

APPENDIX G – Existing, Proposed and Recommended Development Regulations

Existing, Requested and Recommended Zoning Regulations					
Regulation Type	CS4 Regulations (Existing Zone to be retained)	RM3* Regulations (Requested Zone to be applied) for Apartments	Applicant Requested Regulations RM3/CS4		City Staff Recommended Regulations RM3/CS4
			Original Submission (Dec 2021)	Resubmission (April 2023)	
Minimum lot frontage	n/a	30 metres	No Change Proposed		30 metres
Maximum density	n/a	75 units/ha	425 units/ha	275 units/ha	275 units/ha or 1,300 units, whichever is greater
Maximum Height	n/a	n/a	16 - 30 storeys (area specific)	16 storeys	16 storeys, with a stepback requirement between 3 and 8 storeys
Minimum front yard setback	6 m	6 metres	6 m (along Queen Street)		6 metres
Minimum exterior side yard setback	6 m	6 m	4 m (along Goebel Ave and Groh Ave)	6 m	
Minimum interior side yard setback	3 m	3 m for the first 2 <i>storeys</i> , <u>plus</u> 1.5 m for each additional <i>storey</i> , to a total required <i>interior side yard</i> of 12 m	5.0 m (area specific) otherwise no change	5.0 m (area specific) otherwise no change	
Minimum rear yard setback	3 m		No Change Proposed		
minimum interior side yard or rear yard abutting a residential zone	7.5 m	n/a	No Change Proposed		

Reference 23-288-CD Recommendation Report

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			Original Submission (Dec 2021)	Resubmission (April 2023)	
Minimum Dwelling Unit Sizes	n/a	Varies		No Change Proposed	No Longer Applicable
minimum gross leasable commercial floor area	5,000 sq.m.	n/a		4,100 sq.m.	No Longer Applicable
Maximum gross leasable commercial floor area	13,500 sq.m.	n/a		No Change Proposed	5,000 sq.m.
Maximum Lot Coverage	30%	n/a	40%		No Longer Applicable
Maximum Floor Space Index	n/a	n/a	4.0	3.2	Not Applicable
Minimum landscaped open space	n/a	30%	No Change Proposed 30%		30% (landscaping coverage – new definition)
Minimum Amenity Area Per Dwelling Unit	n/a	Bachelor or 1 bedroom = 20 sq.m. 2 bedroom+ = 30 sq.m.	20 sq.m.		20 sq.m.
Minimum Resident Parking	n/a	1 space/unit	0.85 spaces/unit (resident/visitor rate combined)	0.93 spaces/unit	1 space/unit
Minimum Visitor Parking	n/a	0.25 spaces/unit		No change to rate, shared with commercial	0.1 spaces/unit

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			Original Submission (Dec 2021)	Resubmission (April 2023)	
				parking	
Minimum Non-Residential Parking	Varies from 2.5 to 5 / sq.m. or rates based on other factors (ie. seating, people, courts)	n/a	No Change except Office parking shall be provided at a rate of 1 space per 30 sq.m. for the first storey, and 1 space per 70 sq.m. above the first storey	1.5 spaces/100 sq.m., shared with visitor parking, with some exceptions	1.5 spaces/unit, except for certain uses that have the standard rates in the By-law
Required loading space	>500 sq.m. = 0 spaces 500-2000 sq.m. = 1 space +2000 sq.m. = 1 space/2000 sq.m.	1 space per building containing 25 or more units	Minimum 5 spaces, and minimum 1 space per block (block is not defined in the by-law)		1 space per building or 2 spaces can be shared by 2 buildings subject to meeting certain requirements
Parking Stall Size (90 degree)	2.9 m x 5.5.m		2.70 m x 5.6 m		2.70 m x 5.6 m

**The regulations in Table 2 above for the RM3 Zone are limited to those that apply to Apartment Buildings, and not to other building types permitted in the RM3 Zone. Staff are recommending that only Stacked Townhouse Building and Apartment Building be permitted on this Site, and that applicable regulations to these building types be consolidated for simplicity.*