



REGULATORY SERVICES DIVISION - ZONING SECTION
**ZONING BY-LAW AMENDMENT, SITE PLAN,
 SUBDIVISION AND CONDOMINIUM COMMENT FORM**

DATE: February 6, 2018

TO: Phoebe Chow, Senior Planner
 Planning and Regulatory Services

FROM: Karen Rae, Zoning Examiner

RE: Revised Comments for App. Nos.: D02-15010 (Zoning By-law Amendment)

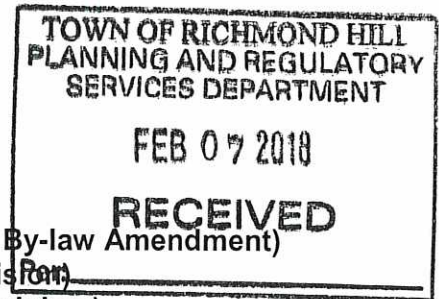
D02-15001 (Subdivision)

D05-16009 (Condominium)

D06-14077 (Site Plan)

Applicant: STATEVIEW HOMES (KINGS LANDING) INC.

Location: 4 & 6 Parker Avenue and 0, 272 & 286 King Road
 Lots 2, 3 & 4, Plan 563 and +Pt. Lots 31 & 32, Plan 202



We have reviewed the above Site Plan application (second submission) for approval to permit the construction of 10 semi-detached dwelling units and 33 townhouses units against the draft Zoning By-law and offer the following comments:

General By-law Requirements (Entire Landholdings):

ZONING STANDARDS	REQUIRED AS PER DRAFT ZONING BY-LAW	PROPOSED SITE PLAN	COMPLIES YES / NO / ISSUE
MINIMUM LOT FRONTAGE	7600m	75m+/-	Yes
MINIMUM LOT AREA	8800 sq.m	8915.85 sq.m	Yes
MAXIMUM LOT COVERAGE	40%	35.3%	Yes
MINIMUM LANDSCAPE AREA	30%	35.1%	Yes
MINIMUM LANDSCAPE BUFFER	1.0m	1.25m	Yes
MAXIMUM NUMBER OF TOWNHOUSE UNITS	33	33	Yes
MAXIMUM NUMBER OF SEMI-DETACHED UNITS	10	10	Yes
PARKING			
MIN. No. PARKING SPACES – 2 sp./unit	86 spaces	116 spaces	Issue (1)
MIN. No. VISITOR PARKING – 0.25 sp/unit	11 spaces	11 spaces	Yes
MIN. PKG. SPACE DIMENSIONS	2.75m x 5.8m	2.75m x 5.8m	Issue (1)
MIN. H/C PARKING SPACES	2	2	Yes
MIN. H/C PARKING SPACE DIMENSIONS	3.9m x 5.8m	3.9m x 5.8m	No (2)

Issues:

1. The floor plans for the dwelling units show steps in the garages to an access door. Please ensure that there will be no encroachments (including stairs) into the minimum required 2.75m x 5.8m parking spaces in the private garages, as it could affect compliance with the required number or parking spaces.
2. The By-law requires that each barrier-free parking space have a minimum width of 3.9 metres, however the proposed spaces are only 2.9m and 3.4 metres wide.

Comments:

- We are unable to confirm compliance with Sections 2 (c)i) and 2 (c)iii) without a surveyor's certificate.



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Development Standards for Parcels of Tied Land as per Section (d) of the Draft By-law:

Parcels A-E

ZONING STANDARDS	REQUIRED AS PER DRAFT ZONING BY-LAW	PROPOSED SITE PLAN	COMPLIES YES / NO / ISSUE
MINIMUM LOT FRONTAGE	7.5m	7.95m	Yes
MINIMUM LOT AREA	165 sq.m	177.71m	Yes
MINIMUM FRONT YARD (North) - to dwelling	4.5m	4.74m	Yes
- to porch	3.0m	3.03m	Yes
MINIMUM INTERIOR SIDE YARD	1.2m	1.24m	Yes
MINIMUM EXTERIOR SIDE YARD – to dwelling	1.4m	1.82m	Yes
- to porch	1.0m	1.48m	Yes
MINIMUM REAR YARD SETBACK - to dwelling	6.0m	6.07m	Yes
- to deck	3.5m	4.23m	Yes
MAXIMUM NUMBER OF STOREYS	3	3	Yes
MAXIMUM BUILDING HEIGHT	12.0m	??	Issue (3)

Issues:

1. Please dimension the height as per the definition of height in By-law 313-96 (from established grade) to confirm compliance.

Parcel F

ZONING STANDARDS	REQUIRED AS PER DRAFT ZONING BY-LAW	PROPOSED SITE PLAN	COMPLIES YES / NO / ISSUE
MINIMUM LOT FRONTAGE	6.0m	6.0m	Yes
MINIMUM LOT AREA	160 sq.m	162.60m	Yes
MINIMUM FRONT YARD SETBACK - to dwelling	3.5m	3.91m	Yes
- to porch	2.0m	2.23m	Yes
- to garage	5.8m	7.16m	Yes
MINIMUM INTERIOR SIDE YARD SETBACK	1.5m	3.85m	Yes
MIN. EXTERIOR SD. YD. SETBACK	1.8m	1.81m	Yes
MIN. REAR YARD SETBACK - to dwelling	6.0m	6.05m	Yes
- to balcony	4.0m	4.53m	Yes
MAXIMUM NUMBER OF STOREYS	3	3	Yes
MAXIMUM BUILDING HEIGHT	12.0m	11.12m	Yes

Issues:

None.

Parcel G

ZONING STANDARDS	REQUIRED AS PER DRAFT ZONING BY-LAW	PROPOSED SITE PLAN	COMPLIES YES / NO / ISSUE
MINIMUM LOT FRONTAGE	6.0m	6.0m	Yes
MINIMUM LOT AREA	130 sq.m	143.40m	Yes
MINIMUM FRONT YARD SETBACK - to dwelling	4.0m	4.57m	Yes
- to porch	2.5m	2.90m	Yes
- to garage	5.8m	6.50m	Yes
MINIMUM INTERIOR SIDE YARD SETBACK	1.5m	3.85m	Yes
MIN. EXTERIOR SD. YD. SETBACK	1.8m	1.81m	Yes
MIN. REAR YARD SETBACK - to dwelling	6.0m	6.55m	Yes
- to balcony	4.0m	5.02m	Yes
MAXIMUM NUMBER OF STOREYS	3	3	Yes
MAXIMUM BUILDING HEIGHT	12.0m	11.20m	Yes



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Issues: *None.*

Parcel H

ZONING STANDARDS	REQUIRED AS PER DRAFT ZONING BY-LAW	PROPOSED SITE PLAN	COMPLIES YES / NO / ISSUE
MINIMUM LOT FRONTAGE	<i>6.0m</i>	<i>6.0m</i>	<i>Yes</i>
MINIMUM LOT AREA	<i>115 sq.m</i>	<i>119.23m</i>	<i>Yes</i>
MIN. FRONT YARD SETBACK (King) - to dwelling	<i>2.5m</i>	<i>3.11m</i>	<i>Yes</i>
- to porch	<i>2.0m</i>	<i>2.76m</i>	<i>Yes</i>
MINIMUM INTERIOR SIDE YARD SETBACK	<i>1.5m</i>	<i>1.55m</i>	<i>Yes</i>
MIN. REAR YARD SETBACK - to dwelling	<i>4.5m</i>	<i>6.05m</i>	<i>Yes</i>
- to garage	<i>5.8m</i>	<i>6.05m</i>	<i>Yes</i>
- to porch	<i>2.0m</i>	<i>4.90m</i>	<i>Yes</i>
- to balcony	<i>2.5m</i>	<i>3.05m</i>	<i>Yes</i>
MAXIMUM NUMBER OF STOREYS	<i>3</i>	<i>3</i>	<i>Yes</i>
MAXIMUM BUILDING HEIGHT	<i>12.0m</i>	<i>11.42m</i>	<i>Yes</i>

Issues: *None.*

Parcel I

ZONING STANDARDS	REQUIRED AS PER DRAFT ZONING BY-LAW	PROPOSED SITE PLAN	COMPLIES YES / NO / ISSUE
MINIMUM LOT FRONTAGE	<i>6.0m</i>	<i>6.0m</i>	<i>Yes</i>
MINIMUM LOT AREA	<i>115 sq.m</i>	<i>119.49m</i>	<i>Yes</i>
MIN. FRONT YARD SETBACK (King) - to dwelling	<i>2.5m</i>	<i>3.15m</i>	<i>Yes</i>
- to porch	<i>2.0m</i>	<i>2.80m</i>	<i>Yes</i>
MINIMUM INTERIOR SIDE YARD SETBACK	<i>1.5m</i>	<i>1.39m</i>	<i>No (1)</i>
MIN. REAR YARD SETBACK - to dwelling	<i>1.5m</i>	<i>6.05m</i>	<i>Yes</i>
- to garage	<i>5.8m</i>	<i>6.05m</i>	<i>Yes</i>
- to porch	<i>1.2m</i>	<i>>1.2m</i>	<i>Yes</i>
- to balcony	<i>Nil</i>	<i>3.0m +/-</i>	<i>Yes</i>
MAXIMUM NUMBER OF STOREYS	<i>3</i>	<i>3</i>	<i>Yes</i>
MAXIMUM BUILDING HEIGHT	<i>12.0m</i>	<i>11.73m</i>	<i>Yes</i>

Issues:

- The draft By-law requires a minimum side yard setback of 1.5 metres, however, only 1.39 metres has been provided to the porch for unit 34.*

Parcel J

ZONING STANDARDS	REQUIRED AS PER DRAFT ZONING BY-LAW	PROPOSED SITE PLAN	COMPLIES YES / NO / ISSUE
MINIMUM LOT FRONTAGE	<i>6.0m</i>	<i>6.0m</i>	<i>Yes</i>
MINIMUM LOT AREA	<i>110 sq.m</i>	<i>114.75m</i>	<i>Yes</i>
MIN. FRONT YARD SETBACK (Parker) - to dwelling	<i>2.0m</i>	<i>2.34m</i>	<i>Yes</i>
- to porch	<i>1.8m</i>	<i>1.99m</i>	<i>Yes</i>
MINIMUM INTERIOR SIDE YARD SETBACK	<i>1.4m</i>	<i>1.21m</i>	<i>No (1)</i>
MIN. REAR YARD SETBACK - to dwelling	<i>1.6m</i>	<i>6.0m (min.)</i>	<i>Yes</i>
- to garage	<i>5.8m</i>	<i>6.0m (min.)</i>	<i>Yes</i>
- to porch	<i>1.2m</i>	<i>>1.2m</i>	<i>Yes</i>
- to balcony	<i>Nil</i>	<i>3.0m +/-</i>	<i>Yes</i>
MAXIMUM NUMBER OF STOREYS	<i>3</i>	<i>3</i>	<i>Yes</i>
MAXIMUM BUILDING HEIGHT	<i>12.0m</i>	<i>12.01m</i>	<i>No (2)</i>



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Issues:

1. *The draft By-law requires a minimum side yard setback of 1.4 metres, however, only 1.21 metres has been provided to the porch for unit 33.*
2. *Please ensure that the proposed height does not exceed the maximum 12.0 metres permitted.*

Parcel K

ZONING STANDARDS	REQUIRED AS PER DRAFT ZONING BY-LAW	PROPOSED SITE PLAN	COMPLIES YES / NO / ISSUE
MINIMUM LOT FRONTAGE	6.0m	6.0m	Yes
MINIMUM LOT AREA	110 sq.m	115.14m	Yes
MIN. FRONT YARD SETBACK (Parker) - to dwelling	1.8m	1.90m	Yes
- to porch	1.5m	1.56m	Yes
MINIMUM INTERIOR SIDE YARD SETBACK	1.4m	1.50m	Yes
MINIMUM EXTERIOR SIDE YARD	1.6m	1.71m	Yes
MIN. REAR YARD SETBACK - to dwelling	3.5m	3.82m	Yes
- to garage	5.8m	3.90m	Yes
- to deck	2.0m	2.29m	Yes
- to balcony	1.5m	3.0m+/-	Yes
MAXIMUM NUMBER OF STOREYS	3	3	Yes
MAXIMUM BUILDING HEIGHT	12.0m	11.97m	Yes

Issues: *None.*

Other Comments:

- *In absence of any specified setbacks for typical encroachments (ie.: porches/decks/balconies) we have applied the encroachments provisions provided in sections 5.1.9 and 5.1.10 of By-law 313-96. This includes the minimum setback of 0.45m for stairs used to access a deck or porch.*
- *We have no comments or concerns regarding the proposed Draft Plan of Subdivision. In addition, we are unable to comment on the Proposed draft Plan of Condominium without a Surveyor's Certificate.*

"KAREN RAE"

K. Rae, Zoning Examiner

D06-15028-KingRd-ParkerAve-rev1