum; or	1. for any lots with a lot depth up to and including 23.5 metres: an area equal to 0 per cent of the lot depth by 0 per cent of the lot width, at a minimum; or
160	R3 Subzones	Table 160A	IV Minimum Lot Width (m) Detached, Duplex, Linked-detached - 7.5m	IV Minimum Lot Width (m) Detached, Duplex, Linked-detached - 7.5m
			V Minimum Lot Area (m2) Detached, Duplex, Linked-detached - 195 sqm	V Minimum Lot Area (m2) Detached, Duplex, Linked-detached - 195 sqm
single			VI Maximum Building Height (m) Detached, Duplex, Linked-detached - 8m	VI Maximum Building Height (m) Detached, Duplex, Linked-detached - 11m
			VII Minimum Front Yard Setback (m) Detached, Duplex, Linked-detached - 6m (see section 123 and section 133)	VII Minimum Front Yard Setback (m) Detached, Duplex, Linked-detached - 2m (see section 123 and section 139)
3 unit			IV Minimum Lot Width (m) Three Unit - 12.0m	IV Minimum Lot Width (m) Three Unit - 4.3m
3 unit			V Minimum Lot Area (m2) Three Unit - 360 sqm	V Minimum Lot Area (m2) Three Unit - 64 sqm
3 unit			X Minimum Interior Side Yard Setback (m) 5 Minimum total interior side yard setback is 2.4 m, with one minimum yard, no less than 1.2 m wide. Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard. (By-law 2008-462)	X Minimum Interior Side Yard Setback (m) 5 Minimum total interior side yard setback is 0 m , with one minimum yard, no less than 0 m wide. Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard.

3 unit			<p>12 Despite the maximum building heights in Table 160A above the maximum building height for the following permitted uses in Area A on Schedule 342 is 10.0 metres:</p> <ul style="list-style-type: none"> -detached dwelling, -linked detached dwelling, -semi-detached dwelling, -duplex dwelling and -townhouse dwelling, <p>unless the building has a peaked roof having a slope of 1 in 3 (4/12 pitch) or steeper, in which case the maximum building height is as per Column VI above.</p> <p>Any three-unit dwelling in Area A on Schedule 342 has a maximum building height as per Column VI above except for a three-unit dwelling in the area covered by the Mature Neighbourhood Overlay which has a maximum building height of 10.7 metres. (OMB File No. PL150797, issued October 5, 2016 – By-law 2015-228)</p>	<p>12 Despite the maximum building heights in Table 160A above the maximum building height for the following permitted uses in Area A on Schedule 342 is 10.0 metres:</p> <ul style="list-style-type: none"> -detached dwelling, -linked detached dwelling, -semi-detached dwelling, -duplex dwelling and -townhouse dwelling, <p>unless the building has a peaked roof having a slope of 1 in 3 (4/12 pitch) or steeper, in which case the maximum building height is as per Column VI above.</p> <p>Any three-unit dwelling in Area A on Schedule 342 has a maximum building height as per Column VI above except for a three-unit dwelling in the area covered by the Mature Neighbourhood Overlay which has a maximum building height of 11.0 metres.</p>
123 3 unit	Front Yard Setback Reductions	1.1. and 1.2.	<p>1. Where the front yard setback of at least one of the residentially zoned lots on either side of another residentially zoned lot is less than the required front yard setback for the zone but was lawfully established, the front yard setback for the middle residentially zoned lot may be reduced to the greater of,</p> <ol style="list-style-type: none"> 1. 1.5 metres, or 2. the average of the two front yard setbacks of the other two lots. 	<p>1. Where the front yard setback of at least one of the residentially zoned lots on either side of another residentially zoned lot is less than the required front yard setback for the zone but was lawfully established, the front yard setback for the middle residentially zoned lot may be reduced to the greater of,</p> <ol style="list-style-type: none"> 1. 0 metres, or 2. the average of the two front yard setbacks of the other two lots.
139 BOTH	General Provisions	2.3.1, 2.3.2, 2.3.3 and 2.3.4,	<p>Despite clause (b), a Streetscape Character Analysis is not required:</p> <ol style="list-style-type: none"> 1. If a lot is part of a Plan of Subdivision and faces a new public street on which there is no established streetscape, for any building permit issued within five years of subdivision registration; 2. If the area on which a dwelling is located fronts onto a private way within a Planned Unit Development; 3. For any part of an apartment dwelling, mid-rise or apartment dwelling, high-rise that is four storeys or 14.5 metres or less; 4. For an addition to an existing residential use building that does not abut the front yard or corner side yard, and, in such cases, the applicable zoning requirements are those of the underlying subzone. 	<p>Despite clause (b), a Streetscape Character Analysis is not required:</p> <ol style="list-style-type: none"> 1. If a lot is part of a Plan of Subdivision and faces a new public street on which there is no established streetscape, for any building permit issued within five years of subdivision registration; 2. If the area on which a dwelling is located fronts onto a private way within a Planned Unit Development; 3. For any part of a single family dwelling, three unit building (triplex), an apartment dwelling, mid-rise or apartment dwelling, high-rise that is four storeys or 14.5 metres or less; 4. For an addition to an existing residential use building that does not abut the front yard or corner side yard, and, in such cases, the applicable zoning requirements are those of the underlying subzone.

139 3 UNIT	Yard Setbacks for Yards Abutting Streets	3.1.1, 3.1.2, 3.1.3, 3.1.4, 3.1.5,	<p>In the case where there are residential use buildings on the lots abutting each side lot line of the affected lot, the setbacks for those yards that abut a street must align with the setbacks of abutting lots, such that</p> <ol style="list-style-type: none"> 1. on an interior lot, the average of the existing setbacks of the abutting lots on which the dwellings face the same street as the affected lot; 2. on a corner lot, the front yard setback of the abutting residential lot that faces the same street as the affected lot, or on a corner lot, where more than one dwelling unit is proposed and where one or more units will face one frontage, while one or more units will face the other frontage, the existing front yard setback of each abutting residential lot whose principal entranceway faces the corresponding street frontage of the affected lot; 4. on an interior lot abutting a corner lot where the dwelling on the corner lot faces a different street, the front yard setback of the abutting residential lot that faces the same street as the affected lot, 5. but in no case does the yard abutting the street need to exceed a setback of 6 metres. 	<p>In the case where there are residential use buildings on the lots abutting each side lot line of the affected lot, the setbacks for those yards that abut a street must align with the setbacks of abutting lots, such that</p> <ol style="list-style-type: none"> 1. on an interior lot, the average of the existing setbacks of the abutting lots on which the dwellings face the same street as the affected lot; 2. on a corner lot, the front yard setback of the abutting residential lot that faces the same street as the affected lot, or on a corner lot, where more than one dwelling unit is proposed and where one or more units will face one frontage, while one or more units will face the other frontage, the existing front yard setback of each abutting residential lot whose principal entranceway faces the corresponding street frontage of the affected lot; 4. on an interior lot abutting a corner lot where the dwelling on the corner lot faces a different street, the front yard setback of the abutting residential lot that faces the same street as the affected lot, 5. but in no case does the yard abutting the street need to exceed a setback of 0 metres.
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139 3unit	Dwellings on Corner Lots	21.1., 21.5., 21.6.,	<p>In the case of semi-detached dwellings or townhouse dwellings located on a corner lot, where one or more principal entranceways, as the case may be, is located on a separate street frontage, the requirements are as follows:</p> <ol style="list-style-type: none"> 1. The minimum lot width required along the front lot line is 10 metres. 2. The minimum required front yard setback and corner side yard setback is the existing front yard setback of each abutting residential lot whose principal entranceway is located along the corresponding street frontage of the affected lot; and clauses 3 (b), (c) or (d) apply as the case may be, where there is an abutting vacant lot, non-residentially-zoned lot or mixed use-zoned lot. 3. Where the interior side yard abuts an interior side yard on the abutting lot, it must be a minimum of 1.2 m 4. Where the lot abutting the corner lot is vacant, the minimum required interior side yard setback on the corner lot is the minimum required for the use in the applicable zone. 5. An interior yard must be provided, and created by extending a parallel line from the minimum required rear yard setback of the abutting lot, across the longest shared common lot line, into the affected lot for a distance from that shared lot line equal to 30% of the affected lot's actual lot width, after which the rear yard may be reduced to 1.2 m. 6. Where no interior yard is provided, the rear yard setback must be a minimum of 4 metres. 	<p>In the case of semi-detached dwellings or townhouse dwellings located on a corner lot, where one or more principal entranceways, as the case may be, is located on a separate street frontage, the requirements are as follows:</p> <ol style="list-style-type: none"> 1. The minimum lot width required along the front lot line is 4.3 metres. 5. An interior yard must be provided, and created by extending a parallel line from the minimum required rear yard setback of the abutting lot, across the longest shared common lot line, into the affected lot for a distance from that shared lot line equal to 0% of the affected lot's actual lot width, after which the rear yard may be reduced to 0 m. 6. Where no interior yard is provided, the rear yard setback must be a minimum of 0 metres.
137 3 unit	Amenity Area	Table 137 (2)	<p>(2) Three-unit Dwelling in any Residential zone within the area shown as Area A on Schedule 321 45m2 100% of required amenity area Communal amenity area must:</p> <ul style="list-style-type: none"> -be located at grade and in the rear yard; be landscaped; -consist of at least 80% soft landscaping; and -be located at grade and in the rear yard and may include one interior yard that abuts both the rear yard and interior side yard, unless the lot has access to a rear lane. (By-law 2019-41) 	<p>(2) Three-unit Dwelling in any Residential zone within the area shown as Area A on Schedule 321 0 m2 100% of required amenity area Communal amenity area must:</p> <ul style="list-style-type: none"> -be located at grade and in the rear yard; be landscaped; -consist of at least 80% soft landscaping; and -be located at grade and in the rear yard and may include one interior yard that abuts both the rear yard and interior side yard, unless the lot has access to a rear lane. (By-law 2019-41)

155 BOTH	Alternative Projections Above the Height Limit Provisions for Urban Areas (OMB Order File No: PL150797, issued July 25, 2016 - By-law 2015-228)	11	In Area A on Schedule 342: Despite Section 64, roof-top landscaped areas, gardens and terraces must not project above the maximum building height, A parapet must not project more than 0.3 metres above the maximum building height,	In Area A on Schedule 342: Despite Section 64, roof-top landscaped areas, gardens and terraces may project above the maximum building height, only to the extent permitted by othe parts of the bylaw A parapet must not project more than 0.3 metres above the maximum building height,
155, 157 BOTH	Alternative Accessory Structure Provisions for Urban Areas (OMB Order File No: PL150797, issued July 25, 2016 - By-law 2015-228)	155. 12) 2., and 12) 4.; 157. 15) 2., and 15) 4.	In Area A on Schedule 342: 2. Where located on the roof of the uppermost storey, roof-top landscaped areas, gardens and terraces must be located a minimum of 1.5 metres in from any exterior wall of the building. 4. Where located on the roof of the uppermost storey, a roof-top access must be setback a distance equal to its height from the exterior front wall and exterior rear wall, not exceed a total area of 10.5 square metres, not exceed 3 metres in height, and not have eaves that project more than 0.6 metres beyond the exterior walls of the access.	In Area A on Schedule 342: 2. Where located on the roof of the uppermost storey, roof-top landscaped areas, gardens and terraces must be located a minimum of 0 metres in from any exterior wall of the building. 4. Where located on the roof of the uppermost storey, a roof-top access must be setback 0 metres , not exceed a total area of 13 square metres, not exceed 3 metres in height, and not have eaves that project more than 0.6 metres beyond the exterior walls of the access.
155, 157 singles	Alternative Projections into Required Yards Provisions for Urban Areas (OMB Order File No: PL150797, issued July 25, 2016 - By-law 2015-228)	157. 13) 1.,	In Area A on Schedule 342: 1. despite Subsection (6) of Table 65 a balcony may not project into a required rear yard on lots 30 metres or less in depth,	In Area A on Schedule 342: 1. despite Subsection (6) of Table 65 a balcony may project into a required rear yard on lots 30 metres or less in depth a maximum of 1.5m but no closer than 0.6m to the rear property line.