

**Attachment 10 - Table 2: Proposed Zoning Exceptions to Zoning By-law 1-88**

	<b>Zoning By-law 1-88 Standard</b>	<b>RA2 Apartment Residential Zone Requirement</b>	<b>Proposed Exceptions to the RA2 Apartment Residential Zone Requirement</b>
a.	Definition of Driveway	Means a vehicular accessway providing access from a public highway to a building or property, a loading space, a parking area or garage	Means a vehicular accessway providing access from a public lane or a private street
b.	Definition of Long-Term Bicycle Parking Space	No requirement	Means a bicycle parking space located in a locked room with a building or part of a building for the exclusive use of parking bicycles
c.	Definition of Short-Term Bicycle Parking Space	No requirement	Means a bicycle parking space that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle
d.	Minimum Front Yard	7.5 m	1.9 m to Woodbridge Avenue
e.	Minimum Lot Area	80 m <sup>2</sup> per unit	30 m <sup>2</sup> per unit
f.	Minimum Rear Yard	7.5 m	0.8 m to exterior stairwell
g.	Interior Side Yard	7.5 m	1.5 m to exterior stairwell 2.0 m to eastern property line 2.9 m to western property line
h.	Minimum Parking Requirements	Residential 1.5 spaces/unit x 238 units = 357 spaces  Visitor 0.25 spaces/unit x 238 units = 60 spaces  Total Parking	Residential 0.7 spaces/unit x 238 units = 167 spaces  Visitor 0.2 spaces/unit x 238 units = 48 spaces  Provide a total of 215 spaces including residents and visitors.

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		Spaces Required = 417 spaces	
i.	Minimum Amenity Area	208 One Bedroom Unit x 20 m <sup>2</sup> /unit = 4,160 m <sup>2</sup>  30 Two Bedroom Unit x 55 m <sup>2</sup> /unit = 1,650 m <sup>2</sup>  Total required amenity area = 5,810 m <sup>2</sup>	Provide a total amenity area of 3,000 m <sup>2</sup>
j.	Landscaping	A strip of land not less than 6.0 m in width shall be provided along a lot line which abuts a street line, and shall be used for no other purpose than landscaping	A strip of land not less than 1.8 m in width shall be provided along a lot line which abuts a street line, and shall be used for no other purpose than landscaping. Sidewalks will also be permitted to cross said strip
k.	Loading	Where a lot has a frontage of less than 45 m and is not a through lot, all loading shall take place between the building and the rear lot line	Loading shall be permitted between the building and the interior side yard lot line
l.	Minimum Bicycle Parking Requirements	No requirement	Long term = 0.5 spaces per unit  Short term = 0.1 spaces per unit