

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

	Zoning By-law 1-88 Standard	RA2 Apartment Residential Zone Requirement	Proposed Exceptions to the RA2 Apartment Residential Zone Requirement
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 ² per unit	30 m ² 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	<p>208 One Bedroom Unit x 20 m²/unit = 4,160 m²</p> <p>30 Two Bedroom Unit x 55 m²/unit = 1,650 m²</p> <p>Total required amenity area = 5,810 m²</p>	Provide a total amenity area of 3,000 m ²
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	<p>Long term = 0.5 spaces per unit</p> <p>Short term = 0.1 spaces per unit</p>