

**Attachment 5 – Zoning By-law 1-88 Table 1**

Table 1:

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Residential Apartment Zone Requirement</b>	<b>Proposed Exceptions to the RA3 Residential Apartment Zone Requirement</b>
a.	Minimum Front Yard (Bathurst Street)	7.5 m	3.7 m
b.	Minimum Exterior Side Yard (Ner Israel Drive)	7.5 m	1.5 m
	Minimum Interior Side Yard (Property line abutting the lands to the north)	7.5 m or half the building height (18.85 m) whatever is greater	5.5 m
c.	Minimum Rear Yard (Knightshade Drive)	7.5 m	1.5 m
d.	Maximum Height	44 m	48 m
e.	Minimum Lot Area	67 m <sup>2</sup> /unit x 749 units = 50,183 m <sup>2</sup>	22.6 m <sup>2</sup> /unit x 749 = 17,000 m <sup>2</sup>
	Definition of Lot Line, Front	<p>Means the street line, provided that in the case of a corner lot, the shorter street line is deemed to be the front lot line and provided further that in the case of a corner lot which has an abutting sight triangle the centre point of the lot line abutting the sight triangle shall be deemed to be the point of intersection of the front and side lot lines.</p> <p>Where both lot lines are of equal length or where the lot abuts more than two (2) street lines, the front lot line shall be the line facing the main entrance of the building unless the lot is a through lot.</p> <p>A reserve abutting a street line shall be deemed to be a street for the purpose of this paragraph</p>	For the purpose of this by-law the front lot line shall be the lot line abutting Bathurst Street

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f.	Definition of a "Lot"	Means a parcel of land fronting on a street separate from any abutting land to the extent that the consent contemplated by Section 49 of the Planning Act, R.S.O. 1983 would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot.	Means the Subject Lands as shown on Schedule E-XXX to this by-law shall be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plans of condominium, consent, conveyance or private or public roads; strata title arrangements, or other permissions, and any easements or registrations that are granted.
g.	Definition of a "Street"	Means a street or highway being a Provincial Highway or under the jurisdiction of the Regional Municipality of Metropolitan Toronto, or assumed by the City of being constructed under an Agreement with the City	Also includes a private road
h.	Definition of "Multiple-unit Townhouse"	Not defined	Means a townhouse dwelling containing four or more dwelling units, and includes a stacked townhouse dwelling, and back-to-back townhouse dwelling. A multiple-unit townhouse dwelling shall not mean a street townhouse dwelling, block townhouse dwelling or live-work dwelling
i.	Parking Space, Accessible	Not defined	Means a rectangular area, exclusive of any aisles or driveways, used for the temporary parking of a motor vehicle which is designed to accommodate persons with disabilities. The minimum length of an accessible

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			parking space shall be 5.7 metres
j.	Parking Space	Means a rectangular area measuring at least 2.7 metres by 6.0 metres exclusive of any aisles or ingress and egress lands, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto.	Means a rectangular area measuring at least 2.7 metres by 5.7 metres, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles
k.	Permitted Uses	Stacked Back-to-Back Townhouse Dwellings are not permitted	Permit the additional use of a Multi-unit Townhouse Dwelling
i.	Minimum Parking Requirements	<u>Residential</u> 1.5 spaces/unit x 749 units = 1,124 spaces  <u>Visitor</u> 0.25 spaces/unit x 749 units = 188 spaces  Total Parking Required = 1312 spaces	<u>Residential</u> 0.8 spaces/unit x 749 units = 600 spaces  <u>Visitor</u> 0.2 spaces/unit x 749 units = 150 spaces  Total Parking Provided = 750 spaces
m.	Minimum Parking Space Dimension	2.7 m x 6.0 m	2.7 m x 5.7 m
n.	Minimum Accessible Parking Dimensions		The minimum dimensions of Accessible Parking Spaces shall be: Type A: 3.4m x 5.7m Type B: 2.4m x 5.7m
o.	Bicycle Parking Requirements	Not defined	Bicycle parking spaces are permitted in any yard but shall maintain a minimum setback of 1.0 metre to the property line

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p.	Driveway Dimensions	7.5 m wide for two-way traffic	The maximum driveway width shall be 7.8 metres
q.	Loading Space Dimensions	Type C Loading Space Dimension not defined	<p>Type C Loading Space dimensions equal a minimum width of 3.5 m, minimum length of 6.0 m, and a minimum vertical distance of 3.0 m</p> <p>Type D Loading Space dimensions equal a minimum width of 4.0 metres, minimum length of 13 metres and a minimum vertical clearance of 6.1 metres</p>
r.	Minimum Amenity Area	<p>9 Studio Units x 15 m<sup>2</sup>/unit = 135 m<sup>2</sup></p> <p>463 One Bedroom Unit x 20 m<sup>2</sup>/unit = 9,260 m<sup>2</sup></p> <p>229 Two Bedroom Unit x 55 m<sup>2</sup>/unit = 12,595 m<sup>2</sup></p> <p>48 Three Bedroom Unit x 90 m<sup>2</sup>/unit = 4,320 m<sup>2</sup></p> <p>Total required amenity area = 26,310 m<sup>2</sup></p>	Provide a total amenity area of 4,168 m <sup>2</sup>
s.	Permitted Yard Encroachments and Restrictions	<p>Every part of any required yard or required open space shall be open and unobstructed by any structure from the ground to the sky, except for the following:</p> <p>Sills, air conditioners other than central air conditioning units, belt courses, cornices, eaves, gutters, canopies, chimney pilasters, and</p>	<p>Every part of any required yard or required open space shall be open and unobstructed by any structure from the ground to the sky, except for the following:</p> <p>Sills, air conditioners other than central air conditioning units, belt courses, cornices, eaves, gutters, canopies, chimney pilasters, awnings, guardrails, railings and</p>

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		windows, provided however, that the same shall not project more than 0.5 metres into a required yard;	dividers, roof drainage features, vents, pipes, lightning rods, light fixtures and wind mitigation features, provided however, that the same shall not project more than 0.5 metres into a required yard;  Bicycle parking spaces are permitted in any yard but shall maintain a minimum setback of 1.0 metres to the property line;
t.	Portions of Buildings Below grade	The minimum setback from the front lot line and the exterior lot line to the nearest part of a building below finished grade shall be 1.8 metres.	The minimum setback of a below-grade parking structure or structure that is incidental to a below-grade parking structure shall be a minimum of 0.0 metres to all lot lines;
u.	Landscape strip width abutting a street line	6.0 m	The minimum landscape strip width shall be 1.0 metres abutting a street line, abutting an interior side lot line or rear lot line. The minimum landscape strip shall include hard and soft landscaping including landscape featured, raised planter boxes, patios, transformers, and mechanical structures (e.g. exhausts, intakes etc.) Pedestrian access, sidewalks and access driveways shall be permitted across the said strip

Minor modifications may be made to the zoning exceptions identified in Table 1 prior to the enactment of an implementing Zoning By-law, as required, should the Applications be approved.