

<b>Proposed Zoning By-law Amendment Comparison Chart</b> <b>Additional Residential Unit Development Standards</b>				
	<b>Omnibus By-law 100-10 provided standards for detached accessory structures and garages</b>	<b>David Dunlop Observatory Lands (By-law 91-13, as amended by 96-17) standards</b>	<b>North Leslie (By-law 55-15) and West Gormley (54-15) standards</b>	<b>Proposed Zoning By-law Standards for Additional Residential Units</b>
<b>Additional Residential Unit (ARU) Permissions</b>	Not permitted	<p>Permitted within a single-detached, semi-detached dwelling</p> <p>Permitted above a detached or attached garage that has a side lot line or rear lot line which abuts a lane</p>	<p>Permitted within a single-detached, semi-detached dwelling</p> <p>Permitted above a detached garage that has a side lot line or rear lot line which abuts a lane</p>	To permit one ARU within the principal building for a single detached, semi-detached or townhouse dwelling and one ARU within an accessory structure or detached garage, subject to certain exceptions as outlined in this staff report
<b>Additional Residential Unit within Main Dwelling</b>				
Minimum Unit Size	n/a	<p>Study (bachelor) is 25 square metres</p> <p>1 bedroom is 32 square metres</p> <p>32 square metres as required for a one bedroom unit</p>	<p>Study (bachelor) is 25 square metres</p> <p>1 bedroom is 32 square metres</p> <p>32 square metres as required for a one bedroom unit</p>	Minimum Unit sizes will not be included in the zoning by-law, as these standards are established in the Ontario Building Code.

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		plus 9 square metres for each additional bedroom	plus 9 square metres for each additional bedroom	
Number of Entrances	n/a	No more than one dwelling suite entrance is contained within any main wall facing a street.	No more than one dwelling suite entrance is contained within any main wall facing a street.	The number of entrances will be constrained by the physical building design.
Location of Entrances	n/a	Entrance shall not be contained within a garage.	Entrance shall not be contained within a garage.	Entrances shall not be contained within a garage.
Safe Access	n/a	n/a	n/a	Minimum 1.2 metre wide yard which must be unobstructed leading to the main entrance of an additional residential unit.
<b>At-Grade Additional Residential Unit within a Detached Structure</b>				
Maximum Height	Peaked roof (having a slope of	Peaked roof (having a slope of	4.5 metres	Revise one storey ARU accessory

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	<p>equal or greater than 1:6 ratio) shall not exceed 3.6 metres to the peak if the roof with a maximum wall height of 2.44 metres</p> <p>Flat roof (having a slope of less than 1:6 ratio) shall not exceed 2.75 metres to the top of the flat roof *</p> <p>The height of a detached garage shall not exceed 4.2 metres to the peak of the roof</p>	<p>equal or greater than 1:6 ratio) shall not exceed 3.6 metres to the peak of the roof and a maximum wall height of 2.44 metres</p> <p>Flat roof (having a slope of less than 1:6 ratio) shall not exceed 2.75 metres to the top of the flat roof</p>		<p>structure height to 4.2 metres to the peak of the roof (having a slope of equal or greater than 1:6 ratio).</p>
Rear Yard Lot Line Setback	0.6 metres*	0.6 metres	0.6 metres	0.6 metres

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	*Standards established in parent by-laws			
Side Yard Lot Line Setback	0.6 metres*  *Standards established in parent by-laws	0.6 metres	0.6 metres	0.6 metres from the accessory structure to the lot line  1.2 metres unobstructed yard to the entrance of an ARU located in an accessory structure
Flankage Lot Line Setback	Same as the setback to the dwelling*  *Standards established in parent by-laws	Minimum distance between the nearest point of the main wall of the main building on the lot and the flankage lot line	Minimum distance between the nearest point of the main wall of the main building on the lot and the flankage lot line	Minimum distance between the nearest point of the main wall of the main building on the lot and the flankage lot line
Lot Coverage	Total Lot coverage for all detached accessory structures	Total lot coverage for all detached accessory structures on any	N/A	Total lot coverage of 5% for all detached accessory

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	(excluding a detached garage) on any lot shall not exceed 5% of the lot area.	lot shall not exceed 5% of the lot area		structures shall include an accessory structure used for an ARU. In addition, the ARU shall have a maximum gross floor area of 40 square metres
Gross Floor Area	40 square metres*  *Maximum Gross Floor Area for a Detached Garage without a ARU	40 square metres*  *Maximum Gross Floor Area for a Detached Garage without a ARU	40 square metres*  *Maximum Gross Floor Area for a Detached Garage without a ARU	40 square metres
Minimum Interior Side Yard Setback to the Primary Dwelling when an at-grade ARU is located in the rear yard and accessed by a driveway crossing the front yard lot line	Where a detached garage is located in the rear yard and accessed by a driveway crossing the front lot line, the main building shall be a minimum of 3.0 metres from the	n/a	Where a detached garage is located in the rear yard and accessed by a driveway crossing the front lot line, the main building shall be a minimum of 3.0 metres from the	3 metres for a driveway access to a detached garage located in a rear yard  1.2 metres unobstructed yard to the entrance of

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	interior side lot line on one side of the main building		interior side lot line on one side of the main building*  *By-law- 54-15 only	an ARU located in a detached garage
<b>Additional Residential Unit located above a Detached Garage and Accessed By a Rear Lane</b>				
Maximum Height (Peaked Roof)	n/a	8.5 metres to the peak of the roof (having a slope of equal to or greater than 1:6 ratio)	7.5 metres	8.5 metres to the peak of the roof (having a slope of equal to or greater than 1:6 ratio) and a maximum of two-storeys
Rear Lot Line Setback	0.5 metres*  *Standards established in parent by-laws	0.5 metres	0.5 metres	0.5 metres
Side Yard Lot Line Setback	0.6 metres*	0.6 metres	0.6 metres	0.6 metres from the accessory structure to the lot line

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	*Standards established in parent by-laws			1.2 metres unobstructed yard to the entrance of an ARU located in an accessory structure
Flankage Lot Line Setback	Same as the setback to the dwelling*  *Standards established in parent by-laws	Minimum distance between the nearest point of the main wall of the main building on the lot and the flankage lot line	Minimum distance between the nearest point of the main wall of the main building on the lot and the flankage lot line	Minimum distance between the nearest point of the main wall of the main building on the lot and the flankage lot line
Lot Coverage	Total Lot coverage for all detached accessory structures (excluding a detached garage) on any lot shall not exceed 5% of the lot area.	Total lot coverage for all detached accessory structures on any lot shall not exceed 5% of the lot area	N/A	Total lot coverage of 5% for all detached accessory structures shall include an accessory structure used for an ARU. I
Gross Floor Area	40 square metres*	40 square metres	40 square metres	40 square metres

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	*Maximum Gross Floor Area for a Detached Garage without a ARU	Where a detached garage provides an enclosed stair access to a ARU located above the detached garage, the maximum floor area of the detached garage shall be 55 square metres		Where a detached garage provides an enclosed stair access to a ARU located above the detached garage, the maximum floor area of the detached garage shall be 55 square metres