

Attachment 5 – Zoning By-law Table

Zoning By-law 1-88 File Z.21.029

KEELE STREET DEVELOPMENTS INC.

TABLE 1:

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
a.	Minimum Front Yard (Keele Street)	7.5 m	1 m
b.	Minimum Interior Side Yard	7.5 m	0.3 m (south)
c.	Maximum Building Height	44 m	12 m to permit a 3-storey building in keeping with the MHCD Plan
d.	Permitted Uses	<ul style="list-style-type: none"> • Apartment Dwelling • Day Nursery 	<p>Ground floor uses:</p> <ul style="list-style-type: none"> • Business/Professional offices • Dance Studio <p>2nd and 3rd floor uses:</p> <ul style="list-style-type: none"> • Apartment Dwelling
e.	Minimum Parking Requirements	<p><u>Residential</u> 1.5 spaces/unit x 8 units = 12 spaces</p> <p><u>Visitor</u> 0.25 spaces/unit x 8 units = 2 spaces</p> <p><u>Dance Studio</u> 11 spaces/100 m² x 199.35 m² = 22 spaces</p> <p><u>Business or Professional Offices</u> 3.5 spaces/100 m² x</p>	<p><u>Residential</u> 1 spaces/unit x 8 units = 8 spaces</p> <p><u>Visitor</u> 0.2 spaces/unit x 8 units = 2 spaces</p> <p><u>Dance Studio*</u> 4.5 spaces/100 m² x 199.35 m² = 9 spaces</p> <p><u>Business or Professional Offices</u> 1.8 spaces/100 m² x 169.76 m² = 4 spaces</p>

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
		<p>169.76 m² = 6 spaces</p> <p>Total Parking Required = 42 spaces</p>	<p>Total Parking Required = 23 spaces</p> <p>Total Parking Provided using *Zoning By-law 001-2021 provisions in Table 6-12 and 6-13 Mixed-Use Shared Parking Reduction Provisions permit a total reduction of 1 parking space for non-residential uses under a conservative scenario</p> <p>whereas the development proposes 21 spaces, which requires further justification and approval from Transportation Engineering per TDM</p>
f.	Minimum Amenity Area	<p>8 Two Bedroom Unit x 55 m²/unit = 440 m²</p> <p>Total required amenity area = 440 m²</p>	Provide a total combined amenity area = 109.26 m ²
g.	Landscape Strip (Keele Street)	6 m	1 m
h.	Bicycle Parking (Long Term) Requirements Minimum Aisle width	N/A	<p>** <u>Zoning By-law 001-2021</u> Bicycle parking provisions 0.8 spaces/ unit X 8 = 7 spaces</p> <p>** to be located within the building Aisle Width 1.75 m</p>