

Attachment 6 - Zoning By-law 001-2021 Table 1

	Zoning By-law 001-2021 Standards	RM2 – Multiple Unit Residential Zone Requirements	Proposed Exceptions to the RM2 – Multiple Unit Residential Zone Requirements
a.	Minimum Lot Area	36,880 m ²	8,896 m ²
b.	Minimum Front Yard (Weston Road)	4.5 m	3 m
c.	Minimum Rear Yard	7.5 m	3.57 m
d.	Minimum Exterior Side Yard (Thule Street)	4.5 m	3 m
e.	Minimum Podium Height	10.5 m	Not Applicable
f.	Minimum Tower Setback	3 m	Not Applicable
g.	Maximum Tower Floor Plate	850 m ²	1,890 m ²
h.	Minimum Tower Separation	30 m	17.88 m
i.	Minimum Landscape Strip	3 m	1 m
j.	Maximum Encroachment of Exterior Stairs into Front, Exterior and Rear Yards	1.8 m	3 m
k.	Maximum Encroachment of Canopies into Front, Exterior and Rear Yards	0.6 m	1.5 m
l.	Maximum Rooftop Amenity Area	20%	21%

	Zoning By-law 001-2021 Standards	RM2 – Multiple Unit Residential Zone Requirements	Proposed Exceptions to the RM2 – Multiple Unit Residential Zone Requirements
m.	Minimum Setback for a Below Grade Parking Structure	1.8 m	0.8 m
n.	Minimum Setback for an Accessory Building or Structure (Air Shafts)	3 m	0 m
o.	Minimum Parking Space Size	2.7 m x 5.7 m	2.6 m x 5.7 m
p.	Minimum Bicycle Parking Spaces	i. 231 Long-term ii. 47 Short-term	i. 230 Long-term ii. 46 Short-term
q.	Minimum Bicycle Parking Direct Access to the Exterior (Ground Floor)	231 Long-term	30 Long-term