

Attachment 8 (Table 1) – Zoning Exceptions to Zoning By-law 001-2021

	Zoning By-law 001-2021 Standard	MMU Mid-Rise Mixed-Use Zone Requirement	Proposed Exceptions to the MMU Mid-Rise Mixed-Use Zone Requirement
a.	Definition of Front Lot Line	In the case of a corner lot with two street lines of equal lengths, or a through lot, the lot line that abuts the wider road or abuts a Regional or Provincial road or highway shall be deemed to be the front lot line. In the case of both roads being under the same jurisdiction, or of the same width, the City may designate either street line as the front lot line	The front lot line shall be Roysun Road
b.	Permitted Uses	All uses listed for the MMU Zone (Table 8-2) of the comprehensive Zoning By-law	<p>The development shall be restricted to the following uses:</p> <ul style="list-style-type: none"> • Apartment dwelling • Art studio • Financial institution • Business service • Office • Health and fitness centre • Clinic • Veterinary clinic • Pet care establishment • Pet services establishment • Community facility • Commercial school • Restaurant • Restaurant, take-out • Retail, convenience • Supermarket • Personal service • Retail • Day care centre
c.	Minimum Exterior Side Yard Setback (Martin Grove Road)	5 m	3 m to intake or exhaust shaft

	Zoning By-law 001-2021 Standard	MMU Mid-Rise Mixed-Use Zone Requirement	Proposed Exceptions to the MMU Mid-Rise Mixed-Use Zone Requirement
d.	Minimum Exterior Side Yard (Sovereign Court)	5 m	1.8 m to intake or exhaust shaft
e.	Minimum Rear Yard	7.5 m	3.6 m
f.	Podium & Tower Requirements	Minimum Podium Height – 10.5 m Maximum Podium Height – 20 m Minimum Tower Step-Back – 3 m Maximum Tower Floor Plate – 850 m ² Minimum Tower Separation – 30 m	Maximum Podium Height – 22.5 m Minimum Tower Step Back – 0 m Maximum Tower Floor Plate – Shall not apply Minimum Tower Separation – Shall not apply
g.	Tower Setback from any Rear and Interior Lot Line	12.5 m	9 m from the rear lot line 5 m from the interior lot line
h.	Minimum Street Wall Height	9 m	6 m
i.	Minimum Landscape Strip Abutting a Street	5 m	1.8 m
j.	Minimum Setback to Accessory Structure (Intake Shaft) to Underground Parking Garage	The accessory structure shall not be located in the exterior yard and shall have a minimum setback of 3.0 m from a street	An accessory structure (intake or exhaust shaft) may be located in an exterior yard and shall have a minimum setback of 1.8 m from a street
k.	Short-term Bicycle Parking Spaces within Sight Triangle	Short term bicycle parking spaces are not permitted within the sight triangle	Short term bicycle parking spaces shall be permitted within the sight triangle
l.	Build-to Zone	A 5 to 10 m build-to zone is required on a corner lot and shall apply to a minimum of 50% of the street frontage.	The build-to zone shall not apply with respect to Sovereign Court

	Zoning By-law 001-2021 Standard	MMU Mid-Rise Mixed-Use Zone Requirement	Proposed Exceptions to the MMU Mid-Rise Mixed-Use Zone Requirement
m.	Loading Space	A minimum of 1 Type D loading space (for Residential Use) measuring at least 4 m width x 13 m length x 6.1 m vertical clearance and a minimum of 1 Type B loading space (for Non-Residential Uses) measuring at least 3.4 m width x 11 m length x 4 m vertical clearance are required	A consolidated Type B and D loading space shall be provided measuring 6 m width by 18 m length with a vertical clearance of 7.5 m