

May 16, 2023

Refer To File: 792-021

The following represents the Zoning Matrix required to accompany the Proposed Humber Station Road Draft Plan of Subdivision / ZBLA Application:

Zoning By-Law Matrix Proposed Humber Station Road Draft Plan of Subdivision Town Files: 21T-22002 and RZ 2022-0003		
NEW Zone Standard (Mobility Transit Hub) (MTH)	Requirement N/A	Proposed
NEW Definitions	n/a	<p>“Amenity Area” means an indoor and/or outdoor recreational area provided for the communal use of the residents including rooftop amenity areas, green roofs and rooftop gardens and inclusive of landscaped areas and may include POPS.”</p> <p>“Privately owned publicly accessible open space (POPS)” means open space which the public is welcome to enjoy, but remain privately owned.</p>
Definition “stacked townhouse”	N/A	For the purpose of this zone, stacked townhouse means a building containing four or more dwelling units in which each dwelling unit is divided both horizontally and vertically from another dwelling unit by a common wall;
PERMITTED USES	N/A	<ul style="list-style-type: none"> - uses identified within the Townhouse Residential – Exception 615 (RT-615) zone of the Zoning By-Law - Dwelling, Townhouse, Stacked - uses identified within the Village Core Commercial (CCV) zone of the Zoning By-Law - a long-term care home - a retirement home - a mixed-use building - a live-work unit - an animal hospital - a convenience store - a day nursery - funeral home - laundromat - a medical centre - a museum

		<ul style="list-style-type: none"> - outdoor display or sales areas, accessory - research establishment - an accessory retail store - a stormwater management pond - a parking garage - a public transit depot - a public use
REGULATIONS	N/A	<p>a) Accessory Building Size For the purpose of this zone, (an) accessory building(s), not including a detached or dual garage, shall have a total maximum building area of 20m².</p> <p>2.1) The zoning requirements in the Townhouse Residential – Exception 615 (RT-615) zone of the Zoning By-Law apply to the uses, buildings and structures permitted through the Townhouse Residential – Exception 615 (RT-615) zone in addition to the following:</p> <p>a) a required third floor egress balcony may project a maximum of 1.0m beyond the building into a rear yard, a rear yard backing onto a lane, exterior side yard and/or front yard.</p> <p>b) the maximum encroachment for covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a deck is 0.5 m into a required parking space in a private garage.</p> <p>c) for dwelling, townhouse, the minimum rear yard setback is 6.0 and a maximum rear yard encroachment of up to 3.0 m of the main building is permitted, provided that the width of the encroachment does not exceed 55% of the overall building width.</p> <p>d) an air conditioner or heat pump is permitted in the front yard of a Dwelling, Townhouse, Back-to-Back, provided it is screened from public view or located on a balcony.</p> <p>e) maximum building height is 17.0 m.</p> <p>f) Parking for townhouse units shall be provided at a minimum rate of 1.0 space per unit.</p>

		<p>g) visitor parking for townhouse units (except back-to-back townhouse units on a public street) shall be provided at a minimum rate of 0.15 spaces per unit.</p> <p>2.2) The zoning requirements for Dwelling, Townhouse, Stacked shall include the following:</p> <p>a) there is no minimum lot area;</p> <p>b) the minimum dwelling unit width is 3.5 m for the ground floor and 4.5m above the ground floor;</p> <p>c) the minimum setback from front wall of a building to a public or private street, sidewalk, walkway or parking space not located in a driveway is 3.0 m;</p> <p>d) the minimum setback from a porch, exclusive of stairs, located at and accessible from the first storey or below the first storey, to a public or private street, sidewalk, walkway or parking space is 1.0 m;</p> <p>e) the minimum setback from the vehicular door of a private garage to a public or private street, sidewalk, walkway or parking space not located in a driveway is 5.5 m;</p> <p>f) despite paragraph above, the minimum setback from the vehicular door of a private garage, where the garage is accessed at the rear of the dwelling by a public or private street, is 0.5m;</p> <p>g) the minimum setback from the side wall of any building to a walkway is 1.5 m;</p> <p>h) the minimum setback from the side wall of any building to any other building on the same block, a public or private street, sidewalk or parking space is 3.0 m;</p> <p>i) despite paragraph (h) above, there is no minimum setback between attached units;</p> <p>j) the minimum setback from a front or rear wall of any building to any other building on the same lot is 9.0 m;</p>
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	<p>k) the minimum setback of any building to any lot line where the adjacent use is the interior side yard for any single detached or semi-detached built form is 9.0 m;</p> <p>l) the minimum setback of any building to any lot line where the adjacent use is the rear yard for any single detached or semi-detached built form is 4.5 m;</p> <p>m) parking shall be provided at a minimum rate of 1.15 parking spaces per dwelling unit, inclusive of visitor parking;</p> <p>n) the minimum outdoor amenity area is the greater of 2.5 sq.m per dwelling unit or 5% of the site area;</p> <p>o) the minimum landscaped area is 20% of the block;</p> <p>p) the maximum building height is the greater of 20.0m or 5 storeys;</p> <p>q) an air conditioner or heat pump is permitted in the front yard, provided it is screened from public view or located on a balcony;</p> <p>r) the maximum encroachment for eaves, sills, fireplaces, cornices, parapets, pilasters, shadow boxes or other similar ornamental architecture features is 0.6 m extending from a main building wall, a bay, box or bow window, a covered or uncovered porch or balcony into a required yard.</p> <p>2.3 The zoning requirements for uses permitted pursuant to the Village Core Commercial (CCV) zone as well as non-residential uses permitted through this Zoning By-Law shall include the following:</p> <p>a) there is no minimum lot area;</p> <p>b) minimum lot frontage of 6.0 m;</p> <p>c) no maximum building height for buildings within MTSA; for all buildings outside of the MTSA, a maximum height of 12 storeys (48 m) excluding rooftop mechanical rooms and equipment shall be permitted.</p>
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		<p>d) no minimum planting strips widths;</p> <p>e) no minimum parking space setbacks from any lot line or from any zone.</p> <hr/> <p>2.4 The zoning requirements for Apartment Buildings, Mixed Use Buildings, Long Term Care Homes, and Retirement Homes shall include the following:</p> <p>a) there is no minimum lot area;</p> <p>b) there is no minimum lot frontage;</p> <p>c) there is no maximum lot coverage;</p> <p>d) minimum front yard setback is 0.3 m if ground floor contains non-residential uses and 2.0 m if the ground floor contains residential uses;</p> <p>e) maximum front yard setback is 2.0 m if the ground floor contains non-residential uses;</p> <p>f) minimum interior side yard setback is 3.0 m</p> <p>g) minimum rear yard setback is 3.0 m</p> <p>h) minimum setback to a sight triangle is 0.0 m;</p> <p>i) no maximum building height for buildings within MTSA; for all buildings outside of the MTSA, a maximum height of 12 storeys (48 m) excluding rooftop mechanical rooms and equipment shall be permitted.</p> <p>j) minimum landscaped open space is 15%;</p> <p>k) minimum 3.0 m planting strip shall be located along each street line adjacent to a parking area;</p> <p>l) minimum parking space setback and driveway setback is 3.0 m;</p>
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		<p>m) all garbage shall be stored inside the building;</p> <p>n) no air conditioning units or heat pumps shall be located in the front yard or the exterior side yard;</p> <p>o) a convenience store shall not exceed a maximum of 160 sq.m. net floor area;</p> <p>p) Parking for apartment units shall be provided at minimum 0.7 spaces per unit.</p> <p>q) Parking for long term care and retirement homes shall be provided at minimum 0.3 spaces per unit</p> <p>r) Visitor parking for all units in an Apartment Building, long term care and retirement homes shall be provided at minimum 0.15 spaces/unit</p> <p>s) Parking for non-residential uses on the ground floor of an Apartment Building shall be provided at minimum 1 space/ non-residential unit</p> <p>t) In a mixed-use development, shared parking is permitted between residential visitors and non-residential visitors.</p> <p>u) minimum amenity area to be the greater of 5 sq.m. per unit or 10% of the site area.</p>
Zone Standard (Multiple Residential) (Parent RM)	Requirement (Parent RM)	Proposed (RM-YY)
Definition “stacked townhouse”		For the purpose of this zone, stacked townhouse means a building containing four or more dwelling units in which each dwelling unit is divided both horizontally and vertically from another dwelling unit by a common wall;
PERMITTED USES	<ul style="list-style-type: none"> - Building, Apartment - Day Care, Private Home 	<p><u>In Addition to Parent RM:</u></p> <ul style="list-style-type: none"> - uses identified within the Townhouse Residential – Exception 615 (RT-615) zone of the Zoning By-Law - Dwelling, Townhouse, Stacked

		<ul style="list-style-type: none"> - uses identified within the Village Core Commercial (CCV) zone of the Zoning By-Law - a long-term care home - a retirement home - a mixed-use building - a live-work unit - an animal hospital - a convenience store - a day nursery - funeral home - laundromat - a medical centre - a museum - outdoor display or sales areas, accessory - research establishment - an accessory retail store - a stormwater management pond - a public use
REGULATIONS		<p>a) Accessory Building Size For the purpose of this zone, (an) accessory building(s), not including a detached or dual garage, shall have a total maximum building area of 20m².</p> <p>2.1) The zoning requirements in the Townhouse Residential – Exception 615 (RT-615) zone of the Zoning By-Law apply to the uses, buildings and structures permitted through the Townhouse Residential – Exception 615 (RT-615) zone in addition to the following:</p> <p>a) a required third floor egress balcony may project a maximum of 1.0m beyond the building into a rear yard, a rear yard backing onto a lane, exterior side yard and/or front yard.</p> <p>b) the maximum encroachment for covered or uncovered steps or stairs, ramp or barrier-free access feature not associated with a deck is 0.5 m into a required parking space in a private garage.</p> <p>c) for dwelling, townhouse, the minimum rear yard setback is 6.0 and a maximum rear yard encroachment of up to 3.0 m of the main building is permitted, provided that the width of the</p>

		<p>encroachment does not exceed 55% of the overall building width.</p> <p>d) an air conditioner or heat pump is permitted in the front yard of a Dwelling, Townhouse, Back-to-Back, provided it is screened from public view or located on a balcony.</p> <p>e) maximum building height is 17.0 m</p> <p>f) Parking for townhouse units shall be provided at a minimum rate of 1.0 space per unit.</p> <p>g) visitor parking for townhouse units (except back-to-back townhouse units on a public street) shall be provided at a minimum rate of 0.15 spaces per unit.</p> <hr/> <p>2.2) The zoning requirements for Dwelling, Townhouse, Stacked shall include the following:</p> <p>a) there is no minimum lot area;</p> <p>b) the minimum dwelling unit width is 3.5 m for the ground floor and 4.5m above the ground floor;</p> <p>c) the minimum setback from front wall of a building to a public or private street, sidewalk, walkway or parking space not located in a driveway is 3.0 m;</p> <p>d) the minimum setback from a porch, exclusive of stairs, located at and accessible from the first storey or below the first storey, to a public or private street, sidewalk, walkway or parking space is 1.0 m;</p> <p>e) the minimum setback from the vehicular door of a private garage to a public or private street, sidewalk, walkway or parking space not located in a driveway is 5.5 m;</p> <p>f) despite paragraph above, the minimum setback from the vehicular door of a private garage, where the garage is accessed at the rear of the dwelling by a public or private street, is 0.5m;</p>
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Prepared by GSAI