Appendix E
Addendum to the Williamsville Main Street Study
Proposed Zoning By-Law Amendment

Zoning By-Law Number 8499 (Excerpt) – Section 23C General Provisions for the Williamsville Main Street Commercial Zone “C4”

23C.1 Subject to compliance with the provisions of Section 5, the following provisions shall apply in the C4 Zone.

23C.2 Permitted Uses – The following uses only shall be permitted in the C4 Zone:

(a) libraries, art galleries and museums;
(b) churches, community halls, community centres and parish halls;
(c) offices and ancillary uses associated with not-for-profit and social service agencies; offices for or in connection with businesses or professions; offices for printing and publishing, for greater clarity this includes coworking spaces
(d) artisans’ workshops;
(e) clinics; hospitals as defined by the Public Hospitals Act, R.S.O. (1970) Chapter 378; medical and paramedical clinics, medical testing facilities
(f) retail stores or shops; shopping centres; markets; bakeries;
(g) undertakers’ establishments;
(h) banks and credit unions;
(i) hotels; restaurants and bars;
(j) supportive housing including apartments; community homes; crisis care shelters; residential care facilities; recovery homes; community support houses; multiple family dwellings containing three or more dwelling units; co-living spaces
(r) theatres; bowling alleys, pool and billiard halls; places of amusement; private clubs
(k) laundries and dry cleaners (provided that the cleaning operation takes place upon the same premises as an associated pick-up and delivery agency);
(l) recreational uses

(m) commercial schools

(n) day care centres

(o) personal service shops

(p) accessory buildings subject to the provisions of the zone regulating the main building as set forth herein;

23C.3 Regulations – The following regulations shall apply to lands, buildings or structures in the C4 Zone:

(a) Height

i. The minimum streetwall height for all buildings / structures shall be 10.5 metres.

ii. The maximum streetwall height for all buildings / structures shall be 13.5 metres.

iii. All buildings / structures shall have a maximum height of 20 metres, subject to setback and stepback provisions, except at the corner of Princess and Division Streets where the maximum height shall be 60 metres, with a 6 storey podium and 14 storey tower, as shown on Schedule X.

iv. Notwithstanding Section 5.14, mechanical penthouses shall be permitted to exceed the maximum allowable building height by up to 5 metres.

v. Ground Floor Height – The ground floor storey of a building / structure shall have a minimum floor to ceiling height of 4.5 metres.

(b) Yards

i. Yards and setbacks are required in accordance with the following table.

<table>
<thead>
<tr>
<th>Yards</th>
<th>Minimum</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (along Princess Street, Division Street, Concession Street)</td>
<td>3.0 metres</td>
<td>5.0 metres¹</td>
</tr>
</tbody>
</table>
or Bath Road) *may require road widening in addition

<table>
<thead>
<tr>
<th>Description</th>
<th>Minimum Setback</th>
<th>Maximum Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (along all other streets in the corridor)</td>
<td>2.0 metres</td>
<td>5.0 metres³</td>
</tr>
<tr>
<td>Side yard (fronting on Princess Street)</td>
<td>0.0 metres</td>
<td>Not applicable²</td>
</tr>
<tr>
<td>Side or rear yard adjacent to a non-residential zone</td>
<td>0.0 metres</td>
<td>Not applicable²</td>
</tr>
</tbody>
</table>
| Side or rear yard adjacent to a residential zone             | • 1.2 metres for up to 2 storeys  
• 5.0 metres for 3 storey podium  
• 8.0 metres for 4 storey podium³ | 8.0 metres      |

Notes: 1. Maintains provision in C4 Zone that parking is not permitted in a yard abutting a street.
2. Setback will depend on adjacent development and the requirements of the Ontario Building Code.
3. Stepbacks applicable for additional storeys

ii. A minimum of 75 percent of a building frontage shall be built to the front property line, or applicable setback line, for the height of the streetwall.

(c) Projections into Yards
i. Balconies are prohibited below the third storey of buildings fronting onto Princess Street.

(d) Parking and Loading
i. Parking and Loading provisions shall be as set out in Sections 5.3 and 5.4 of this Zoning By-Law, with the exception of the provisions listed in subsection 23C.2(d)(ii) hereafter.

ii. Notwithstanding Sections 5.3 and 5.4 of this Zoning By-Law, the following provisions shall apply:

(1) Parking and loading spaces shall not be permitted in a yard abutting a streetline.

(e) Amenity Area
(f) Accessory Buildings

Accessory buildings shall be constructed in accordance with the provisions of Section 5.17 of this by-law.

(g) Transition Clause:

i. Notwithstanding Section 23C.3 (a) v. and Section 23C.3 (b) iv., as amended by By-Law Number 2018-51, a complete application for Site Plan approval, Minor Variance approval, Consent to Sever, zoning By-Law amendment, or Building Permit received by the City on or before the date of passing of By-Law Number 2018-51 shall be reviewed for compliance with the applicable former provisions of this zoning By-Law as it read immediately prior to the passing of By-Law Number 2018-51.

ii. Notwithstanding Section 23C.3 (a) v. and Section 23C.3 (b) iv., as amended by By-Law Number 2018-51, a Building Permit and/or Site Plan Control application may be approved for a development or use for which a site-specific zoning By-Law amendment or Minor Variance was approved before the date of passing of By-Law Number 2018-51 if the development or use complies with the applicable former provisions of this Zoning By-Law as it read immediately prior to the passing of By-Law Number 2018-51.

(By-Law Number 8499; 2018-51)

23C.4 Definitions – The following definitions shall apply to lands, buildings or structures in the C4 Zone:

(a) Amenity Area – The area situated within the boundaries of any residential development site intended for recreational purposes, and may include landscaped open space, patios, private amenity areas, balconies, communal lounges, swimming pools, children’s play areas, and similar uses, but does not include any area occupied at grade by a building’s service areas, parking areas, parking aisles, or driveways.
(b) Building Frontage – The building façade that fronts on a streetline where access to the building is available.

(c) Streetwall – The wall of a building or portion of a wall facing a streetline.

(d) Streetwall Height – The vertical distance between the top of the streetwall and the streetline.

(By-Law Numbers 8499; 2013-148; 2015-181)

23C.5 Temporary Use:

(T1) Williamsville Main Street

Expires: December 18, 2021 of By-Law Number 2019-6

The lands to which By-Law Number 2019-6 applies may be used for the following uses, in addition to those uses permitted in Section 23C.2:

(a) Permitted Uses

i. Surface parking lot
SCHEDULE 'A'
TO BY-LAW NUMBER

File Number: D35-003-2020
Addresses: Williamsville Main Street Corridor

LEGEND
Reference By-Law 8499, Map 19
[Rezoned from C to C4-H (T1)]

Certificate of Authentication
This is Schedule 'A' to By-Law Number ____, passed this ____ day of __________ 2020.

Mayor                                      Clerk

DATE: 2020-03-12
PREPARED BY: rrochefort
Planning, Building & Licensing Services
Community Services