

Attachment 10 - Zoning By-law 1-88 Table 1:

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Apartment Residential Zone Requirement</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone Requirement</b>
a.	Minimum Front Yard	7.5 m	5 m
b.	Minimum Interior Side Yard	4.5 m	0.0 m at north property line 4 m at south property line
c.	Minimum Rear Yard	7.5 m	6 m
d.	Minimum Lot Area	13,601 m <sup>2</sup>	4,772 m <sup>2</sup>
e.	Permitted Uses	- Apartment Dwelling - Day Nursery	Permit the following additional uses: - Supportive Living Facility - Adult Care Facility
f.	Minimum Parking Requirements	<p align="center">Residential 1.5 spaces/unit x 159 units = 239 spaces</p> <p align="center">Visitor 0.25 spaces/unit x 159 units = 40 spaces</p> <p align="center">Supportive Living Facility 3.3 spaces/100 m<sup>2</sup> x 5,355 m<sup>2</sup> = 177 spaces</p> <p align="center">Day Nursery 1.5 spaces per employee = 66 spaces</p> <p align="center">Adult Care Facility 3.3 spaces/100m<sup>2</sup> x 851 m<sup>2</sup> = 28 spaces</p>	<p align="center">Residential 1.0 space/unit x 159 units = 159 spaces</p> <p align="center">Visitor 0.2 spaces/unit x 159 units = 32 spaces</p> <p align="center">Supportive Living Facility/Day Nursery/ Adult Care Facility = 23 spaces</p>

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		Total Parking Required = 550 spaces	Provide a total of 214 spaces
g.	Parking Space Dimension	Length 5.7 m x Width 2.7 m	Length 5.6 m x Width 2.6 m
h.	Minimum Amenity Area	<p>92 One Bedroom Units x 20 m<sup>2</sup>/unit = 1,840 m<sup>2</sup></p> <p>48 Two Bedroom Unit x 55 m<sup>2</sup>/unit = 2,640 m<sup>2</sup></p> <p>19 Three Bedroom Unit x 90 m<sup>2</sup>/unit = 1,710 m<sup>2</sup></p> <p>Total required amenity area: 6,190 m<sup>2</sup></p>	<p>2.0 m<sup>2</sup> per dwelling unit (indoor and outdoor)</p> <p>Provide a total amenity area of:</p> <p>406 m<sup>2</sup> indoor 406 m<sup>2</sup> outdoor Total: 812 m<sup>2</sup></p>
i.	Minimum Landscape Strip Requirement	A strip of land not less than 6.0 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	Bicycle parking spaces will be located within the landscape strip