

Attachment 8 - Zoning By-law 1-88 Table 2

	By-law Standard	RT1 Multiple Residential Zone Requirements	Proposed Exceptions to the RT1 Multiple Residential Zone Requirements
a.	Definition - Street Townhouse Dwelling	“Street Townhouse Dwelling” means a townhouse dwelling in which each dwelling unit is situated on its own lot, which lot abuts a public street.	Amend the definition of a “Street Townhouse Dwelling” to mean a townhouse dwelling in which each dwelling unit is situated on its own lot and that is attached to another dwelling, where the lot has access to a private common element condominium road.
b.	Minimum Lot Frontage	6 m / Unit	5.5 m / Unit
c.	Minimum Lot Area	162 m ² / Unit	110 m ² / Unit
d.	Minimum Front Yard	4.5 m	3 m
e.	Minimum Rear Yard	7.5 m	i) 0 m (Blocks 4 and 5) ii) 2.6 m
f.	Minimum Interior Yard	1.2 m End Unit	0.2 m (Blocks 3 and 4)
g.	Minimum Lot Depth	27 m	20 m

	By-law Standard	RT1 Multiple Residential Zone Requirements	Proposed Exceptions to the RT1 Multiple Residential Zone Requirements
h.	Maximum Building Height	11 m	13.7 m (4-storeys)
i.	Minimum Amenity Area	3 Bedroom Units @ 90 m ² x 22 Units = 1,980 m ²	35 m ² x 22 Units = 770 m ²

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.