

Attachment 5 - Table 1: Zoning By-law 1-88

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
a.	Minimum Lot Area	67 m ² /unit	16 m ² /unit
b.	Minimum Front Yard Setback	7.5 m	3.5 m
c.	Minimum Exterior Side Yard	7.5 m	0 m
d.	Definition of "Gross Floor Area"	Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the areas of any cellar, or car parking area above or below grade within the building or within a separate structure	Means the aggregate of the floor areas of all storeys of a building measured from the outside of the exterior walls, but excluding any basement, attic, mechanical room, electrical room, elevator shaft, stairs, refuse chute, escalators, vehicle and bicycle parking areas, loading areas located above or below grade
e.	Minimum Setback From The Front Lot Line And The Exterior Lot Line To The Nearest Portion of A Building Below Finished Grade	1.8 m	1 m
g.	Mezzanines	Shall be permitted in single use and multi-unit industrial and commercial buildings in accordance with the Ontario Building Code	Shall be permitted in a mixed-use building that consists of commercial and residential uses

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
h.	Minimum Setback of A Below-Grade Parking Structure From A Street Line	1.8 m	1 m
i.	Width of a Driveway Entrance	7.5 m	7 m
j.	Minimum Landscape Strip Abutting a Street Line	A strip of land not less than 6 metres in width shall be provided along a lot line which abuts a street line, and shall be used for no other purpose than landscaping	3 m along the Front Lot Line 3.5 m along the Exterior Side Lot Line
k.	Permitted Uses	This Zone only permits an Apartment Dwelling and a Day Nursery	Permit the following additional uses: -Art Studio -Retail, convenience -Retail -Business service -Financial institution -Personal service -Restaurant, take out -Office
l.	Minimum Parking Space Requirements	<u>Residential</u> 1.5 spaces/unit x 722 units = 1,083 spaces <u>Visitor</u> 0.25 spaces/unit x 722 units = 181 spaces	<u>Residential</u> 0.65 spaces/unit x 722 units = 470 spaces <u>Visitor</u> 0.192 spaces/unit x 722 units = 86 spaces

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
		<u>Commercial</u> 6 spaces/100 m ² x 630 m ² = 38 spaces Total Parking Required = 1,302 spaces	<u>Commercial</u> 0.95 spaces/100 m ² x 630 m ² = 6 spaces Total Parking Provided = 562 spaces
m.	Minimum Required Amenity Area	<u>Apartment Dwelling Units</u> 15 m ² /Bachelor Unit x 45 units = 675 m ² 20 m ² /Bachelor Unit x 430 units = 8,600 m ² 55 m ² /Bachelor Unit x 174 units = 9,570 m ² 90 m ² /Bachelor Unit x 73 units = 6,570 m ² Total Amenity Area Required = 25,415 m ²	<u>Apartment Dwelling Units</u> 5 m ² /Bachelor Unit x 45 units = 225 m ² 5.05 m ² /One Bedroom Unit x 430 units = 2,172 m ² 5.1m ² /Two Bedroom Unit x 174 units = 887 m ² 5.1m ² /Three Bedroom Unit x 73 units = 373 m ² Total Amenity Area Provided = 3,657 m ²