



SHAPING GREAT COMMUNITIES

To: Gerrit Boerema

Date: Feb. 28, 2022

From: Kshitiz Jaswal, GSP Group

File No.: 23025

**Re: Zoning Bylaw Review – Residential Medium and High Density
The Township of West Lincoln**

As per your request, I am providing you my review of the Zoning Bylaw regulations for Residential Medium and High-Density zones.

To conduct the review, development scenarios were created, pertaining to each dwelling type as identified in the draft zoning by-law, to test the applicable zoning regulations. The scenarios were tested to evaluate the maximum built form of a dwelling type can be achieved with the application of zoning regulations. Following were the criteria of the analysis:

1. Evaluate if the zoning regulations are flexible enough to allow for different massing, architectural styles, and adequate GFA for a dwelling type.
2. Evaluate scenarios where zoning regulation may allow for over-building or under-building for a dwelling type while conforming to zoning by-law.
3. Evaluate if the resulting built form reflect the Official Plan residential policies and Urban Design manual guidelines.

Following is summary of the review and recommendations:

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

72 Victoria Street South, Suite 201, Kitchener, ON N2G 4Y9 519 569 8883
162 Locke Street South, Suite 200, Hamilton, ON L8P 4A9 905 572 7477
gspgroup.ca

Semi-Detached Dwelling:

RM1 Zone: Zoning bylaw regulations performed well in the three criteria's and allowed for built form flexibility with space for landscaping and amenity area.

Recommendations:

The maximum lot coverage can be reduced to 40%, to control over building and without meaning fully impacting the building GFA.

RM2 and RM3 Zone: Zoning bylaw regulations allowed for built form flexibility but can allow over building for this dwelling type. Potential to build a semi-detached with 3 storeys + basement + attic roof. Bringing the height from avg. grade to top of pitched roof ~14m (or 5 storeys). That is too tall for a semi-detached dwelling type.

Recommendations:

Reduce the maximum height to 10m (3 Storeys).

Duplex Dwelling:

RM2 Zone: Potential to build ~4,500 SF/unit (including basement) with flat roof and ~4,000 SF/unit with pitched roof, with minimum lot area requirement, 50% lot coverage, and meeting all other regulations. This can result in very large building volume and scale for a duplex dwelling. A duplex dwelling is similar to semi-detached in scale and size.

Recommendations:

Reduce the maximum height to 10m (3 Storeys), Min. Frontage can be reduced to 15m and/or reducing maximum lot coverage to 40%, and minimum landscape space to 25% to avoid scenarios where majority of lot is used for surface parking.

Fourplex Dwelling:

RM2 Zone: With attached garage, potential to build ~4,700 SF/unit with flat roof and ~4,000 SF/unit with pitched roof, with minimum lot area requirement, 50% lot coverage, and meeting all other regulations.

RM3 Zone : With attached garage, potential to build ~3,400 SF/unit with flat roof and ~3,000 SF/unit with pitched roof, with minimum lot area requirement, 50% lot coverage, and meeting all other regulations. With surface parking, potential to build ~2,000 SF/unit with flat roof.

This can result in very large building volume and scale for a four-plex dwelling. A four-plex dwelling, when stacked horizontally, is similar to Street Towns/Block Towns in scale and size.

Recommendations:

Recommend reducing the maximum height to 10m (3 Storeys), Min. lot frontage to 25m, minimum landscape 25%, and lot coverage to 40%. Lot area in RM2 zone for fourplex dwelling can go down to 220 SM/unit.

Triplex Dwelling:

RM2 and RM3 Zone: With attached garage, potential to build ~4,500 SF/unit with flat roof and ~4,000 SF/unit with pitched roof, with minimum lot area requirement, 50% lot coverage, and meeting all other regulations. With the 50% lot coverage and min. lot area requirement, it results in a 14.5 m rear yard setback (RM2 zone). Which proves that minimum lot area regulation can result in inefficient use of land. Similar to Four-plex Dwelling, 12 m height can result in very large building volume and scale for a triplex dwelling.

Recommendations:

Reducing the maximum height to 10m (3 Storeys), minimum landscape 25%, minimum lot area to reduce to 220SM/ unit for RM2, lot area reduced to 180 SM/unit for RM3, and lot coverage to 40%.

Street Townhouse Dwelling:

RM1, RM2, and RM3 Zone: Zoning bylaw regulations performed well in the three criteria's and allowed for built form flexibility with space for landscaping and amenity area.

Recommendations:

Reduce the maximum height to 10m (or 3 storey) for RM2 and RM3 zone to create a scale differentiation between the Stack townhouses and Back-to-Back townhouses, to reflect OP height policies. Given the large lot areas and the definition of "Height", 3 storey is more than adequate for a townhouse dwelling.

Townhouse Dwelling:

RM2 and RM3 Zone: Zoning bylaw regulations performed well in the three criteria's and allowed for built form flexibility with space for landscaping and amenity area.

Recommendations:

Lot area for Townhouse in RM2 zone is inconsistent with the Street Townhouse in the same zone. Give the same scale of dwelling type, I would recommend reducing it to 180 SM.

Since this type of dwelling will usually be part of a condominium, I would recommend adding a minimum 25% landscape open space requirement.

Stacked Townhouse Dwelling:

RM3 and RM4 Zone: RM3 zone regulations generally performed well in the three criteria. Stacked Townhouse dwellings, permitted in RM4 zone, have no regulation pertaining to lot area, lot frontage, lot coverage, and rear yard. That can create over building scenarios.

Recommendations:

For RM4 zone, recommend adding the regulation for min. lot coverage, and rear yard to avoid over building and protect low density residential zones.

For RM3 zone, currently there is no minimum landscape, and amenity area requirement. I would recommend adding the minimum landscape requirement of 25% and minimum amenity area requirement for the sub section "Dwelling with 9 or more dwelling units on one lot".

Back-to-Back Townhouse Dwelling:

RM4 Zone: Back-to-Back townhouse generally performed well with the zoning regulations. Although, the zoning regulations for stacked Back-to-Back townhouse can result in under building scenarios or in-efficient use of land.

Recommendations:

Currently the draft zoning bylaw limits the maximum BTB units to Five (5) BTB unit modules in a row or total Ten (10) dwelling units. This seems low and may cause inefficient use of the land. A townhouse dwelling, which has similar built form are permitted Eight (8) unit modules in a row. I recommend allowing for a minimum of Three (3) BTB unit modules (6 dwelling units) to a maximum of Eight (8) BTB unit modules (16 dwelling units) to provide flexibility and allow for efficient use of land and creating a longer street frontage.

Back-to-back townhouse dwelling have common rear wall, similar to the side walls of townhouse dwelling. Therefore, similar to side yard requirement for townhouses, Back-to-Back Townhouse should have a rear yard requirement when part of a condominium lot (which is common for this dwelling type). Without a rear yard, it could be an issue specially when abutting a lower density land use. A building could be built very close to the lot line while compliant with the Zoning Bylaw. I recommend a Min.7.5m building setback from a rear property line of a condominium lot with the following exception clause:

“(4) Where each dwelling unit of a Back-to-Back townhouse dwelling is located on a separate lot and not part of a condominium, no rear yard, and interior side yard shall be required along the common lot line of the attached wall joining two dwelling units.”

Recommend limiting the mass of 4th floor to 75-80% of the third floor to allow for building articulation, step-back, and sunlight. This can be regulated through urban design guidelines.

Stacked Back-to-Back (ST-BTB) townhouses are comprised of units that are stacked vertically and/or horizontally with access from grade fronting onto a public street, condominium road, pedestrian mews or open space. ST-BTB townhouses cannot be a freehold unit and are legally more similar to Stack townhouses than Back-to-Back townhouses. The min. lot area (75 sqm/unit) works well for a BTB unit but does not seem to work for ST-BTB specially in the case of small to medium sized lots. The built form and massing of the ST-BTB and a BTB are similar, but with the proposed zoning regulation, it will require twice the amount of land to build one block of ST-BTB. This may discourage developers from building ST-BTB as they can build two blocks of BTB instead. I would recommend adding a note in the zoning bylaw that “For Stacked Back-to-Back units, Min. lot area is 50 sqm/unit.”

Apartment Dwelling:

RM3 and RM4 Zone: On a 0.5 Ha lot, 31 units (62 uph) are permitted as per the minimum lot area requirement. A 31-unit apartment building, with large two-bedroom units, can be constructed with 18% lot coverage, 9m height, and meeting/exceeding all other regulations. Even though the minimum lot area regulation seems restrictive, the resulting density and form is in keeping with the official plan medium density policies.

Recommendations:

I recommend adding minimum rear yard requirement for RM4 zone, and minimum landscape and amenity area for RM3 zone.

RH Zone: On a 0.5 Ha lot, 41 units are permitted as per the minimum lot area requirement. The minimum lot area requirement proves to be very restrictive, especially for Residential High-density zone and allows for a lower density compared to the Back-to-Back townhouse density in RM4 zone (lot area:75 SM/unit).

Recommendations:

As the residential high-density zone (RH) is the densest residential zone, I recommend to reduce the minimum lot area requirement to 60 SM to allow for a compact and efficient form of apartment dwelling. (For comparison, City of Brantford has Min. lot area requirement of 50SM for apartments in their residential high-density zone.)

Additional Notes:

I recommend creating a separate zoning chart per dwelling type (enclosed) instead of a combined chart for ease of understanding.

I trust the above information is to your satisfaction. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Yours truly,
GSP Group

Kshitiz (Jas) Jaswal, M.Arch., M.Plan.
Urban Designer

Encl: Review illustrations.

Scenarios to avoid

Over-built massing



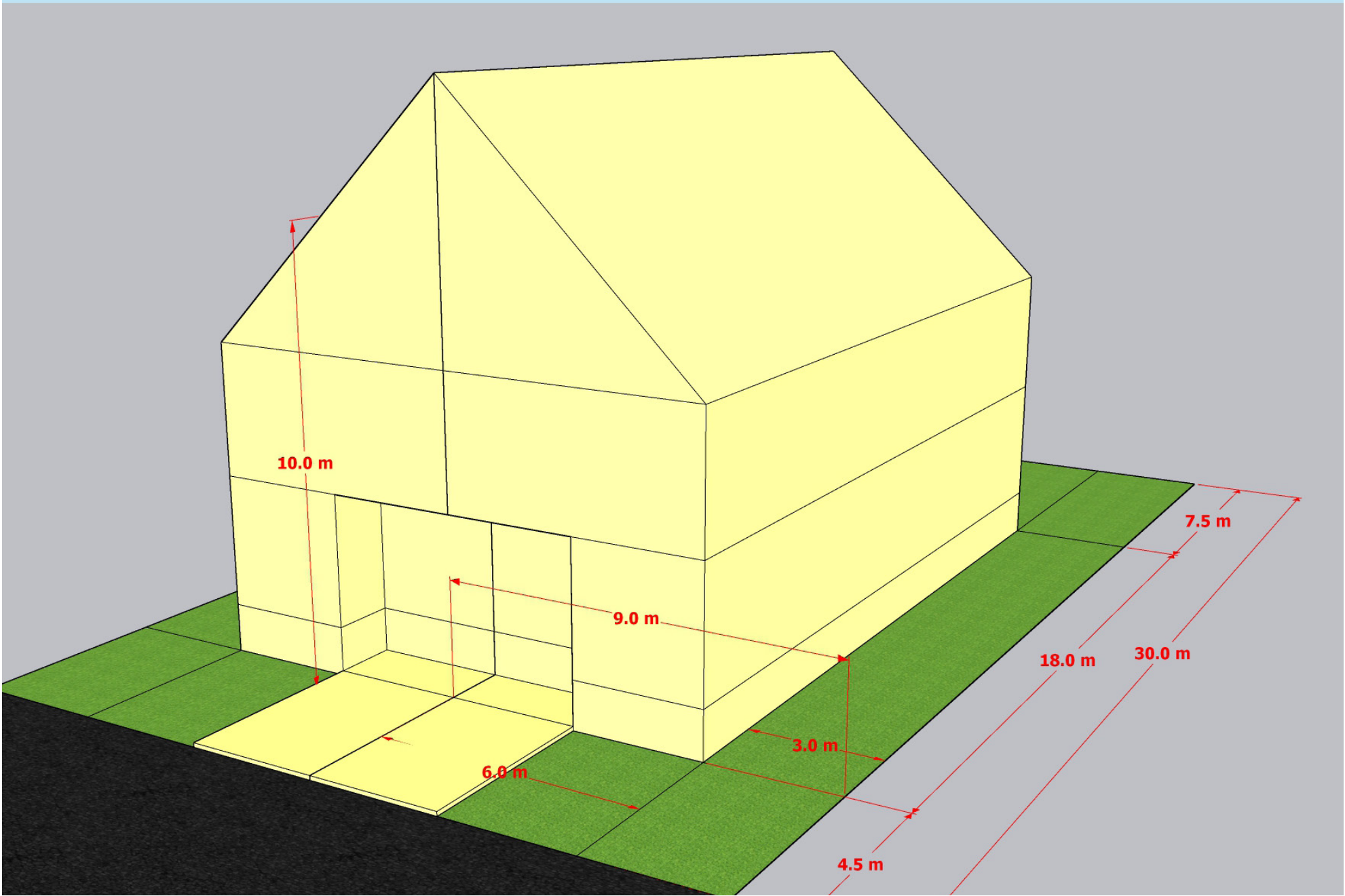
Over-built height



Under-built or In-efficient use of land



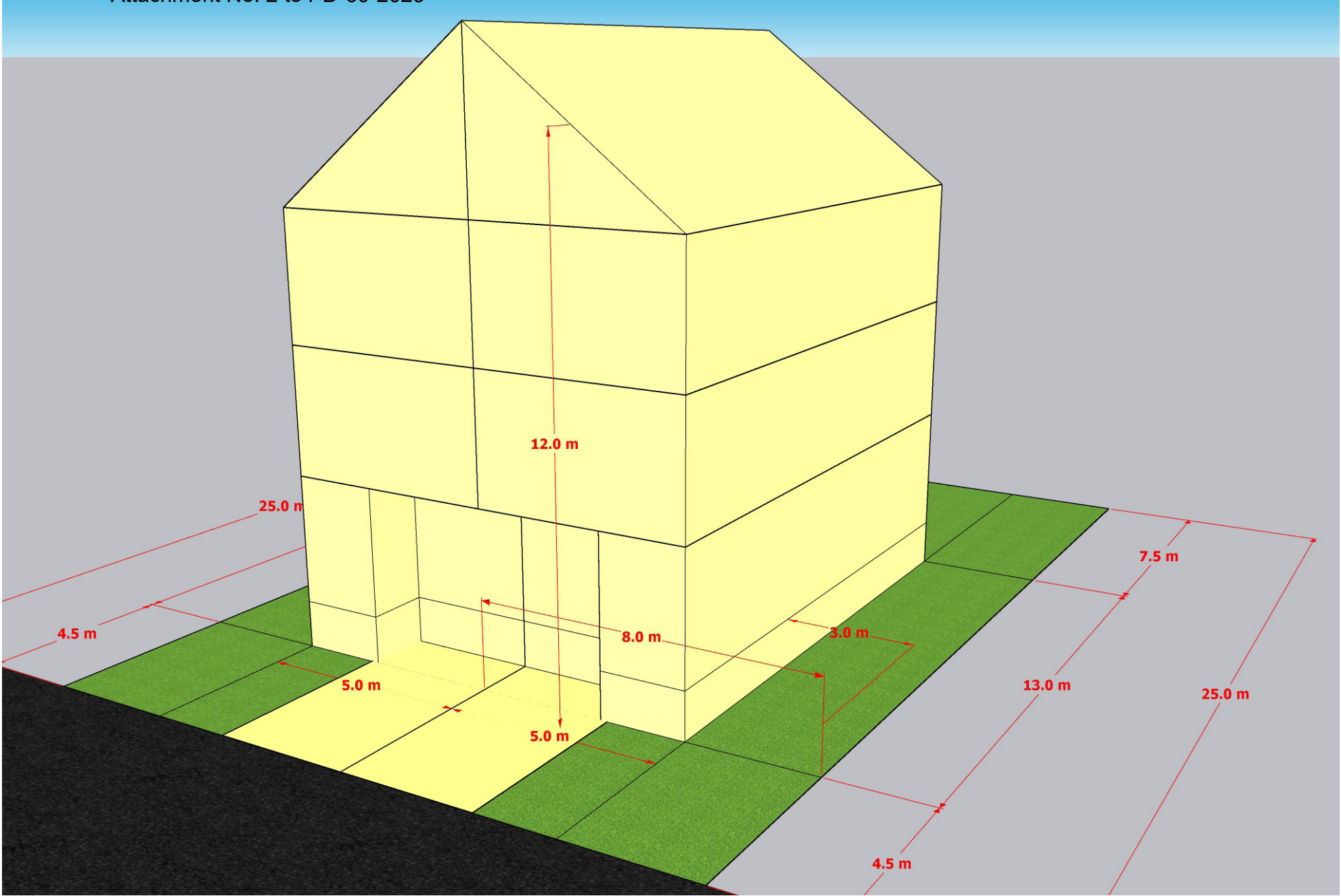
Semi-detached dwelling			
Permitted in zones	RM1	RM2	RM3
	X	X	X
Min. Lot Area/Unit	270m2	200 m2	
Min. Lot Frontage	9m/unit	8m/unit	
Min. Front Yard			
Dwelling	4.5m		
	Private Garage		
Min.Exterior Side Yard	6m		
	3m		
Minimum interior side yard			
	Adjoining a lot in a low density residential zone		
	3m(3)		
Adjoining a lot in any other zone	1.2m(3)		
Min. rear Yard			
	Adjoining a lot in a low density residential zone		
Adjoining a lot in any other zone	7.5m		
	6m		
Maximum lot coverage	45%	50%	
Minimum separation distance between dwellings on the same lot	N/A		
	Between exterior side walls		
Between exterior front or rear walls	N/A		
	N/A		
Between exterior front or rear walls and side walls	N/A		
Maximum height	10m	12m	
Minimum landscaped open space	N/A		
Minimum amenity area (5)(6)	N/A		



Zone: RM1
Potential to build ~3,000 SF/unit (including basement & attic), with minimum lot area requirement, **40% lot coverage**, and meeting all other regulations.

1) I would recommend reducing the maximum lot coverage to 40%.

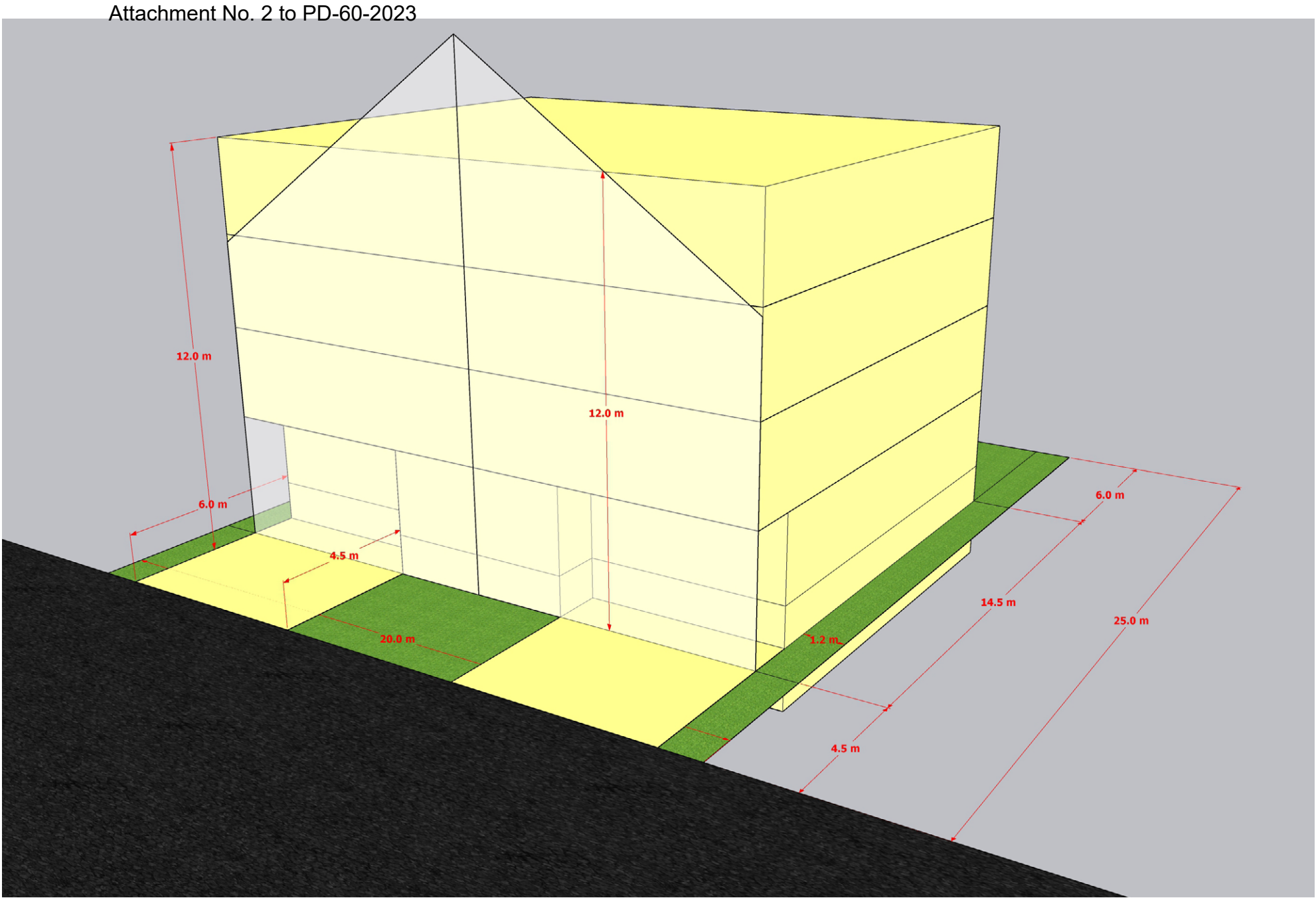
Semi-detached dwelling			
Permitted in zones	RM1	RM2	RM3
	X	X	X
Min. Lot Area/Unit	270m2	200 m2	
Min. Lot Frontage	9m/unit	8m/unit	
Min. Front Yard			
	Dwelling		
	Private Garage		
Min.Exterior Side Yard	4.5m		
	6m		
Minimum interior side yard	3m		
Adjoining a lot in a low density residential zone			
	3m(3)		
	1.2m(3)		
Adjoining a lot in any other zone			
Min. rear Yard			
	Adjoining a lot in a low density residential zone		
	7.5m		
Adjoining a lot in any other zone	6m		
Maximum lot coverage	45%	50%	
Minimum separation distance between dwellings on the same lot	N/A		
	Between exterior side walls		
	N/A		
	Between exterior front or rear walls		
	N/A		
Between exterior front or rear walls and side walls	N/A		
Maximum height	10m	12m	
Minimum landscaped open space	N/A		
Minimum amenity area (5)(6)	N/A		



Zone: RM2 and RM3
Potential to build ~2,000 SF/unit (including basement), with minimum lot area requirement, **33% lot coverage**, and meeting all other regulations.

1) Potential to build a semi-detached with 3 storey + basement + attic roof. Bringing the height from avg. grade to top of roof ~14m (or 5 storeys). That is too tall for a semi-detached. I would recommend reducing the maximum height to 10m (3 Storeys). With the max. permitted lot coverage of 50%, the reduced height should not have any meaningful impact on the build-able GFA but would tame down the scale of the building.

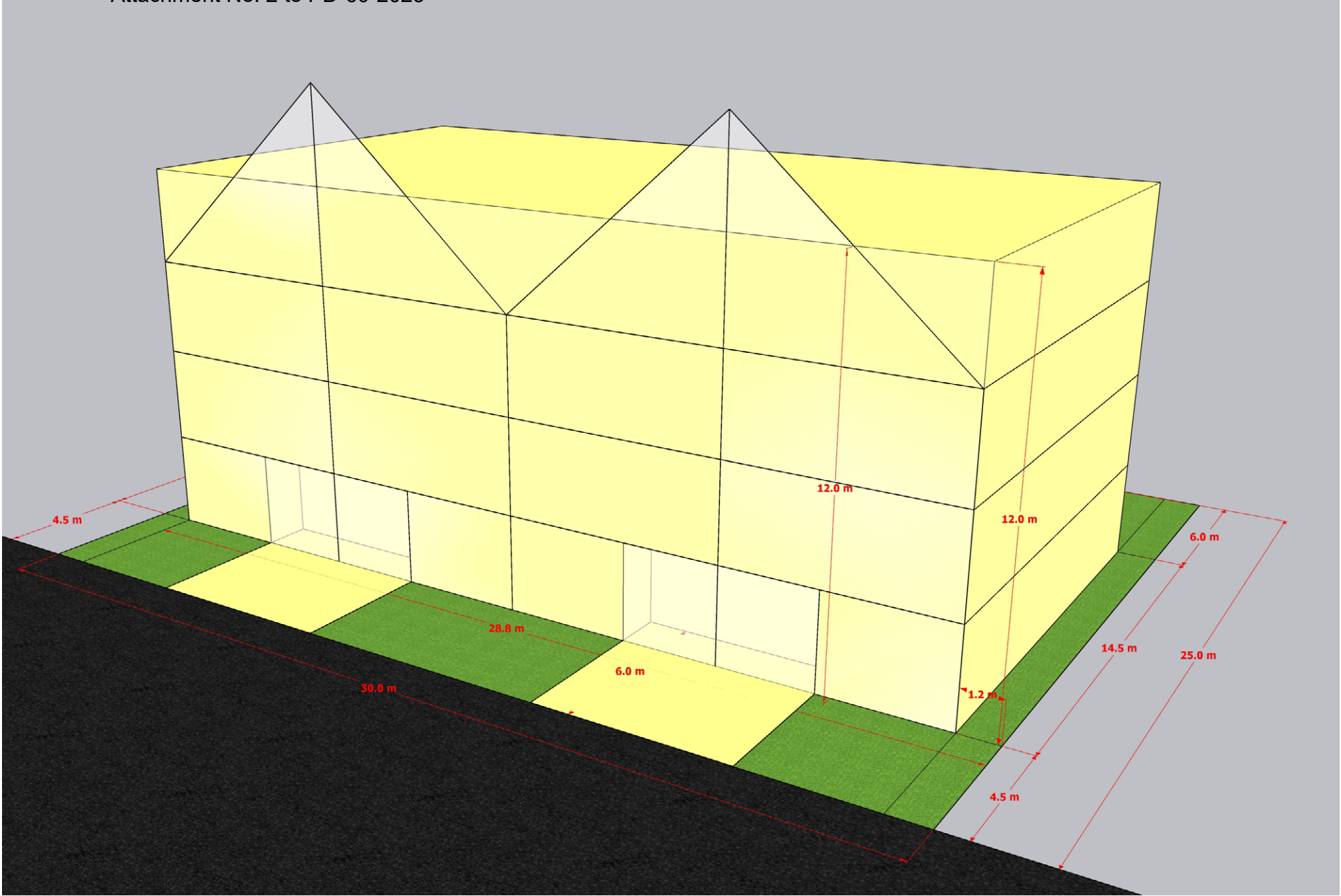
Duplex dwelling		
	RM1	RM2
Permitted in zones		X
Min. Lot Area/Unit		250m2
Min. Lot Frontage		20m
Min. Front Yard		
	Dwelling	4.5m
	Private Garage	6m
Min.Exterior Side Yard		3m
Minimum interior side yard		
<i>Adjoining a lot in a low density residential zone</i>		3m(3)
<i>Adjoining a lot in any other zone</i>		1.2m(3)
Min. rear Yard		
<i>Adjoining a lot in a low density residential zone</i>		7.5m
<i>Adjoining a lot in any other zone</i>		6m
Maximum lot coverage		50%
Minimum separation distance between dwellings on the same lot		
<i>Between exterior side walls</i>		3m
<i>Between exterior front or rear walls</i>		12m
<i>Between exterior front or rear walls and side walls</i>		7.5m
Maximum height		12m
Minimum landscaped open space		N/A
Minimum amenity area (5)(6)		N/A



Zone: RM2
 Potential to build ~4,500 SF/unit (including basement) with flat roof and ~4,000 SF/unit with pitched roof, with minimum lot area requirement, 50% lot coverage, and meeting all other regulations.

1) This can result in very large building volume and scale for a duplex dwelling. A duplex dwelling is similar to semi-detached in scale and size. I would recommend reducing the maximum height to 10m (3 Storeys), Min. Frontage can be reduced to 15m and/or reducing maximum lot coverage to 40%, and minimum landscape space to 25%.

Fourplex dwelling			
	RM1	RM2	RM3
Permitted in zones		X	X
Min. Lot Area/Unit		250m2	180m2
Min. Lot Frontage		30m	
Min. Front Yard			
Dwelling Private Garage		4.5m	
		6m	
Min.Exterior Side Yard		3m	
Minimum interior side yard			
Adjoining a lot in a low density residential zone		3m(3)	
Adjoining a lot in any other zone		1.2m(3)	
Min. rear Yard			
Adjoining a lot in a low density residential zone		7.5m	
Adjoining a lot in any other zone		6m	
Maximum lot coverage		50%	
Minimum separation distance between dwellings on the same lot			
Between exterior side walls		3m	
Between exterior front or rear walls		12m	
Between exterior front or rear walls and side walls		7.5m	
Maximum height		12m	
Minimum landscaped open space		N/A	
Minimum amenity area (5)(6)		20 m2/unit	



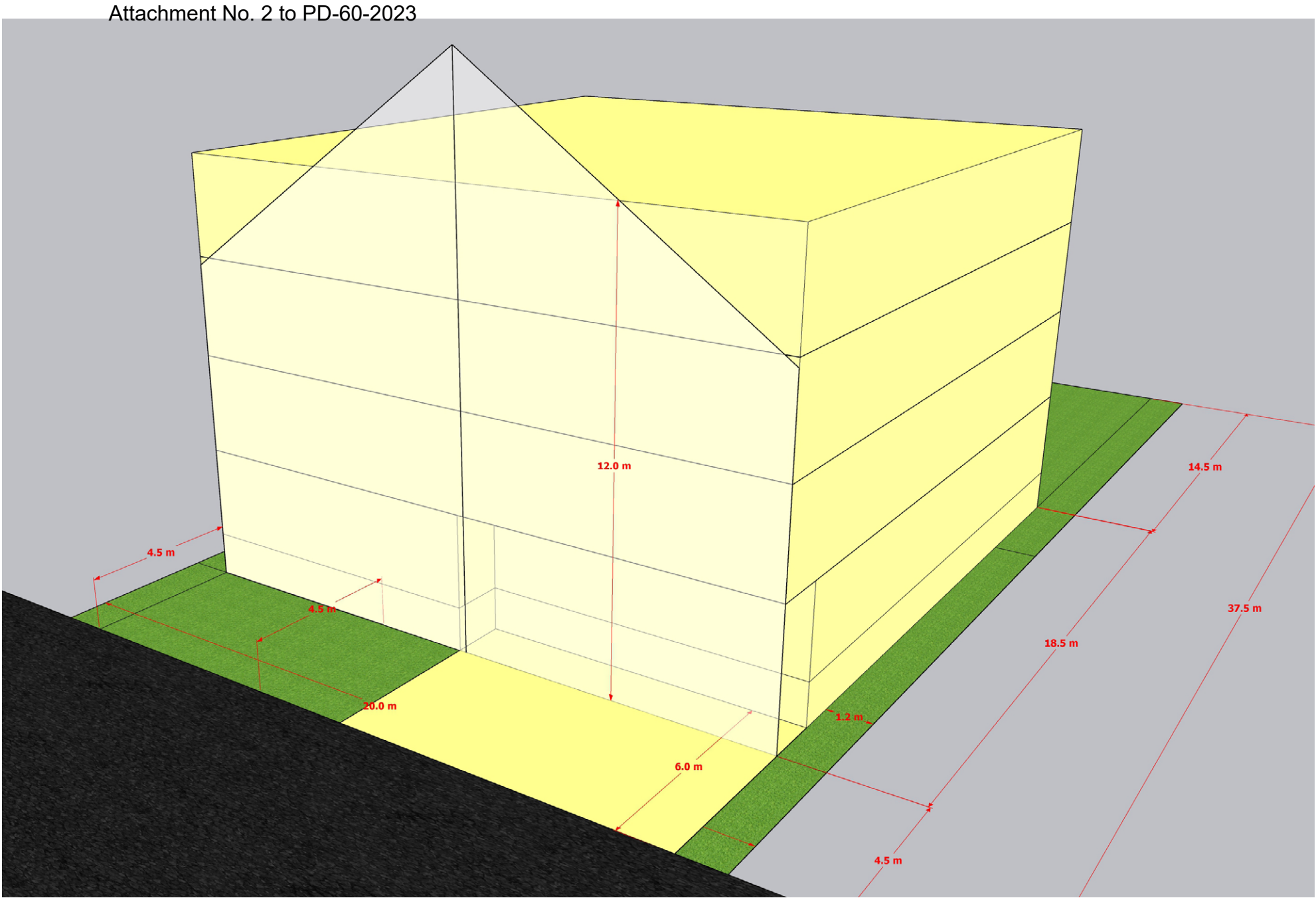
Zone: RM2
With attached garage, potential to build ~4,700 SF/unit with flat roof and ~4,000 SF/unit with pitched roof, with minimum lot area requirement, 50% lot coverage, and meeting all other regulations.

Zone: RM3 (illustrated in the graphic above)
With attached garage, potential to build ~3,400 SF/unit with flat roof and ~3,000 SF/unit with pitched roof, with minimum lot area requirement, 50% lot coverage, and meeting all other regulations. With surface parking, potential to build ~2,000 SF/unit with flat roof.

1) This can result in very large building volume and scale for a four-plex dwelling. A four-plex dwelling, when stacked horizontally, is similar to Street Towns/Block Towns in scale and size. I would recommend reducing the maximum height to 10m (3 Storeys), Min. lot frontage to 25m, minimum landscape 25%, and lot coverage to 40%. Lot area in RM2 zone for fourplex can go down to 220 SM/unit.

Triplex dwelling

	RM1	RM2	RM3
Permitted in zones		X	X
Min. Lot Area/Unit		250m2	200m2
Min. Lot Frontage		20m	18m
Min. Front Yard			
	Dwelling	4.5m	
	Private Garage	6m	
Min.Exterior Side Yard		3m	
Minimum interior side yard			
Adjoining a lot in a low density residential zone		3m(3)	
Adjoining a lot in any other zone		1.2m(3)	
Min. rear Yard			
Adjoining a lot in a low density residential zone		7.5m	
Adjoining a lot in any other zone		6m	
Maximum lot coverage		50%	
Minimum separation distance between dwellings on the same lot			
Between exterior side walls		3m	
Between exterior front or rear walls		12m	
Between exterior front or rear walls and side walls		7.5m	
Maximum height		12m	
Minimum landscaped open space		N/A	
Minimum amenity area (5)(6)		20 m2/unit	



Zone: RM2 & RM3
With attached garage, potential to build ~4,500 SF/unit with flat roof and ~4,000 SF/unit with pitched roof, with minimum lot area requirement, 50% lot coverage, and meeting all other regulations. With the 50% lot coverage and min. lot area requirement, it results in a 14.5 m rear yard setback (RM2 zone).

1) Similar to Four-plex Dwelling, this can result in very large building volume and scale for a triplex dwelling. A triplex dwelling, is similar to Street Towns/Block Towns in scale and size. I would recommend reducing the maximum height to 10m (3 Storeys), minimum landscape 25%, minimum lot area to reduced to 220SM/ unit for RM2, lot area reduced to 180 SM/unit for RM3, and lot coverage to 40%.

Street townhouse dwelling			
	RM1	RM2	RM3
Permitted in zones	X	X	X
Min. Lot Area/Unit	225m2	180m2	
Min. Lot Frontage	7.5m/unit	6m/unit	
Min. Front Yard			
	Dwelling 4.5m		
	Private Garage 6m		
Min.Exterior Side Yard	3m		
Minimum interior side yard			
Adjoining a lot in a low density residential zone	3m(3)		
Adjoining a lot in any other zone	1.2m(3)		
Min. rear Yard			
Adjoining a lot in a low density residential zone	7.5m		
Adjoining a lot in any other zone	6m		
Maximum lot coverage	45%	50%	
Minimum separation distance between dwellings on the same lot			
Between exterior side walls	N/A	3m	
Between exterior front or rear walls	N/A	12m	
Between exterior front or rear walls and side walls	N/A	7.5m	
Maximum height	10m	12m	
Minimum landscaped open space	N/A	N/A	
Minimum amenity area (5)(6)	N/A	40m2 plus 10m2 per	

Townhouse dwelling			
	RM1	RM2	RM3
Permitted in zones		X	X
Min. Lot Area/Unit		200m2	180m2
Min. Lot Frontage		30m	
Min. Front Yard			
	Dwelling 4.5m		
	Private Garage 6m		
Min.Exterior Side Yard		3m	
Minimum interior side yard			
Adjoining a lot in a low density residential zone		3m(3)	
Adjoining a lot in any other zone		1.2m(3)	
Min. rear Yard			
Adjoining a lot in a low density residential zone		7.5m	
Adjoining a lot in any other zone		6m	
Maximum lot coverage		50%	
Minimum separation distance between dwellings on the same lot			
Between exterior side walls		3m	
Between exterior front or rear walls		12m	
Between exterior front or rear walls and side walls		7.5m	
Maximum height		12m	
Minimum landscaped open space		N/A	
Minimum amenity area (5)(6)		40m2 plus 10m2 per	

Street Townhouse Dwelling

The regulations will generally result in a good built form.
1) Only recommendation would be to reduce the maximum height to 10m (or 3 storey) for RM2 and RM3 zone to create a scale differentiation between the Townhouses and Stack/Back to Back townhouses and to reflect OP height policies. Given the large lot areas and the definition of Height, 3 storey is more than adequate for a townhouse dwelling.

Townhouse Dwelling

1) Same comment as above.
2) Lot area for Townhouse in RM2 zone is inconsistent with the Street Townhouse in the same zone. Give the scale of dwelling type, I would recommend to reduce it to 180 SM.
3) Since this type of dwelling will usually be part of a condominium, I would recommend adding a minimum 25% landscape open space requirement.

Stacked townhouse dwelling

	RM1	RM2	RM3	RM4
Permitted in zones			X	X
Min. Lot Area/Unit			160m2	N/A
Min. Lot Frontage			30m	N/A
Min. Front Yard				
	Dwelling		4.5m	
	Private Garage		6m	
Min.Exterior Side Yard			3m	
Minimum interior side yard				
	Adjoining a lot in a low density residential zone		3m(3)	
	Adjoining a lot in any other zone		1.2m(3)	
Min. rear Yard				
	Adjoining a lot in a low density residential zone		7.5m	N/A
	Adjoining a lot in any other zone		6m	N/A
Maximum lot coverage			50%	N/A
Minimum separation distance between dwellings on the same lot				
	Between exterior side walls		3m	
	Between exterior front or rear walls		12m	
	Between exterior front or rear walls and side walls		7.5m	
Maximum height			12m	
Minimum landscaped open space			N/A	25%
Minimum amenity area (5)(6)			-	40m2 plus 15m2 per

Stacked Townhouse

Stacked Townhouse dwellings are permitted in RM4 zone and have no regulation pertaining to lot area, lot frontage, lot coverage, and rear yard. I would recommend adding the regulation for min. lot coverage, and rear yard to avoid over building and protect low density residential zones.

For Stack Towns in RM3 zone, currently there is no minimum landscape, and amenity area requirement. I would recommend adding the minimum landscape requirement of 25% and minimum amenity area requirement for the sub section “*Dwelling with 9 or more dwelling units on one lot*”.

Back to Back townhouse dwelling				
	RM1	RM2	RM3	RM4
Permitted in zones				X
Min. Lot Area/Unit				75m2
Min. Lot Frontage				5.5m/unit
Min. Front Yard				
				4.5m
				6m
Min.Exterior Side Yard				3m
Minimum interior side yard				
<i>Adjoining a lot in a low density residential zone</i>				3m(3)
<i>Adjoining a lot in any other zone</i>				1.2m(3)
Min. rear Yard				
<i>Adjoining a lot in a low density residential zone</i>				N/A
<i>Adjoining a lot in any other zone</i>				N/A
Maximum lot coverage				N/A
Minimum separation distance between dwellings on the same lot				
<i>Between exterior side walls</i>				3m
<i>Between exterior front or rear walls</i>				12m
<i>Between exterior front or rear walls and side walls</i>				7.5m
Maximum height				12m
Minimum landscaped open space				25%
Minimum amenity area (5)(6)				40m2 plus 15m2 per



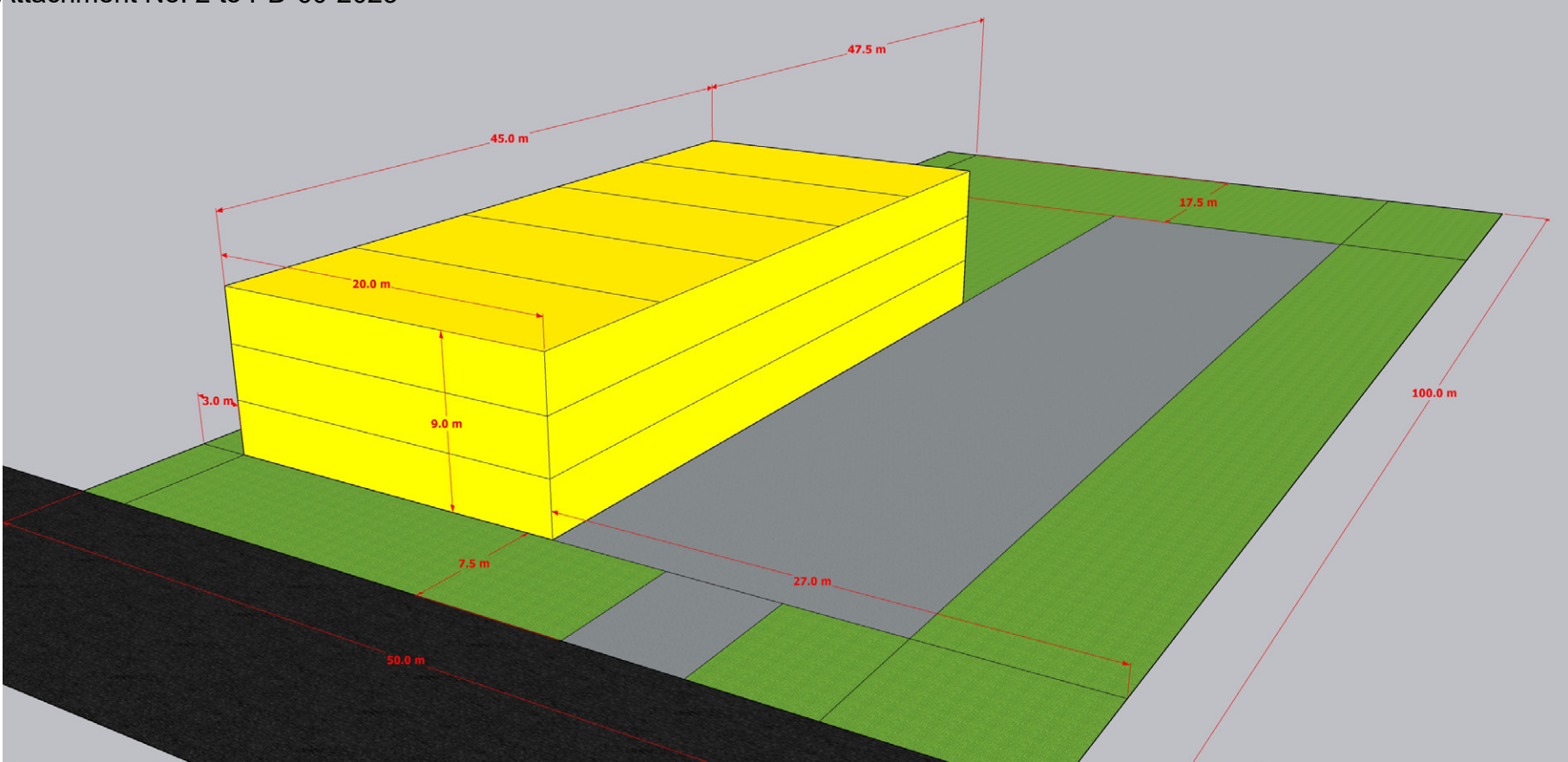
Back to Back Townhouse

- 1) In the definition “a maximum of 10 Dwelling units” are we limiting maximum units in a row to 5 units which seems less to make efficient use of the land and compared to 8 units in a Townhouse which has a similar massing and lot area. I would recommend changing this to a minimum of 3 (6 BTB units) and a maximum of 8 Unit (16 BTB units) modules in a row.
- 2) Back to back townhouse dwelling have common rear wall, similar to the side walls of townhouse dwelling. Therefore, similar to side yard requirement for townhouses, Back to Back Townhouse should have a rear yard requirement when part of a condominium lot (which is common for this dwelling type) with the following exception clause:
“(4) Where each dwelling unit of a Back to Back townhouse dwelling is located on a separate lot, no rear yard, and interior side yard shall be required along the common lot line of the attached wall joining two dwelling units. Excluding Stacked Back to Back townhouse dwelling.”
Without a rear yard, it could be an issue specially when abutting a lower density land use. A building could be built very close to the lot line while compliant with the Zoning Bylaw. I would recommend a Min.7.5m building setback from a rear property line.
- 3) I would recommend limiting the mass of 4th floor to 75-80% of the third floor to allow for building articulation, step-back, and sunlight. This can regulated through urban design guidelines.

Apartment dwelling

	RM1	RM2	RM3	RM4	RH
Permitted in zones			X	X	X
Min. Lot Area/Unit			160m2	120m2	
Min. Lot Frontage			N/A	30m	
Min. Front Yard			4.5m 6m	7.5m	
Min.Exterior Side Yard			3m	Greater of 50% of building height or 3m	
Minimum interior side yard					
Adjoining a lot in a low density residential zone			3m(3)	Greater of 50% of building height or 3m	
Adjoining a lot in any other zone			1.2m(3)	3m	
Min. rear Yard			7.5m	N/A	7.5m
Adjoining a lot in a low density residential zone			6m	N/A	6m
Adjoining a lot in any other zone			50%	N/A	50%
Maximum lot coverage					
Minimum separation distance between dwellings on the same lot					
Between exterior side walls			3m		
Between exterior front or rear walls			12m		
Between exterior front or rear walls and side walls			7.5m		
Maximum height			12m	15m	
Minimum landscaped open space				25%	
Minimum amenity area (5)(6)				40m2 plus 15m2 per	80m2 plus 5.5m2 per

Attachment No. 2 to PD-60-2023



Apartment Dwelling

RM3 and RM4 Zone: On a 0.5 Ha lot, 31 units (62 uph) are permitted as per the minimum lot area requirement. A 31 unit apartment building (shown above), with large two-bedroom units, can be constructed with **18% lot coverage, 9m height**, and meeting/exceeding all other regulations. Even though the minimum lot area regulation proves to be the most restrictive, the resulting density and form is in keeping with the official plan medium density policies.

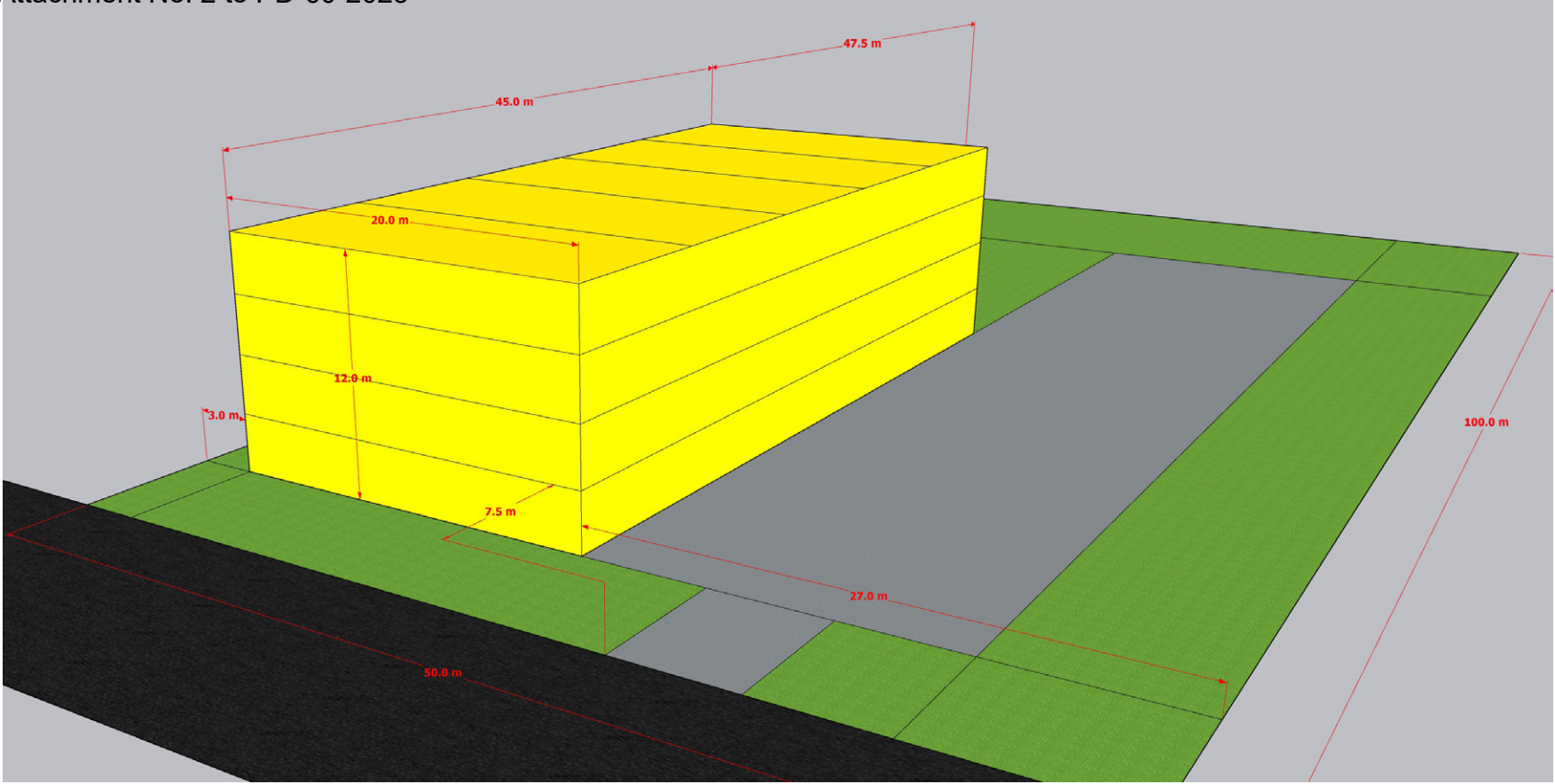
1) I would recommend adding minimum rear yard requirement for RM4 zone, and minimum landscape and amenity area for RM3 zone.

RH Zone: On a 0.5 Ha lot, 41 units are permitted as per the minimum lot area requirement. The minimum lot area requirement proves to be very restrictive for this zone and allows for lower density compared to the Back to Back townhouse density in RM4 zone (*lot area:75 SM/unit*).

1) As the residential high density zone (RH) is the densest form of dwelling, I would recommend to reduce the minimum lot area requirement to 60 SM to allow for a compact and efficient form of apartment dwelling. (*For comparison, City of Brantford has Min. lot area requirement of 50SM for apartments in their residential high density zone.*)

Retirement home					
	RM1	RM2	RM3	RM4	RH
Permitted in zones					X
Min. Lot Area/Unit					120m2
Min. Lot Frontage					30m
Min. Front Yard					7.5m
Min.Exterior Side Yard					Greater of 50% of building height or 3m
Minimum interior side yard					
					Greater of 50% of building height or 3m
					3m
Min. rear Yard					7.5m
					6m
Maximum lot coverage					50%
Minimum separation distance between dwellings on the same lot					
					3m
					12m
					7.5m
Maximum height					15m
Minimum landscaped open space					25%
Minimum amenity area (5)(6)					80m2 plus 5.5m2 per

Attachment No. 2 to PD-60-2023



Retirement Home

RH Zone: Same comment as above.