

Zoning Chart – 1884 Liverpool Road

January XX, 2026

Zoning By-law 8149-24		R3B Zone	R3B Zone – Exception XXXX
Section Reference	Regulation Category	Zoning Regulation	Proposed Development
6.4.1 Table 6.8	Permitted Use	Additional Dwelling Unit Apartment Dwelling Back-to-Back Townhouse Dwelling Block Townhouse Dwelling Retirement Home Rooming Home Stacked Townhouse Dwelling Street Townhouse Dwelling Home Occupation Short-term Rental	Stacked Townhouse Dwelling
6.4.2 Table 6.9	Minimum Lot Area (m2) Stacked Townhouse Dwelling	75.0/unit = 75.0 x 51 = 3,825	2,240.7 m2
	Minimum Lot Frontage (m) Stacked Townhouse Dwelling	6.0/unit = 6.0 x 51 = 306	7.7 m (Liverpool Road)
	Minimum Front Yard (m) Stacked Townhouse Dwelling	4.5	7.6 m
	Minimum Interior Side Yard (m) Stacked Townhouse Dwelling	1.2	0.5 m at Block 3 NE corner 5.5 m - 7.3 m remainder of site
	Minimum Exterior Side Yard (m) Stacked Townhouse Dwelling	4.5	2.0 m
	Minimum Rear Yard (m)	7.5	8.2 m
	Maximum Lot Coverage (%) Stacked Townhouse Dwelling	50	51%
	Maximum Height (m) Stacked Townhouse Dwelling	13.0	10.8 m
	Minimum Landscaped Open Space (% of gross floor area)	10 = 3,184 x 0.1 = 318.4 m	296.4 m2
	Minimum Building Separation on the Lot (m)	-	-
Minimum Amenity Area (m2) - development with 8 or more dwelling units Stacked Townhouse Dwelling	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m2 = 4.0 x 51 = 204	173.4 m2	
5.2 Table 5.1	Minimum Parking Space Requirements Stacked Townhouse Dwelling - All Other Zones	1.25 spaces per unit plus 0.25 visitor spaces per unit = (1.25 x 51) + (0.25 x 51) = 63.75 + 12.75 = 76.5 → 77	56 parking spaces
5.6.1	Parking Space Size	2.6 m x 5.3 m	2.6 m x 5.5 m
5.6.6	Aisle Size	6.0 m for one-way traffic 6.5 m for two-way traffic	6.5 m for two-way traffic
5.13.2	Bicycle Parking Space Dimensions	1.8 m x 0.6 m	1.8 m x 0.6 m

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5.13.3	Minimum Bicycle Parking Space Rates	1.0 long term bicycle parking space per dwelling unit = 1.0 x 51 = 51	56 bicycle parking spaces
5.14.2.1	Loading Space Dimensions	3.5 m x 12.0 m x 4.2 m	3.5 m x 12.0 m x clear above
5.14.3	Location of Loading Spaces	1. No loading space shall be permitted in the front yard of any zone.	Loading space in interior side yard
		2. A loading space shall abut the building for which the loading space is provided.	Loading space abutting building
		3. An unenclosed loading space located above grade shall be set back a minimum of 10.0 m from a street line.	Loading space set back > 10.0 m from a street line
		4. An enclosed loading space located above grade shall comply with the building setbacks from a street line regulation applicable to the City Centre zones as listed in Table 8.6 in Section 9 of this By-law.	N/A