

Attachment 9 - Zoning By-law 1-88 Table 1

Table 1:

	Zoning By-law 1-88 Standard	RM2 Multiple Residential Zone Requirement	Proposed Exceptions to the RM2 Multiple Residential Zone Requirement
a.	Permitted Uses	<ul style="list-style-type: none"> • Apartment Dwelling • Multiple Family Dwelling • Block Townhouse Dwelling • Day Nursery 	Permit the following additional uses: <ul style="list-style-type: none"> • Semi-Detached Dwelling
b.	Definition of a "Lot"	LOT- Means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 50 of the <i>Planning Act</i> , R.S.O 1990, c. PI 13. would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot	LOT – the Subject Lands shall be deemed one lot, with a private condominium road, regardless of the number of buildings constructed on the lot, the creation of any new lot by plan of subdivision, plan of condominium, part lot control, consent and any easements or restrictions for each parcel
c.	Minimum Lot Area	230 m ² /unit	62 m ² /unit
d.	Minimum Landscape Strip Abutting a Street (Keele Street)	6.0 m	4.5 m
e.	Minimum Interior Side Yard	1.2 m	0 m (OS1 Open Space Zone)
f.	Minimum Rear Yard Setback	4.5 m	0 m (OS1 Open Space Zone)
g.	Minimum Setback from the Front Lot Line to the Nearest Part of a	1.8 m	0 m

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	Building Below Finished Grade		
h.	Maximum Building Height	11 m	11.5 m
i.	Minimum Amenity Area	31 One-Bedroom Units @ 20 m ² /unit = 620 m ² 13 Two-Bedroom Units @ 55 m ² /unit = 715 m ² 20 Three-Bedroom Units @ 90 m ² /unit = 1,800 m ² Total required Amenity Area = 3,135 m ²	Total Amenity Area of 950 m ²
j.	Minimum Number of Parking Spaces	<u>Residential Units</u> 1.5 spaces/unit @ 60 units = 90 spaces <u>Visitor (Apartment Building)</u> 0.25 spaces/unit @ 60 units = 15 spaces Total Parking Required = 105 spaces	<u>Residential Units</u> 1.06 spaces/unit @ 60 units = 64 spaces <u>Visitor (Apartment Building)</u> 0.21 spaces/unit @ 56 units = 12 spaces Total Parking Provided = 76 spaces
k.	Parking Space Dimensions	2.7 m x 6.0 m	2.6 m x 5.7 m
l.	Minimum Landscape Strip Width Around periphery of Outdoor Parking Area	3.0 m (landscape strip)	1.5 m (landscape strip on south side of accessible parking space at grade) 0 m (screening)