

Corporation Municipality of Clarington
By-law Number 2024-_____

Being a By-law to amend By-law 84-63, the Comprehensive Zoning By-law for the Corporation of the Municipality of Clarington

Whereas the Council of the Corporation of the Municipality of Clarington deems it advisable to amend By-law 84-63, as amended, of the Corporation of the Municipality of Clarington for _____;

Now Therefore Be It Resolved That, the Council of the Corporation of the Municipality of Clarington enacts as follows:

1. Sections 16A of By-law 84-63 are amended as set out in this By-law.
2. The following definitions are added:

Ground Floor Façade

means the portion of the façade between finished grade and the level that is 3 metres above finished grade.

Soft Landscaping

Means the portion of a lot comprised of any combination of flowers, grass, shrubs, sod, trees or other horticultural elements that is not covered with impervious surfaces. It does not include any buildings or structures, any hard surface areas such as, but not limited to, driveways, parking areas, decorative stonework, walkways, patios or screening.

3. Section 16A 'Special Exceptions – Residential Mixed Use (MU2-A) Zone' is hereby amended by adding thereto the following:

16A.7 Site Specific Exceptions

- c. Notwithstanding regulations included in section 16A.4, those lands zoned as MU2 on the Schedules to this By-law shall, in addition to all other uses and regulations of the MU2 zone, be subject to the following requirements:

Building Massing

1. Minimum length of the street façade along Bloor Street/Courtice Road/Highway 2: 70 percent
2. All buildings taller than 4 storeys shall have floors above the fourth storey setback a minimum of 1.5 m from the main wall of the base building along the front and/or exterior lot lines;

Building Elements

3. Transparent glazing requirements within the business establishment street façade shall not apply;

Amenity Area

4. Minimum outdoor amenity area
 - i. Greater than 25 units: 2.0 m² per unit

Lot Dimensions

5. No minimum lot area applies;
6. No minimum lot frontage applies;

Building Location

7. Minimum front yard setback: 3.0 m
8. Maximum front yard setback: 5.0 m
9. Minimum exterior side yard: 3.0 m
10. Maximum exterior side yard: 5.0 m
11. Minimum interior side yard: 2.0 m
 - i. Minimum interior side yard abutting a residential zone: 5.0 m
12. Minimum rear yard: 7.5 m
13. Minimum rear yard abutting a public lane: 1.5 m
 - i. Minimum rear yard abutting an urban residential zone: 10.0 m

Parking Area

14. Notwithstanding 3.16(d) the parking aisle provided for any vehicular movement provided at grade shall be a minimum of 6.0 m for two-way traffic and 4.5 m for one-way traffic;

Landscaping

15. A minimum of 15 percent of the site shall be provided as Landscaped Open Space; and
 - i. 50 percent of Landscaped Open Space area must be provided as Soft Landscaping.

- d. Notwithstanding regulations included in section 16A.4, the following regulations shall apply for all other permitted uses not included in section 16.A.7.A.b and 16.A.7.A.c:

Building Massing

1. Minimum Height of First Storey: 3.0 m
2. Minimum length of the street façade along Bloor Street/Courtice Road/Highway 2: 70 percent

3. All buildings taller than 4 storeys shall have floors above the fourth storey setback a minimum of 1.5 m from the mainwall of the base building along the front and/or exterior lot lines;

Building Elements

4. Minimum amount of transparent glazing within the business establishment street façade: 50 percent
5. Minimum amount of transparent glazing within the ground floor façade facing a public park or public amenity area: 30 percent
6. Retail uses on lots with frontage along Highway 2, Bloor Street and Courtice Road shall have their primary entrances along these frontages;
7. The principal residential entrance shall be located within a street façade;

Amenity Area

8. Minimum indoor amenity area
 - i. Greater than 25 units: 2.0 m² per unit
9. Minimum outdoor amenity area
 - i. Greater than 25 units: 2.0 m² per unit

Lot Dimensions

10. No minimum lot area applies;
11. No minimum lot frontage applies;

Building Location

12. Minimum front yard setback: 3.0 m
13. Maximum front yard setback: 5.0 m

14. Minimum exterior side yard: 3.0 m
15. Maximum exterior side yard: 5.0 m

16. Minimum interior side yard: 2.0 m
17. Minimum interior side yard abutting a residential zone: 5.0 m

18. Minimum rear yard: 7.5 m
19. Minimum rear yard abutting a public lane: 1.5 m
20. Minimum rear yard abutting an urban residential zone: 10.0 m

Parking Area

21. Notwithstanding 3.16(i), parking spaces for multi-unit, mixed-use and non-residential buildings shall not be located within a front yard or an exterior side yard;

22. Notwithstanding 3.16(d) the parking aisle provided for any vehicular movement provided at grade shall be a minimum of 6.0 m for two-way traffic and 4.5 m for one-way traffic;

Landscaping

23. A minimum of 15 percent of the site shall be provided as Landscaped Open Space; and
24. 50 percent of Landscaped Open Space area must be provided as Soft Landscaping.

16A.7. Urban Centre Mixed Use Exception “MU3-A”

Notwithstanding the respective provisions of Section 16A, those lands zoned as MU3-A on the Schedules to this By-law shall, in addition to all other uses and regulations of the MU3 zone, be subject to the following requirements:

- a. Notwithstanding section 16A.2, the following shall apply: Prohibited Uses
 1. Stacked Townhouse Dwelling are not permitted;
- b. Notwithstanding section 16A.4, the following regulations shall apply: Building Massing
 1. Minimum Height of First Storey: 4.5 m
 2. Minimum length of the street façade along Highway 2/Bloor Street/Courtice Road: 70 percent
 3. Minimum Length of the street façade for Corner Lots along Bloor Street/Courtice Road: 70 percent
 4. All buildings shall have floors above the fourth storey setback a minimum of 1.5 m from the mainwall of the base building along the front and/or exterior lot lines;

Building Elements

6. Minimum amount of transparent glazing within the business establishment street façade: 50 percent
7. Minimum amount of transparent glazing within the ground floor façade facing a public park or public amenity area: 30 percent
8. Retail uses on lots with frontage along Highway 2, Bloor Street and Courtice Road shall have their primary entrances along these frontages.
9. The principal residential entrance shall be located within a street façade;

Amenity Area

10. Minimum indoor amenity area
 - i. Greater than 25 units: 2.0 m² per unit
11. Minimum outdoor amenity area
 - i. Greater than 25 units: 4.0 m² per unit

Lot Dimensions

12. No minimum lot area applies.
13. No minimum lot frontage applies.

Building Location

14. Minimum front yard setback: 3.0 m
15. Maximum front yard setback: 5.0 m

16. Minimum exterior side yard: 3.0 m
17. Maximum exterior side yard: 5.0 m

18. Minimum interior side yard: 2.0 m
19. Minimum interior side yard abutting a residential zone: 5.0 m

20. Minimum rear yard: 7.5 m
21. Minimum rear yard abutting a public lane: 1.5 m
22. Minimum rear yard abutting an urban residential zone: 10.0 m

Parking Area

23. Notwithstanding 3.16(i), parking for apartment, mixed-use and nonresidential buildings shall not be located within a front yard or an exterior side yard;
24. Notwithstanding 3.16(d) the parking aisle provided for any vehicular movement provided at grade shall be a minimum of 6.5 m for two-way traffic and 4.5 m for one-way traffic;

Landscaping

25. A minimum of 15 percent of the site shall be provided as Landscaped Open Space; and
26. 50 percent of Landscaped Open Space area must be provided as Soft Landscaping.

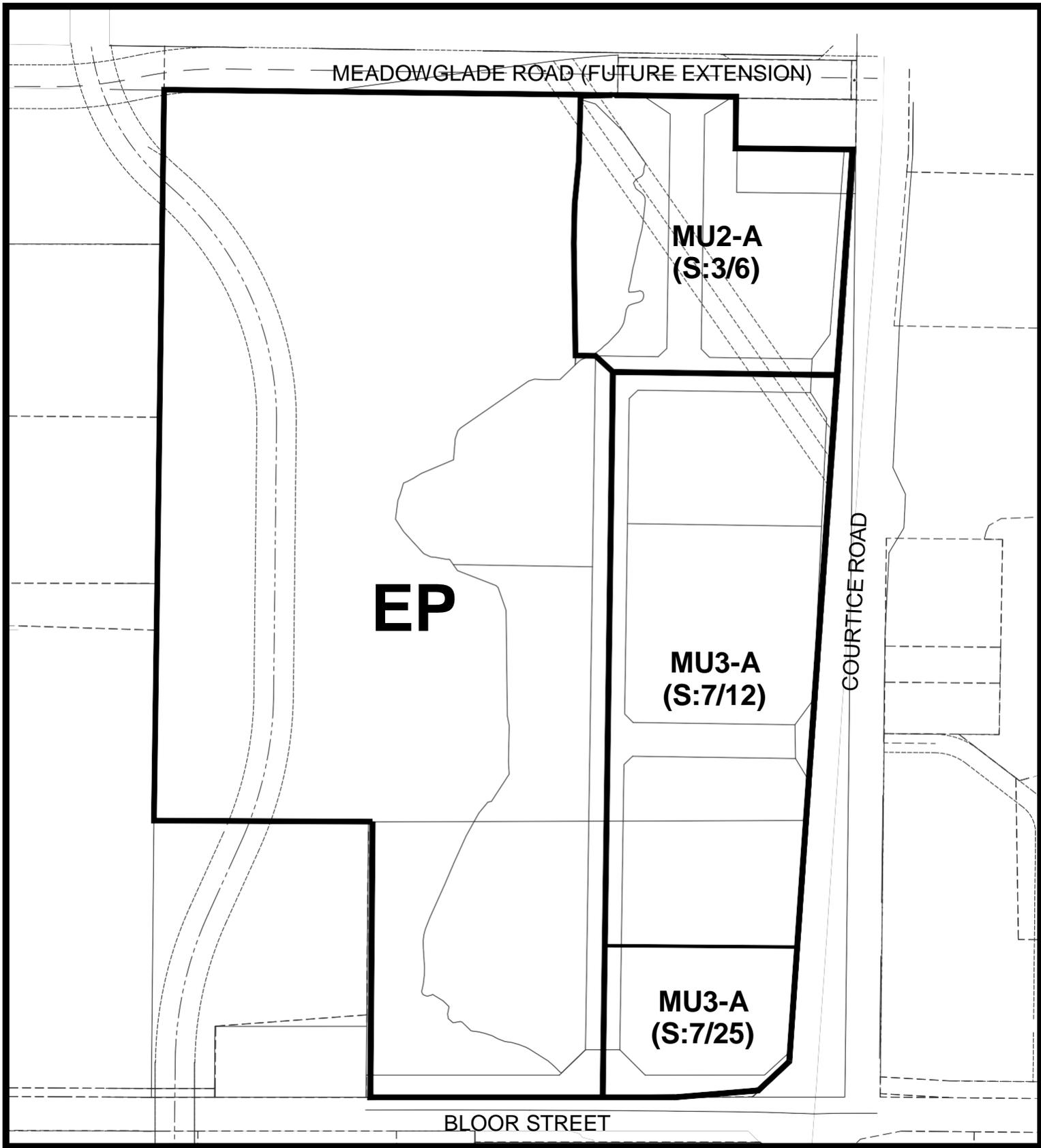
5. Schedule '4' to By-law 84-63, as amended, is hereby further amended by changing the zone designation as indicated on the attached Schedule "A".
6. Schedule '4' to By-law 84-63, as amended, is hereby further amended by changing the permitted building heights as indicated on the attached Schedule "A".
7. Schedule 'A' attached hereto shall form part of this By-law.
8. This By-law shall come into effect on the date of the passing hereof, subject to the provisions of Section 34 of the Planning Act.

By-Law passed in open session this ____ day of _____, 2023

Adrian Foster, Mayor

June Gallagher, Municipal Clerk

DRAFT



Zoning Change from "A" to "MU2-A", MU3-A" and "EP"

