

Attachment 10

Table 1. Proposed Zoning By-law 1-88 Site-Specific Exceptions

	Zoning By-law 1-88 Standard	RA3 - Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 - Apartment Residential Zone Requirement
a.	Minimum Lot Frontage	30.0 m	<30.0 m (Phase 1)
b.	Minimum Lot Area	67 m ² /unit	9.56 m ² /unit (Phase 1) 11.68 m ² /unit (Phase 2)
c.	Minimum Front Yard Setback	7.5 m	3.0 m (Phase 2)
d.	Minimum Interior Side Yard Setback	63.34 m (Phase 1) 69.47 m (Phase 2)	2.0 m (Phase 1) 7.5 m (Phase 2)
e.	Minimum Exterior Side Yard Setback	7.5 m (Phase 1 Lands)	3.0 m (Phase 1)
f.	Minimum Setbacks to the Portion of the Building Below-Grade	1.8 m to any front or exterior side yard	0.0 m
g.	Maximum Encroachments for Exterior Stairways, Porches, Architectural Features, and Balconies	1.8 m (front, rear and exterior side yards) 0.3 m (interior side yard)	2.5 m
h.	Maximum building height	44.0 m	Building A: 126.7 m (Phase 1) Building B: 144.9 m (Phase 2)
i.	Permitted Uses	Apartment Dwelling Day Nursery	The following residential uses shall be permitted in the apartment building: <ul style="list-style-type: none"> • Accessory Uses to an Apartment Dwelling • Dwelling, Live-Work <p>The following non-residential uses shall be</p>

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			<p>permitted within the podium of the apartment building:</p> <ul style="list-style-type: none"> • Commercial Uses • Office, Business or Professional • Dwelling, Live-Work • Community Centre <p>The following non-residential uses shall be permitted on the ground floor:</p> <ul style="list-style-type: none"> • Eating Establishment • Eating Establishment, convenience • Eating Establishment, take-out • Store, Retail • Store, Convenience Retail • Personal Service Shop • Bank • Health Centre • Pharmacy • Office, Business or Professional • Motor Vehicle Sales Establishment, not including the sale of automotive parts, mechanical repairs

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			<p>and auto body repairs</p> <p>The following existing non-residential uses shall continue to be permitted within existing and expanded buildings:</p> <ul style="list-style-type: none"> • Motor Vehicle Rental • Motor Vehicle Sales • Outdoor Display Area • Outdoor Storage • Parking Structure Parking, Surface
j.	Definitions		<p>“Dwelling, Live-Work”: means a dwelling containing a business that is operated by at least one resident of the associated dwelling unit</p>
k.	Minimum Parking Requirements	<p>Residential 1.5 spaces/unit x 1,085 units = 1,628 spaces</p> <p>Visitor 0.25 spaces/unit x 1,085 units = 272 spaces</p> <p>Commercial 6 spaces/100 m² x 1281.3 m² = 78 spaces</p> <p>Total Parking Required =</p> <p>Residential</p>	<p>Residential Phase 1: 0.355 spaces/unit (137 spaces)</p> <p>Visitor Phase 1: 0.052 spaces/unit (20 spaces) Phase 2: 0 spaces/unit</p> <p>Retail/Motor Vehicle Sales/Community Facility Phase 1 and 2: 0 spaces/unit</p>

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		578 spaces (Phase 1) 1,050 spaces (Phase 2) Visitor and Commercial 350 spaces (Phase 1 and 2)	
I.	Minimum Amenity Area	Phase 1 10 Bachelor Units x 15 m ² /unit = 150 m ² 196 One Bedroom Units x 20 m ² /unit = 3,920 m ² 161 Two Bedroom Units x 55 m ² /unit = 8,855 m ² 18 Three Bedroom Units x 90 m ² /unit = 1,620 m ² Phase 2 5 Bachelor Units x 15 m ² /unit = 75 m ² 371 One Bedroom Units x 20 m ² /unit = 7,420 m ² 218 Two Bedroom Units x 55 m ² /unit = 11,990 m ² 106 Three Bedroom Units x 90 m ² /unit = 9,540 m ² Total required amenity area 14,545 m ² (Phase 1)	1,513.7 m ² (Phase 1) 3,3358.1 m ² (Phase 2)

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		29,025 m ² (Phase 2)	
m.	Minimum Bicycle Parking Requirements	Short Term 39 spaces (Phase 1) 70 spaces (Phase 2)	Short Term 3 spaces (Phase 1) 42 spaces (Phase 2)
n.	Minimum Landscaped Area	10%	<10%