

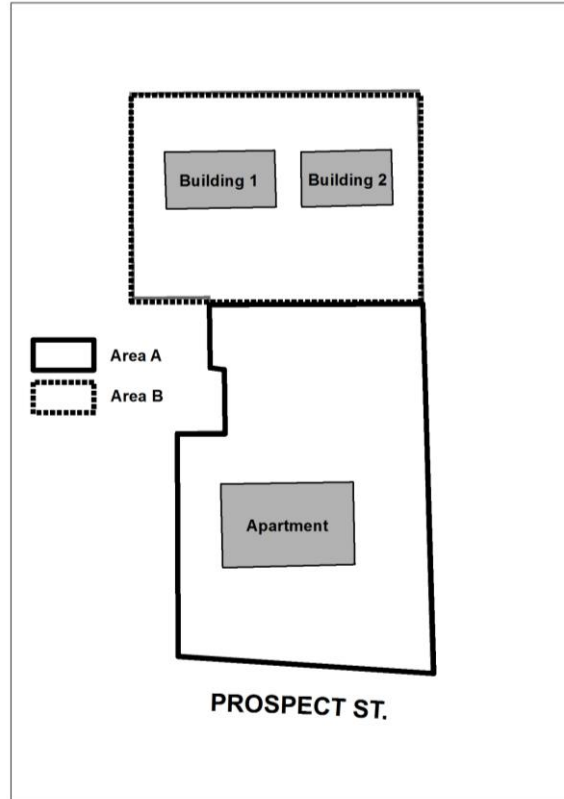
APPENDIX C – Draft By-law Regulations

Exception 500	Zone RH4	Map 14W	Amendment 2020.XXX	Enacted Oct. 21, 2019
1. <u>Permitted Uses</u>				
Only the following uses are permitted in Area A:			Apartment Building	
Only the following uses are permitted in Area B:			Stacked Townhouses	
<p>Notwithstanding the definition of a stacked townhouse contained in Part 16, access to second level units may be from exterior or interior stairways.</p>				
2. <u>Regulations applying to the entire development site:</u>				
Maximum Density:			106 units per hectare	
Outdoor Amenity Area (including patios, balconies, and common areas):			22 m ² per unit	
Indoor Amenity Area (located in Apartment Building):			114 m ²	
Total Amenity Area per unit:			23.5 m ²	
Landscape Buffer abutting RM1 zone east of property:			2 m	
Landscape Buffer abutting R3.2 zone north of Townhouse blocks:			2.7 m	
Minimum Landscape Area abutting Prospect Street:			2m	
Parking rate:				
<u>Apartment</u> Occupant:			1 space/ 1-bedroom unit	
			1.25 spaces/ 2-bedroom unit	
Visitor:			0.2 spaces/ unit	
<u>Stacked Townhouses</u>				
Occupant:			1 space/ unit	
Visitor:			0.25 spaces/ unit	
Setback of parking lot to street line:			2 m	
100% of all required parking shall be provided as surface parking				

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3. <u>Regulations applying to apartment building in Area A on Diagram 500:</u>				
Maximum number of apartment units:			65 units	
West yard setback:			12 m	
Setback of parking spaces and driveways from windows of habitable rooms located on the ground floor:			North side of building: 1.5 m	
			South side of building: 3 m	
			East side of building: 3 m	
Accessible Parking Spaces:			3 occupant spaces	
			1 visitor space	
Loading Spaces:			1	
4. <u>Regulations applying to stacked townhouses permitted in Area B on Diagram 500:</u>				
Maximum number of stacked townhouse units:			36 units	
Minimum separation between Buildings 1 and 2:			8.2 metres to building walls excluding gas metre enclosure	
West yard setback:			3.1 m to building wall of Building 1	
			2.1 m to gas metre enclosure of Building 1	
East yard setback:			4.1 m to building wall of Building 2	
			3.4 m to gas metre enclosure of Building 2	
Yard Abutting R3.2 Zone (north yard):			14 m	
Maximum balcony projection into yard abutting R3.2 zone:			0.6 m	
Balconies are permitted to exceed one third of the permitted length of a building wall.				
Accessible Parking Spaces:			2 occupant spaces	
			1 visitor space	
Loading Spaces:			1	
Maximum height of retaining wall with fencing on top:			2.6 metres	
Sunken private patios are only permitted in front of stacked townhouse buildings.				

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Diagram 500:



5. Community Benefits pursuant to Section 37 of the Planning Act:

The Developer agrees to provide a direct community benefit of a \$60,000 contribution towards improvements to park facilities at Optimist Park, to the satisfaction of the Executive Director of Capital Works, prior to application for above-grade building permits.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.