

Maple Avenue Zoning Comparison

Existing Zoning

- The current zoning on the subject property includes three different zones:
 - Urban Residential Type 1 (R1) Zone
 - General Commercial 4 (C-4) Exception Zone (By-law 87-15)
 - General Commercial 4 (H-C-4) Exception Zone – Holding

Proposed Zoning

The Maple Avenue Suites proposal is a residential intensification project in the form of infill development. The Urban Residential Type 3 Zone is the densest residential zone contemplated in the Dysart et al Zoning By-law 2005-120. The highest density it allows in the R3 Zone is in the form of a duplex, converted dwelling or a semi-detached dwelling unit as permitted uses.

Any form of housing which is proposed at a higher density such as an apartment, must therefore pursue a site-specific zoning amendment and seek approval for zoning provisions appropriate to that form of residential development.

- The proposed zoning for the subject property would rezone the entire property to Urban Residential Type 3 Exception (R3- XX) Zone and Urban Residential Type 3 (H-R3-XX) Exception Zone – Holding.

The following zoning provisions are proposed for the site-specific amendment:

- To allow 3 dwellings, medium density as a permitted use.
- To allow a Min lot line setback, front 6.0 m.
- To allow a Min lot line setback, exterior 0.6 m.
- To allow a Min lot line setback, rear, main building 5.0 m.
- To allow a Lot coverage, max of 32%.
- To allow a Structure height, max of 15 m.
- To not include a planting strip along the western boundary of the property as there is no space to provide one. Instead to plant based on the Landscape Plan prepared by Basterfield & Associates.
- To allow accessible parking spaces with a width of 4.0 m.
- Minimum street setback, Maple Ave of 0.6 m.
- Minimum street setback, Victoria Street of 6.0 m.

Zoning Comparison Table

R3 Zone	Required/Allowed	Proposed	Conforms/Modifications
Permitted Uses			
	Single, Converted, Duplex, Semi/ Seasonal Dwelling	Dwellings, medium density	Modify to allow dwellings, medium density
Zoning Provision			
Lot area, min	1,390 m ²	2,924.7 m ²	Conforms
Lot frontage, min	30 m	40.2 m	Conforms
Dwellings per lot, max	1	3 dwellings, medium density	3 dwellings, medium density
Total accessory buildings per lot, max	2	2	Conforms
Min water setback	30 m	N/A	Conforms
Min lot line setback, front	7.5 m	6 m	Propose 6 m
Min lot line setback, exterior	7.5m	0.6 m (Maple Ave)	Propose 0.6 m
Min lot line setback, interior side, main building	1.5 m	16.2 m, actual	Conforms
Min lot line setback, interior side, accessory structure	1 m	6.9 m, actual	Conforms
Min lot line setback, rear, main building	7.5 m	5.1 m	Propose 5.0 m
Min lot line setback, rear, accessory structure	1 m	0.9 m	Propose 0.9 m
Building separation, min	1 m	3.9 m (middle & south buildings) 2.4 m (north & south buildings)	Conforms
Lot coverage, max	25 %	32 %	Propose lot coverage, max 32 %
Dwelling unit area, min	55 m ²	101.36 sq m	Conforms
Structure height, max	9.5 m	15 m	Propose 15 m, maximum
Naturalized open space, minimum	30%	Please refer to the Landscape Plan	
Planting strip width, min	3.0 m	See Landscape Plan No planting strip	Propose no planting strip. Plant as per Landscape Plan

Parking, Access and Street Setback Zoning Standards

Zoning Provision/ Design Requirement	Required	Proposed	Conforms/Modification
Parking space setback from street line, min	7.5 m	2.7 m	Propose 2.7 m
Parking spaces required, other residential uses	2 for each dwelling unit	1 for each dwelling unit	Propose 1 parking space for each dwelling unit
Access driveway	3 m min- 9 m max	8 m	Conforms
Driveway that is both entrance & exit, max width, street line	9 m	6.9 m, proposed	Conforms
Parking space, dimensions	3 m x 6 m	3 m x 6 m	Conforms
Angle of parking space to the aisle is 70 degrees or more, aisle, min	7 m	7.2 m, proposed	Conforms
Accessible parking space, min dimensions	6 m long 4.5 m wide including 1.5 m aisle for access	8 m long 4 m wide	Propose accessible parking space, minimum dimensions, 6m long, 4 m wide
Min number accessible parking spaces	11-20 dwelling unit – 2 spaces	Exceeds the min standard – 3 spaces, 1 for each building close to accessible suite	Conforms
Minimum Street Setback, Maple Avenue	10 m plus the minimum lot line setback from the street line	0.6 m	Propose 0.6 m
Minimum Street Setback, Victoria Street	10 metres plus the minimum lot line setback from the street line	6.0 m	Propose 6.0 m