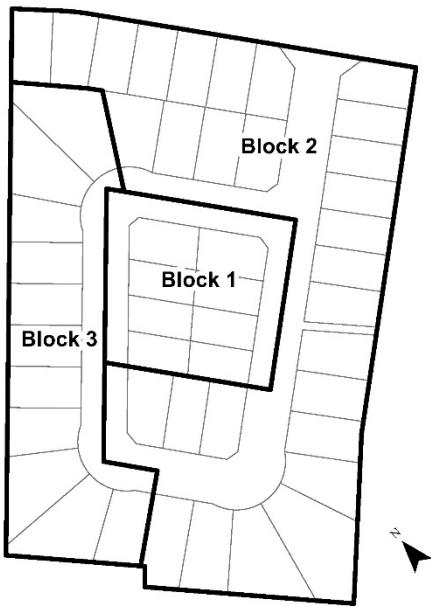


**Appendix C  
Proposed Zoning with Comparison to Abutting Zones**

Performance Standard	Proposed Site-Specific Provisions	RL8 (parent zone, and abutting properties)	RL5: 32 and RL5: 45 (abutting properties)
			
<b>Zone Provisions for All Lands</b>			
Land use	<i>Semi-detached</i> prohibited	<i>Semi-detached</i> allowed	<i>Semi-detached</i> prohibited
Maximum encroachment into a minimum <i>front</i> or <i>flankage</i> yard for <i>porches</i> with or without a foundation	1.85 m	0 m* *However, the zoning by-law in-effect at the time the surrounding existing houses were developed, porch encroachments were permitted up to a point 2.5 m from the front or flankage property lines.	
<b>Additional Zone Provisions for Block 1 Lands</b>			
Minimum <i>lot area</i> for a <i>detached dwelling</i>	295.0 m <sup>2</sup>	360.0 m <sup>2</sup>	464.5 m <sup>2</sup>
Minimum <i>rear yard</i>	6.5 m	7.5 m	7.5 m
Maximum <i>height</i>	12.5 m	10.5 m	12.0 m

Performance Standard	Proposed Site-Specific Provisions	RL8 (parent zone, and abutting properties)	RL5: 32 and RL5: 45 (abutting properties)
Maximum number of storeys	3	2 <sup>(7)</sup>  (7) Notwithstanding the above, <i>residential floor area</i> above the second storey is permitted provided that the <i>residential floor area</i> above the second storey shall not exceed 35% of the <i>residential floor area</i> of the second storey below.	n/a
Maximum residential floor area ratio	70%	65% <sup>(7)</sup>  (7) Notwithstanding the above, <i>residential floor area</i> above the second storey is permitted provided that the <i>residential floor area</i> above the second storey shall not exceed 35% of the <i>residential floor area</i> of the second storey below.	<u>RL5:32</u> Maximum <i>lot coverage</i> for a <i>detached dwelling</i> having more than one storey: 40%  (translates to an estimated <i>residential floor area</i> of 73% to 77% for the RL5 sp:32 two-storey houses abutting the subject lands)  <u>RL5:45</u> Maximum <i>lot coverage</i> for the <i>dwelling</i> : 35%  (translates to an estimated <i>residential floor area</i> of 29% for the three one-storey houses abutting the subject lands with this zoning)
<i>Residential Floor Area</i> calculation	Where a <i>building</i> contains more than 2 storeys, the calculation of <i>residential floor area</i> shall not include the <i>first storey</i>	...the aggregate area of a residential <i>building</i> containing a <i>dwelling</i> measured from the exterior of the outside walls, but shall not include a <i>private garage, basement or attic...</i>  (see Part 3, Definitions, Zoning By-law 2014-014)	

<b>Performance Standard</b>	<b>Proposed Site-Specific Provisions</b>	<b>RL8</b> (parent zone, and abutting properties)	<b>RL5: 32 and RL5: 45</b> (abutting properties)
<i>Basement space</i>	Where a <i>building</i> contains more than <i>2 storeys</i> , <i>basement space</i> is not permitted	<i>basement space</i> is permitted	
<i>Uncovered platform location</i>	Where a <i>building</i> contains more than <i>2 storeys</i> , an <i>uncovered platform</i> may be located on the same level as or lower than the <i>second storey</i>	...located on the same level as or lower than the <i>first storey</i> of the <i>building</i> associated with the platform. (see Part 3, Definitions, Zoning By-law 2014-014)	
<b><u>Additional Zone Provisions for Block 2 Lands</u></b>			
Minimum <i>lot area</i>	350.0 m <sup>2</sup>	360.0 m <sup>2</sup>	464.5 m <sup>2</sup>
Minimum <i>lot area</i> for a <i>corner lot</i>	385.0 m <sup>2</sup>	405.0 m <sup>2</sup>	464.5 m <sup>2</sup>
Maximum <i>height</i>	10.5 m	10.5 m	12.0 m
Maximum number of <i>storeys</i>	2	2 <sup>(7)</sup>  ( <sup>7</sup> ) Notwithstanding the above, <i>residential floor area</i> above the <i>second storey</i> is permitted provided that the <i>residential floor area</i> above the <i>second storey</i> shall not exceed 35% of the <i>residential floor area</i> of the <i>second storey</i> below.	n/a

Performance Standard	Proposed Site-Specific Provisions	RL8 (parent zone, and abutting properties)	RL5: 32 and RL5: 45 (abutting properties)
Maximum residential floor area ratio	70%, and shall not exceed 400 m <sup>2</sup> for lots greater than 600 m <sup>2</sup>	65% <sup>(7)</sup>  <sup>(7)</sup> Notwithstanding the above, residential floor area above the second storey is permitted provided that the residential floor area above the second storey shall not exceed 35% of the residential floor area of the second storey below.	<u>RL5:32</u> Maximum lot coverage for a detached dwelling having more than one storey: 40%  (translates to an estimated residential floor area of 73% to 77% for the RL5 sp:32 two-storey houses abutting the subject lands)  <u>RL5:45</u> Maximum lot coverage for the dwelling: 35%  (translates to an estimated residential floor area of 29% for the three one-storey houses abutting the subject lands with this zoning)
<b>Additional Zone Provisions for Block 3 Lands</b>			
Minimum lot area	350.0 m <sup>2</sup>	360.0 m <sup>2</sup>	464.5 m <sup>2</sup>
Minimum lot area for a corner lot	385.0 m <sup>2</sup>	405.0 m <sup>2</sup>	464.5 m <sup>2</sup>
Maximum height	10.5 m	10.5 m	12.0 m
Maximum number of storeys	2	2 <sup>(7)</sup>  <sup>(7)</sup> Notwithstanding the above, residential floor area above the second storey is permitted provided that the residential floor area above the second storey shall not exceed 35% of the residential floor area of the second storey below.	n/a

Performance Standard	Proposed Site-Specific Provisions	RL8 (parent zone, and abutting properties)	RL5: 32 and RL5: 45 (abutting properties)
Maximum residential floor area ratio	65%	<p>65% <sup>(7)</sup></p> <p><sup>(7)</sup> Notwithstanding the above, residential floor area above the second storey is permitted provided that the residential floor area above the second storey shall not exceed 35% of the residential floor area of the second storey below.</p>	<p><u>RL5:32</u> Maximum lot coverage for a detached dwelling having more than one storey: 40%  (translates to an estimated residential floor area of 73% to 77% for the RL5 sp:32 two-storey houses abutting the subject lands)</p> <p><u>RL5:45</u> Maximum lot coverage for the dwelling: 35%  (translates to an estimated residential floor area of 29% for the three one-storey houses abutting the subject lands with this zoning)</p>