

Attachment 7 (Table 2) – Proposed Zoning Exceptions to Zoning By-law 1-88

	Zoning By-law 1-88 Standard	RA3 Residential Zone Requirement	Proposed Exceptions to the RA3 Residential Zone Requirement
a.	Definition of Parking Space	A rectangular area measuring at least 2.7 m by 6 m	A rectangular area measuring at least 2.7 m by 5.7 m
b.	Permitted Uses	Retail Convenience Store with an accessory outdoor patio is not a permitted use	To permit a Retail Convenience Store with an accessory outdoor patio
c.	Minimum Lot Area	67 m ² per unit	14.05 m ² per unit
d.	Minimum Front Yard (Islington Avenue)	7.5 m	• 4.5 m to the podium at grade • 2 m from decorative screen and building signage
e.	Minimum Rear Yard (West)	7.5 m	7 m
f.	Minimum Interior Side Yard	4.5 m	• 1.8 m to the podium at grade • 2.6 m to the canopy
g.	Minimum Parking Requirements	Residential 1.5 spaces/unit x 220 units = 330 spaces Visitor 0.25 spaces/unit x 220 units = 55 spaces Commercial 5.5 spaces/ 100 m² x 209 m² = 12 spaces Total Parking Required = 397 spaces	Residential 0.9 spaces/unit x 220 units = 198 spaces Visitor 0.2 spaces/unit x 220 units = 44 spaces Commercial 3.5 spaces/ 100 m² x 209 m² = 8 spaces Total Proposed Parking = 250 spaces

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h.	Minimum Amenity Area	132 One-Bedroom Units x 20 m²/unit = 2,640 m² 88 Two-Bedroom Units x 55 m²/unit = 4,840 m² Total required amenity area = 7,480 m²	132 One-Bedroom Units x 8.0 m²/unit = 1,056 m² 88 Two-Bedroom Units x 9.36 m²/unit = 823.68 m² Provide a total amenity area of 2,000 m²
i.	Maximum Building Height	44 m	105 m
j.	Minimum Landscape strip abutting a street line	6 m	1.2 m along Islington Avenue and shall permit walkways and driveways across the said strip
k.	Canopy Encroachment	Canopies may encroach into required setbacks up to a maximum of 0.5 m	Canopies shall encroach into required setbacks up to a maximum of 4.5 m into any yard
l.	Loading Space	No requirement	A consolidated Type B and D loading space shall be permitted. The loading space shall have a minimum length of 10 meters
m.	Minimum Bicycle Parking Requirements	No requirement	Long term = 0.8 spaces per unit Short term = 0.2 spaces per unit