

Comparison of Existing and Proposed Zonings for 22 Weber St. W.

Oct. 10, 2020 (slides 2 and 9 Updated March 3, 2021)

Hal Jaeger

hzaeger@gmail.com

519-341-6007

Please contact Hal if you identify errors or omissions.

This slide deck includes diagrams and a chart.

The scaled diagrams on slides 3-7 show a cross-section of the block between Weber St W and Roy St, through the 22 Weber St lot. The diagrams display the maximum building envelopes allowable under each zoning bylaw or proposal: the 1) existing (85-1), 2) municipally-proposed (CRoZBy) and 3) zone-change applicant-proposed.

The scaled diagram on slides 8 and 9 show an elevation view of the proposed zoning and build relative to the as-of-right zoning and the existing neighbouring properties along Weber St W.

Slide 10 is a plan view of the minimum required front yard setbacks under each zoning bylaw or proposal: the 1) existing (85-1), 2) municipally-proposed (CRoZBy) and 3) zone-change applicant-proposed. It also shows the immediate neighbours' existing front yard setbacks.

The chart on slide 10 displays other key differences between the regulations for the 1) existing (85-1), 2) municipally-proposed (CRoZBy) and 3) zone-change applicant-proposed zonings of 22 Weber St W.

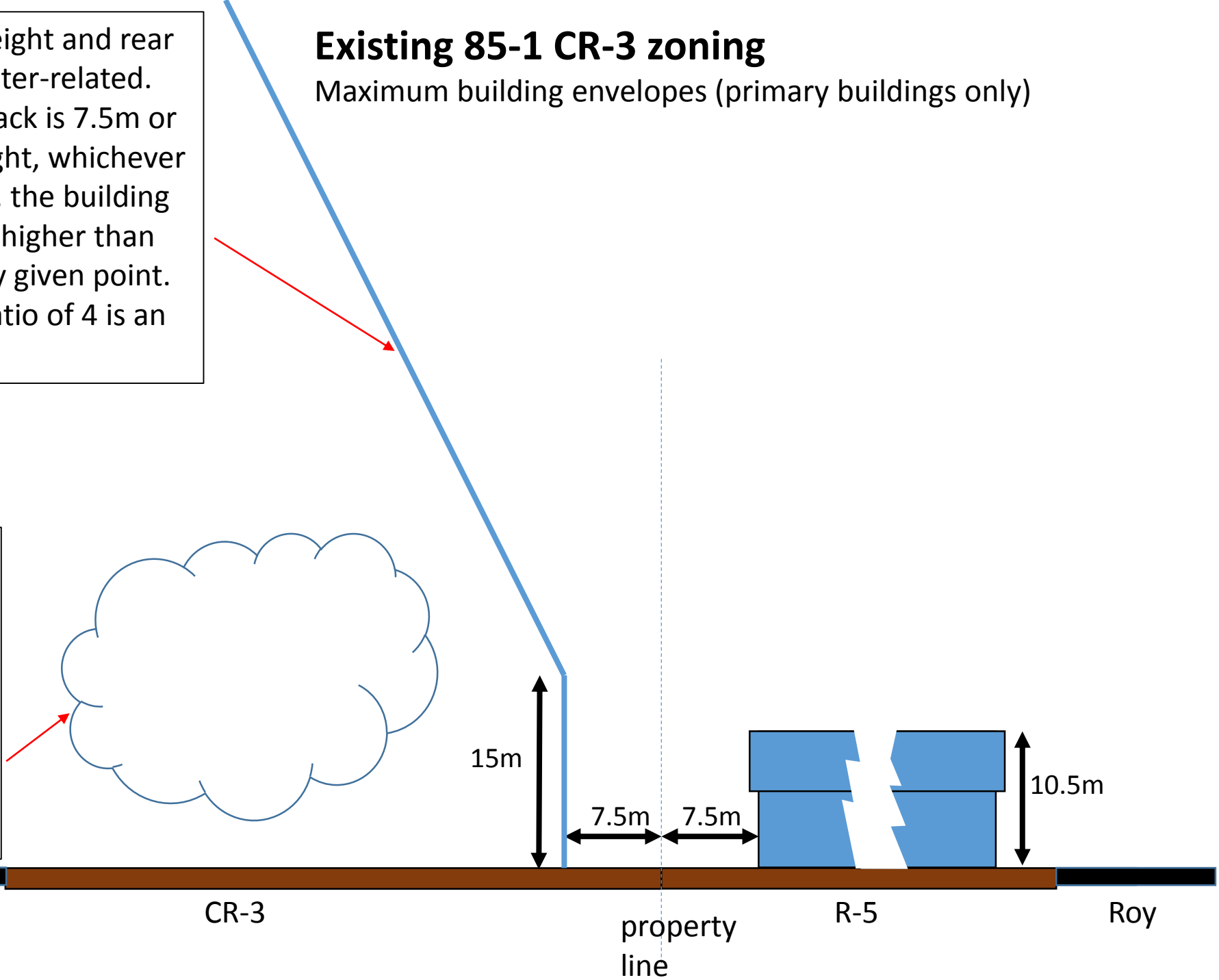
Please alert the author of any errors or omissions at hzjaeger@gmail.com.

Under 85-1, the height and rear yard setback are inter-related. The rear yard setback is 7.5m or ½ the building height, whichever is greater. Visually, the building height must be no higher than the blue line at any given point. The Floor Space Ratio of 4 is an additional limit.

Existing 85-1 CR-3 zoning

Maximum building envelopes (primary buildings only)

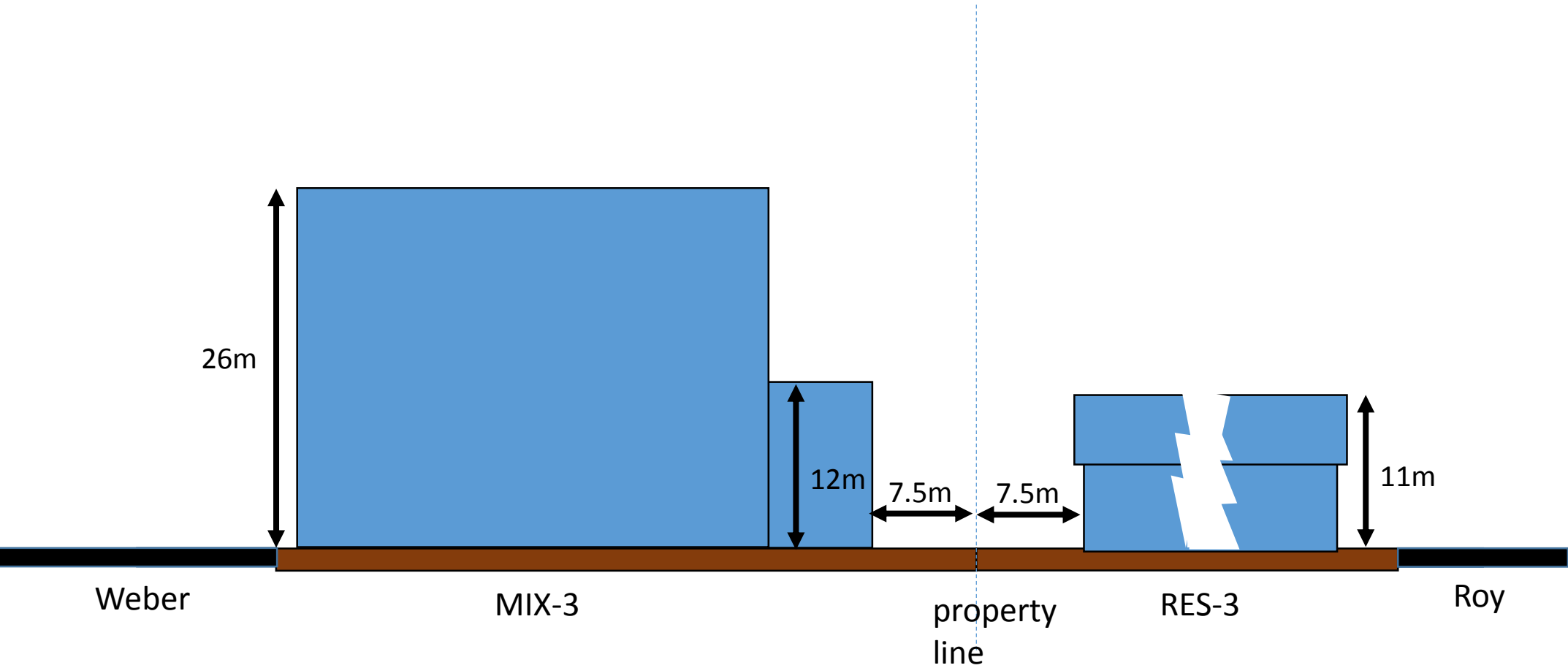
A variety of building shapes are possible in this area, so long as they abide by the height, FSR and setback limits



Proposed zoning under CRoZBy

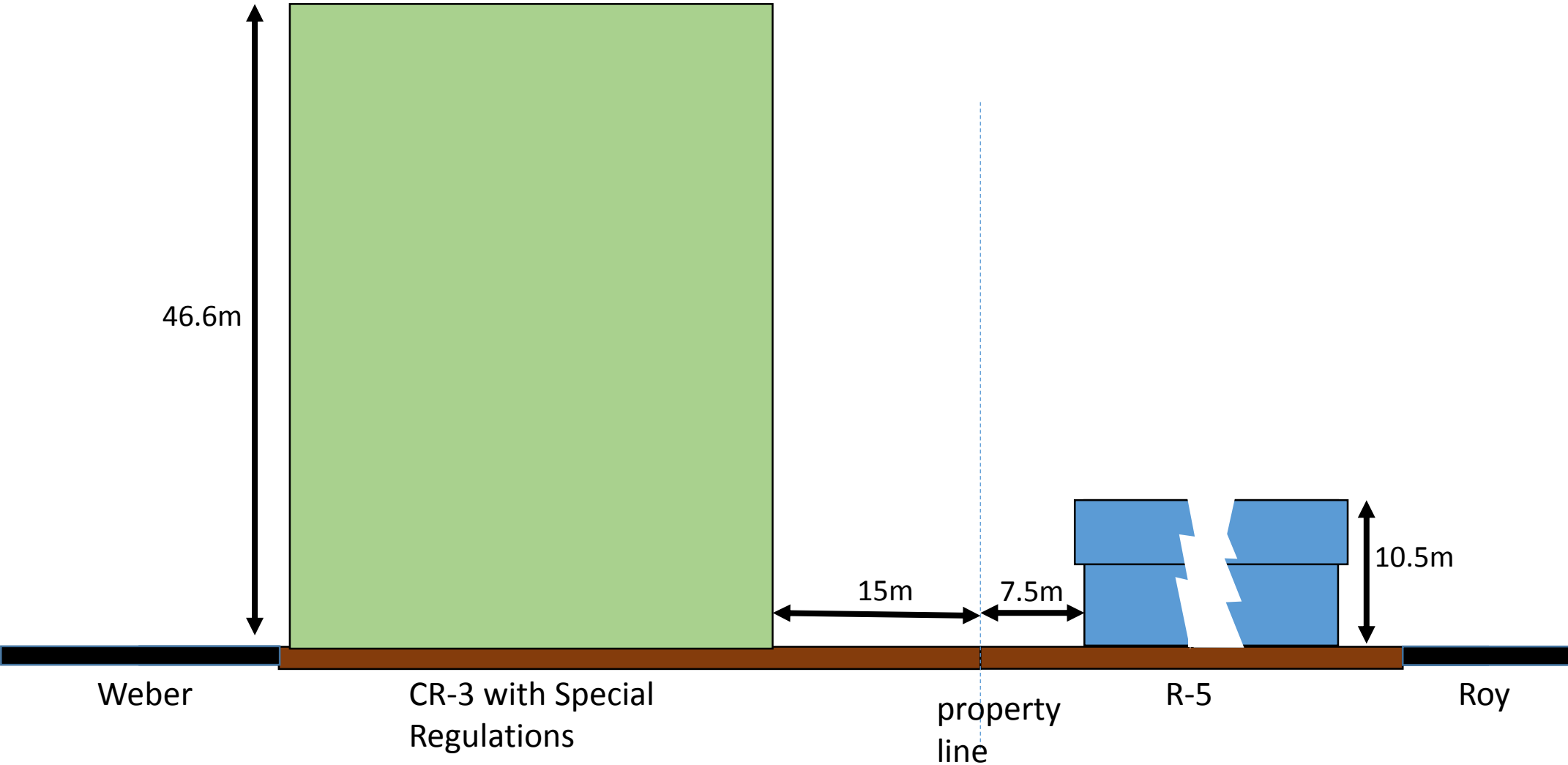
Maximum building envelopes (primary buildings only)

Podium height and stepback not shown, as podium is measured in stories, not metres.



Proposed build by applicant

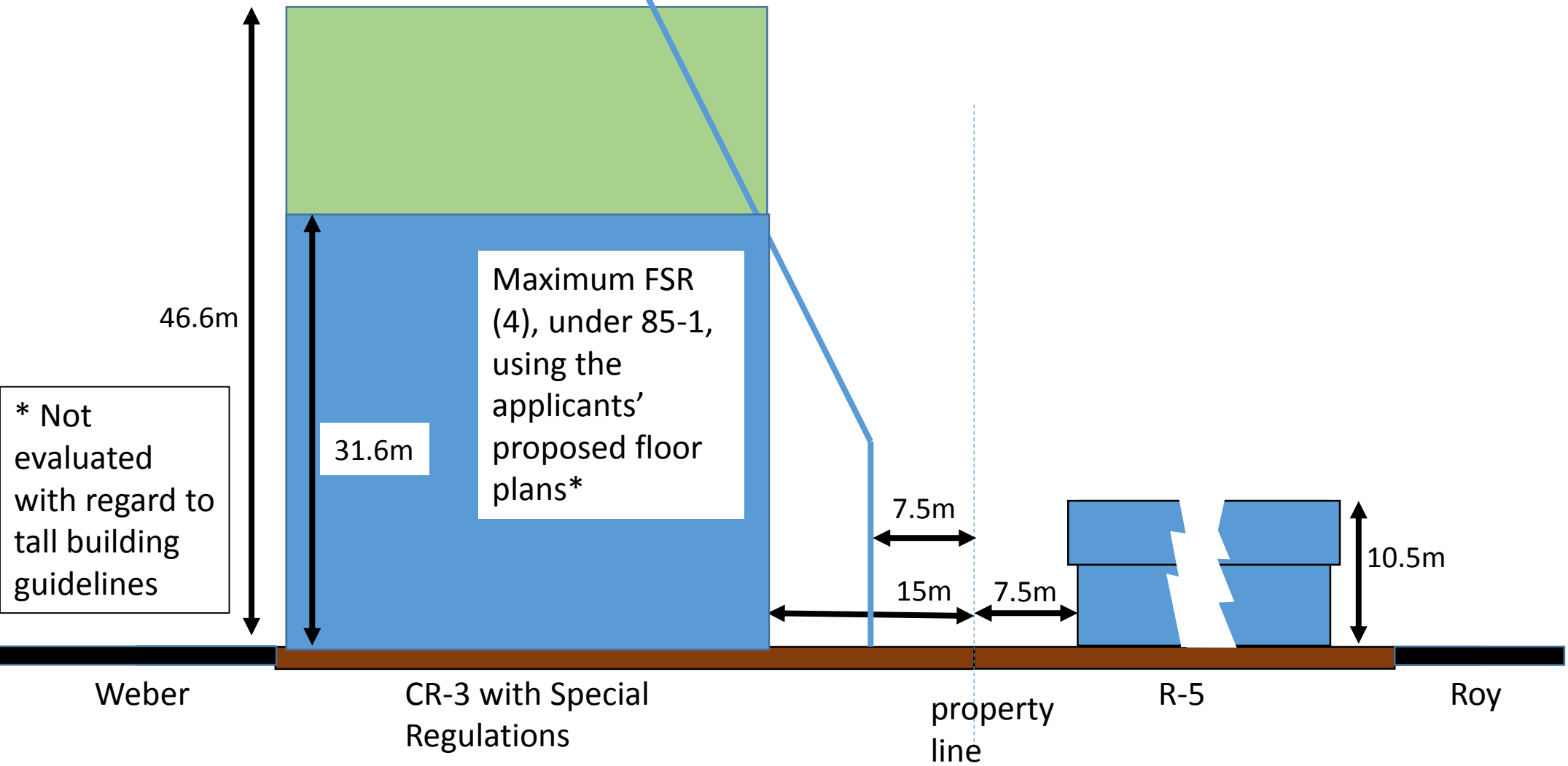
Maximum building envelopes (primary buildings only)



Under 85-1, the building height must be no higher than the blue line at any given point.

Comparison of Proposed build by applicant (green) and Existing 85-1 zoning (blue)

Maximum building envelopes (primary buildings only)



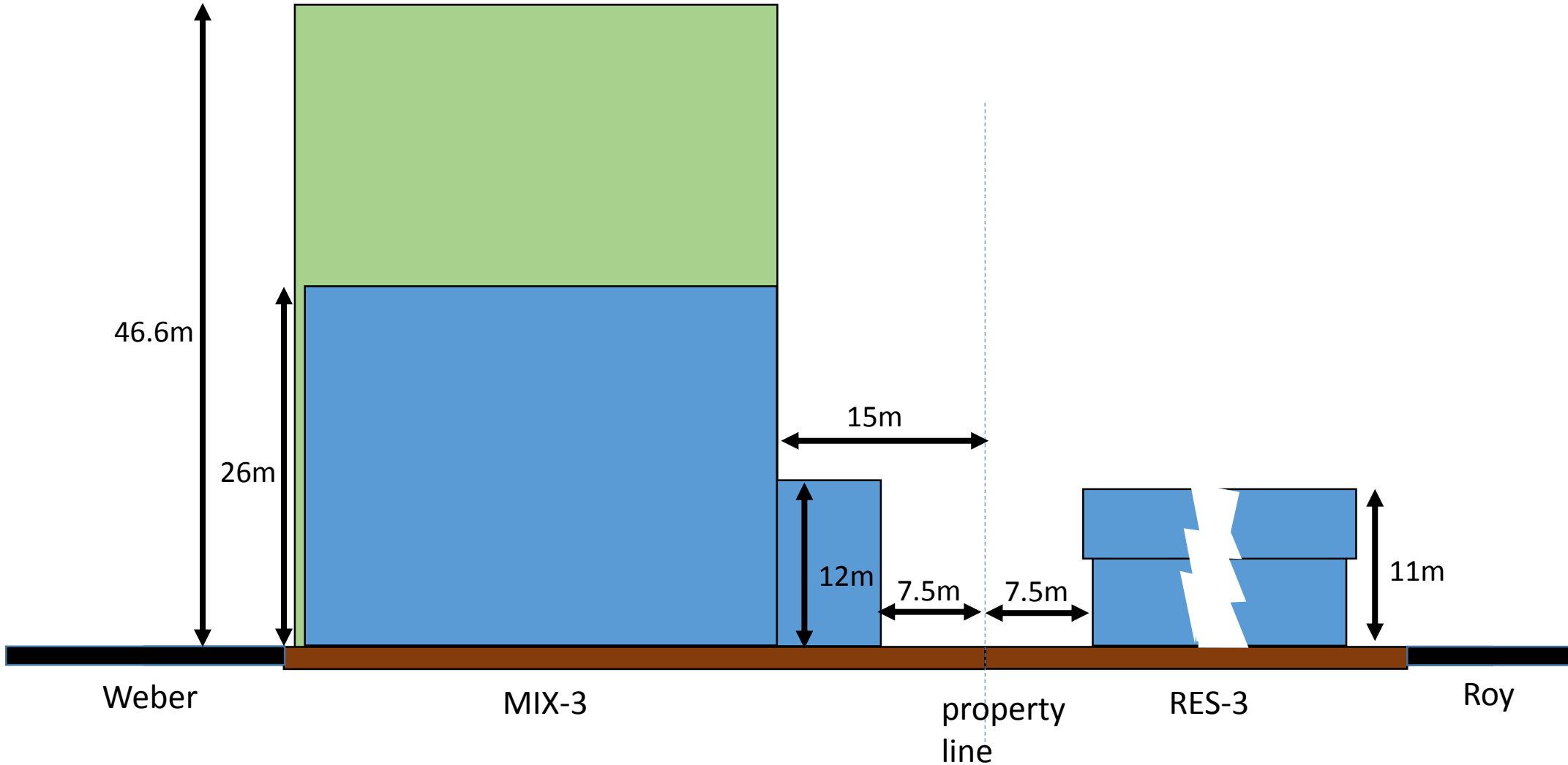
Maximum FSR (4), under 85-1, using the applicants' proposed floor plans*

* Not evaluated with regard to tall building guidelines

Comparison of Proposed build by applicant (green) and Proposed CRoZBy zoning

Maximum building envelopes (primary buildings only)

Podium height and street stepback not shown, as podium is measured in stories, not metres.

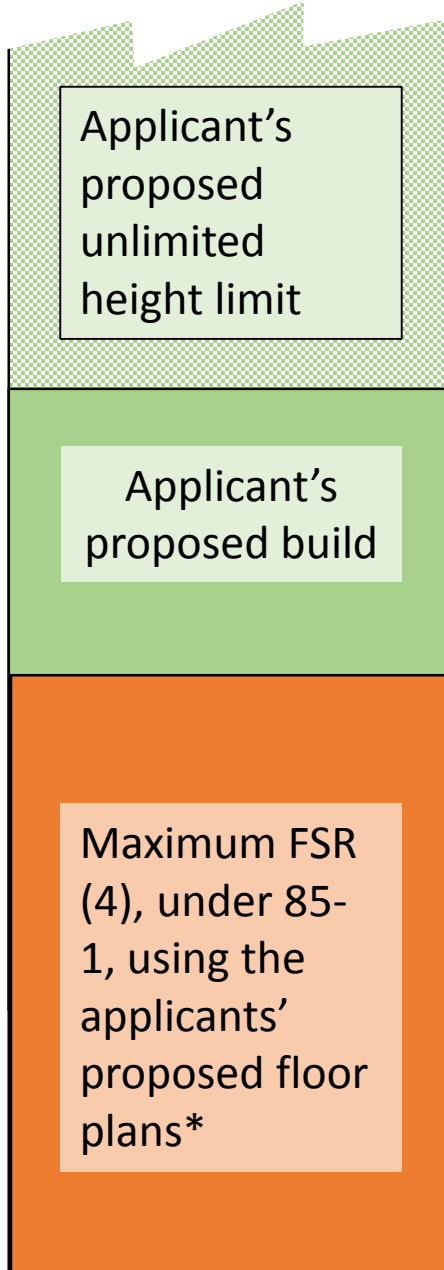




28 Weber
as built



46.6m



18 Weber
as built



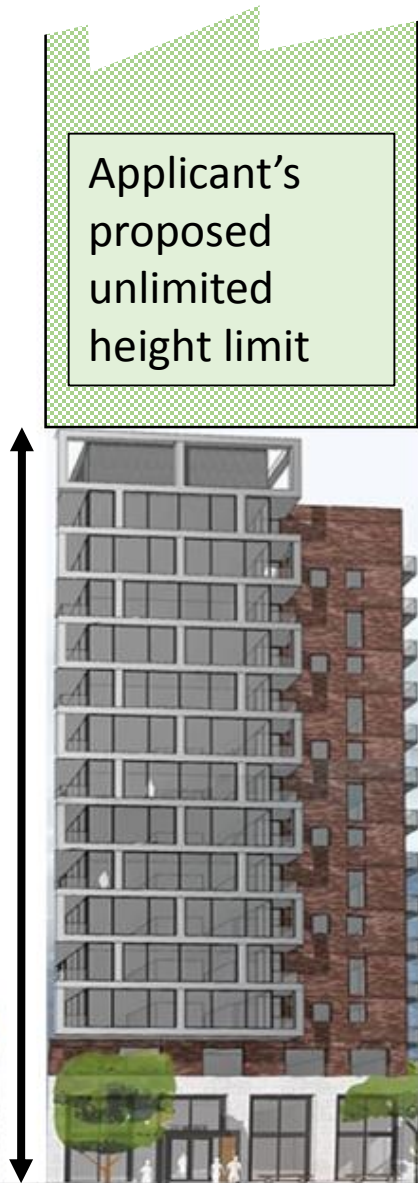
* Not evaluated with regard to tall building guidelines



32



28



22 Weber St W

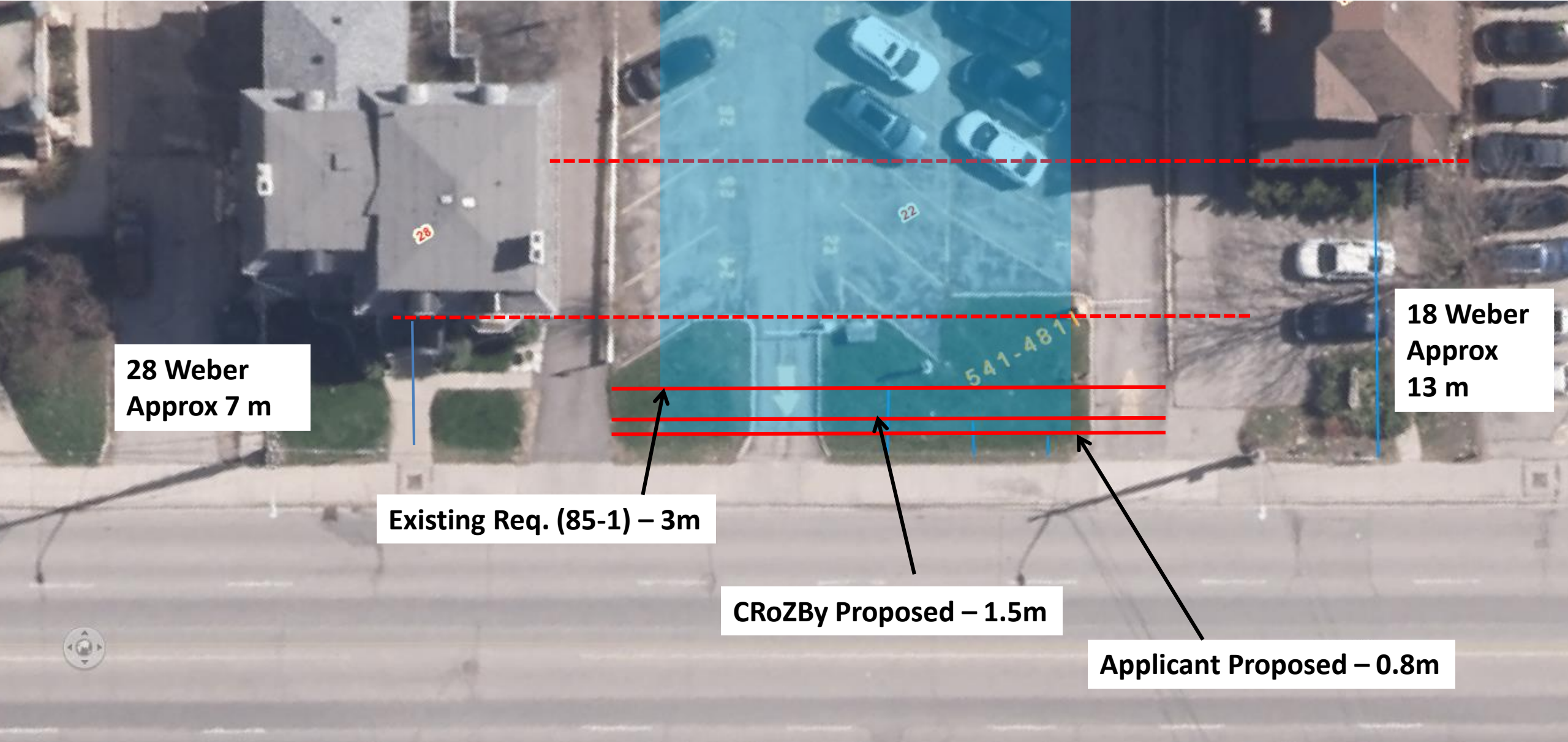


18



54 Queen St N

Front Yard Setback



**28 Weber
Approx 7 m**

Existing Req. (85-1) – 3m

CRoZBy Proposed – 1.5m

Applicant Proposed – 0.8m

**18 Weber
Approx
13 m**

Zoning Comparison	Existing zoning (85-1)	Proposed by CROZBy/ Secondary Plans	Proposed by Applicant
Zoning Category	CR-3	MIX-3	CR-3 with Special Regulations
Minimum front yard setback	3m	1.5m	0.8m
Minimum rear yard setback	7.5m or half the building height, whichever is greater	7.5m	15m
Maximum building height	*See minimum rear yard setback	26m 2(a)	Unlimited
Maximum number of storeys	*See minimum rear yard setback	8	Unlimited
Maximum floor space ratio	4	4	6.2
Minimum parking spaces	104 spaces	114 spaces	21 spaces
Minimum visitor parking spaces	21 spaces	13 spaces	3 spaces

(2)(a) The maximum building height shall not exceed 12 metres within 15 metres of a lot with a low-rise residential zone