

Attachment 8 - Zoning By-law 1-88 Table

	Zoning By-law 1-88 Standard	RA5(H) Zone subject to Site-Specific Exception 9(1443) Requirement	Proposed Exceptions to the RA5(H) Zone
a.	Business Service	Definition not included in Zoning By-law 1-88	Means premises used to provide services primarily to offices and other businesses, including courier services, printing and photocopying services, document shredding services, or other similar uses
b.	Gross Floor Area ('GFA')	Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including all areas of any cellar, or car parking area above or below grade within the building or within a separate structure	The GFA means the total area of all of the floors in a building above grade measured from the outside of the exterior wall, but excluding bicycle parking within a building
c.	Live-Work Dwelling	Definition not included in Zoning By-law 1-88	Means a dwelling containing a business that is operated by at least one resident of the associated dwelling unit. Permitted business uses include: <ul style="list-style-type: none"> • Studio • Business service, excluding retail • Private home day care • Home based catering, excluding retail • Personal service shop • Office, business or professional • Private home tutoring
d.	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> would not be required for its conveyance	The Subject Lands are deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, consent, conveyance of private or public roads, strata title arrangements, or other permissions, and any easements or registrations that are granted, shall be deemed to comply with the provisions of Zoning By-law 1-88
e.	Permitted Uses	Apartment Dwellings Bank or Financial Institution Retail Store Business Office Personal Service Shop Video Store	Apartment Dwellings Live Work Dwellings

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f.	Minimum Front Yard (Gatineau Drive)	3.7 m	1.5 m
g.	Minimum Setback to a Building Below Grade	1.8 m	0 m
h.	Encroachment	<ul style="list-style-type: none"> • 1.8 m balcony (Gatineau) • 0.5 m (Canopy Building B exterior) • 0.5 m (New Westminster) • 1.8 m balcony/canopy exterior 	<ul style="list-style-type: none"> • 0.5 m (Gatineau Drive) • 1.5 m (along new road in exterior side yard) • 2 m for a balcony for Building A in the exterior side yard • 1 m no encroachment zone shall be maintained inside the property line within the front and exterior side yard
i.	Minimum Exterior Yard	6 m	<ul style="list-style-type: none"> • 20 m (Building A) along New Westminster not including the lot line abutting the site triangle • 2.5 m (Building B) • 0.5 m (Building B-site triangle)
j.	Maximum Building Height	44 m	<p>86 m – 26 storeys (Building A) 95.2 m – 29 storeys (Building B) Excluding mechanical penthouses, elevators, stairs and other equipment/utilities and parapets</p>
k.	Maximum Gross Floor Area	11,890 m ²	52,075 m ²
l.	Minimum Number of Parking Spaces	<p>1.1 residential spaces x 594 units = 654 spaces</p> <p>0.1 Visitor spaces x 594 units = 60 spaces</p>	<p>0.7 residential and live/work spaces x 594 units = 416 spaces 4 car share spaces = 16 space reduction = 400 spaces for residential required</p> <p>0.2 visitor spaces x 588 units = 118 spaces</p> <p>0.7 visitor spaces per live/work dwelling 6 units x 0.7= 5 spaces</p> <p>A maximum of 10% of the required parking spaces shall be permitted for the purpose of compact motor vehicle parking</p>
m.	Minimum Parking Space Size	2.7 m x 6 m	2.4 m x 4.8 m (compact parking spaces)

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			<p>2.7 x 5.7 m (remaining spaces)</p> <p>5.7 m length (accessible parking spaces)</p>
n.	Parking Spaces Obstructions	No requirement in Zoning By-law 1-88	An Electric Vehicle charging station shall not be considered an obstruction for purposes of parking space size
o.	Car Share Parking Spaces	No requirement in Zoning By-law 1-88	<ul style="list-style-type: none"> • For an apartment dwelling in a Residential zone, the maximum reduction to the total minimum required residential parking spaces shall be four for each dedicated car-share parking space • For an apartment dwelling in a Residential zone, the maximum number of car-share parking spaces shall be calculated as the total number of dwelling units divided by sixty, rounded to the nearest whole number
p.	Minimum Landscape Strip	3.7 m	<p>1.5 m (Gatineau Drive) 2.5 m (Building B)</p> <p>may include hardscape elements, such as, stairs, windscreens, air shafts and fencing</p>
q.	Floor Space Index ('FSI')	2.7	Remove the requirement for FSI. FSI will be addressed through the Official Plan Amendment
r.	Minimum Amenity Area	Zoning By-law 1-88 does not have a requirement for the RA5 Zone	4 m ² per dwelling unit and an additional 600 m ² contiguous area located at grade shall be provided for outdoor amenity area