

Attachment 11 - Zoning By-law 001-2021 Table 2:

	<b>Zoning By-law 001-2021 Standard</b>	<b>MMU Mid-Rise Mixed-Use Zone Requirement</b>	<b>Proposed Exceptions to the MMU Mid-Rise Mixed-Use Zone Requirement</b>
a.	Minimum Rear Yard	7.5 m	6 m
b.	Maximum Height for Roof Top Mechanical Penthouse	5 m	5.5 m
c.	Maximum Tower Floor Plate Area	850 m <sup>2</sup>	Levels 2 and 3: 2,662 m <sup>2</sup> Level 4: 2,103 m <sup>2</sup> Levels 5 and 6: 1,585 m <sup>2</sup> Levels 7 and 8: 1,174 m <sup>2</sup> Levels 9 and 10: 1,053 m <sup>2</sup> Levels 11 and 12: 827 m <sup>2</sup>
d.	Minimum Rear Yard setback for a Tower	12.5 m	4 m
e.	Minimum Interior Side Yard Setback for a Tower	12.5 m	4 m
f.	Minimum Front Yard Setback for Below Grade Structures	1.8 m	0.7 m
g.	Minimum Lot Area	13,601 m <sup>2</sup>	4,772 m <sup>2</sup>
h.	Minimum Parking Requirements	<p>Residential 0.8 spaces/unit x 159 units = 127 spaces</p> <p>Residential Dwelling Visitor 0.2 spaces/unit x 159 units = 32 spaces</p> <p>Supportive Living Facility 1 spaces/4 beds x 108 beds = 27 spaces</p> <p>Day Care Centre 1 space per employee</p>	<p>Residential 1 space/unit x 159 units = 159 spaces</p> <p>Visitor 0.2 spaces/unit x 159 units = 32 spaces</p> <p>Supportive Living Facility/Day Nursery/ Adult Care Facility = 23 spaces</p> <p>Provide a total of 214 spaces</p>

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		Estimated 44 staff = 44  Total Parking Required = 230 spaces	
i.	Parking Space Dimension	Length 5.7 m x Width 2.7 m	Length 5.6 m x Width 2.6 m
j.	Minimum Amenity Area	First 8 Units 8 Units x 8 m <sup>2</sup> = 64 m <sup>2</sup>  Remaining 195 units 195 Units x 5 m <sup>2</sup> = 975 m <sup>2</sup>  Total Required Amenity Area = 1,039 m <sup>2</sup>	2.0 m <sup>2</sup> per dwelling unit (indoor and outdoor)   Total Amenity Area Provided = 812 m <sup>2</sup>
k.	Outdoor Amenity Area Design Requirement	Shall consist of at least one contiguous outdoor area of 55.0 m <sup>2</sup> located at grade  A maximum of 20% of the required minimum outdoor amenity area may be located on the rooftop or terrace	Shall not apply   Up to 100% of the required minimum outdoor amenity area may be located on the rooftop or terrace.
l.	Maximum Encroachment into a Yard for Hard Landscape	0.6 m	Shall not apply
m.	Minimum Landscape Strip Requirement	A strip of land not less than 5.0 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	Shall not apply: Bicycle parking spaces will be located in the landscape strip

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n.	Minimum Short-Term Bicycle Parking Spaces	41 spaces	31 spaces
o.	Location of Short-Term bicycle parking spaces	<p>Short Term bicycle parking shall have a minimum setback of 0.6 metres from the nearest lot line</p> <p>Short Term bicycle parking located within a building shall be located within the ground floor</p> <p>Short term bicycle parking shall have direct exterior access</p>	Shall not apply
p.	Minimum Long-Term Bicycle Parking Spaces	163 spaces	87 spaces
q.	Location of Long-Term Bicycle Parking Spaces	Long Term bicycle parking shall have direct exterior access	Shall not apply