

Attachment 6 – Zoning By-law 1-88 Table

	Zoning By-law 1-88 Standard	RA3 Residential Apartment Zone Requirement	Proposed Exceptions to the RA3 Residential Apartment Zone
a.	“Lot” Definition	Means a parcel of land fronting on a street separate from any abutting land to the extent a contemplated by Section 50 of the <i>Planning Act</i>	The Subject Lands shall be deemed to be one lot, regardless of the number of buildings or structures constructed thereon, the creation of separate units and/or lots by way of plan of condominium, conveyance, consent, or other permissions, and any easements or registrations that may be granted, shall be deemed to comply with the provisions of this By-law
b.	Permitted Uses	RA3 Zone permits: <ul style="list-style-type: none"> • Apartment Dwelling • Day Nursery 	In addition to the uses permitted in all residential zone and in the RA3 Zone, the following commercial uses are proposed: <ul style="list-style-type: none"> • All uses permitted in the C4 Neighbourhood Commercial Zone • Bank or Financial Institution • Business or Professional Office • Club or Health Centre • Eating Establishment including Convenience, Take-out, Restaurant and Take-out • LCBO Outlet • Long Term Care Facility • Office • Personal Service Shop • Pet Grooming Establishment • Pharmacy • Photography Studio • Place of Entertainment • Place of Worship • Public, Technical or Private School • Public Library • Recreational • Retail and Retail, Convenience • Service or Repair Shop • Supermarket

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			<ul style="list-style-type: none"> • Underground Parking Structure • Veterinary Clinic • Video Store
c.	Minimum Lot Area	67 m ² x 3,047 units = 204,149 m ²	15.5 m ² x 3,047 units = 47,359 m ²
d.	Minimum Lot Frontage	7.5 m	3.5 m (Building 1) 4.9 m (Building 2)
e.	Minimum Rear Yard Setback (Komura Road)	7.5 m	4.5 m (Building 3A) 4.6 m (Building 2A) 4.2 m (Building 2B)
f.	Minimum Exterior Yard Setback (Sweetriver Boulevard)	7.5 m	5.4 m (Building 2B)
g.	Minimum Interior Yard Setback (Canada's Wonderland)	4.5 m	4.3 m (Building 4) 1.8 m (Building 3B)
h.	Minimum Building Height	44 m	Building 1, Tower A - 92.3 m (26-storeys) Building 1, Tower B - 119.6 m (35-storeys) Building 2B, Tower A - 72.7 m (21-storeys,) Building 3A, Tower A - 59.8 m (17-storeys) Building 3B, Tower B - 72.1 m (21-storeys) Building 4 Tower A - 114.1 m (34-storeys) Building 4 Tower B - 101.8 m (30-storeys)
i.	Minimum Landscape Strip Abutting a Street Line	6 m	4.2 m (Komura Road) 0 m (Sweetriver Blvd. site triangle) 4.2 m (Rutherford Road)
j.	Minimum Setback to Below Grade Parking Structure	1.8 m	1.2 m

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k.	Minimum Amenity Area	20 m ² (1 bedroom) x 1828 units = 36,560 m ² 55 m ² (2 bedroom) x 1066 units = 58,630 m ² 90 m ² (3 bedroom) x 90 units = 1,377 m ² Total = 96,567 m ²	4 m ² per unit Minimum amenity area of 15,000 m ² Combined between indoor and outdoor amenity areas