

Attachment 6 – Zoning By-law 001-2021 Table 2

Table 2

	By-law 001-2021 Standard	RM3 Multiple Unit Residential Zone Requirement	Proposed Exceptions to the RM3 Multiple Unit Residential Zone Requirement
a.	Definition of a "Lot"	Means a parcel of land which can be conveyed as a separate parcel pursuant to the provisions of the Planning Act	The subject lands as shown on the schedule E- xxx to this by-law shall be deemed to 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.
b.	Definition of "Lot Line, Front"	<p>Means the lot line that abuts the road. In the case of a corner lot or through lot, the front lot line shall be determined as follows:</p> <ul style="list-style-type: none"> i. In the case of a corner lot with two or more street lines or unequal lengths, the lot line which is the shorter of the two lot lines shall be deemed to be the front lot line; ii. In the case of corner lot with two street lines of equal lengths, or a through lot, the lot line that abuts the side road or abuts a Regional or Provincial Road or highway shall be deemed to be the font lot line. In the case of both roads being under the same jurisdiction or of the same width, the City may 	<p>Means the front lot line shall be deemed to be Bathurst Street</p> <p>The rear lot line shall be deemed to be the lot line abutting Knightshade Drive</p> <p>The interior side lot line shall be deemed to be the shared property line abutting the land to the north</p> <p>The exterior side lot line shall be deemed to be the lot line abutting Ner Israel Drive</p>

		<p>designate either street line as the front lot line;</p> <p>iii. For the purpose of this definition, the lot line forming a site triangle shall not be deemed to be the shortest lot line</p>	
c.	Permitted Uses	<ul style="list-style-type: none"> - Apartment Dwelling - Block Townhouse Dwelling - Podium Townhouse Dwelling - Retirement Residence - Supportive Living Facility - Community Garden - Urban Square - Temporary Sales Office - Home Occupation - Short-term Rental 	Permit the additional use of a Dwelling, Multiple-Unit Townhouse
d.	Parking Requirements	<p style="text-align: center;"><u>Residential</u></p> <p style="text-align: center;">1 space/unit x 749 units = 749 spaces</p> <p style="text-align: center;"><u>Visitor</u></p> <p style="text-align: center;">0.2 spaces/unit x 749 units = 150 spaces</p> <p style="text-align: center;">Total Parking Required = 899 spaces</p>	<p style="text-align: center;"><u>Residential</u></p> <p style="text-align: center;">0.8 spaces/unit x 749 units = 600 spaces</p> <p style="text-align: center;"><u>Visitor</u></p> <p style="text-align: center;">0.2 spaces/unit x 749 units = 150 spaces</p> <p style="text-align: center;">Total Parking Provided = 750 spaces</p>
e.	Minimum Landscape Strip Width	3 m abutting a street line	The minimum landscape strip shall be 1.0 metre adjacent to a street line and abutting an interior side yard along the north lot shall include hard and soft landscaping including raised planter boxes, patios, transformers, mechanical structures (e.g. exhausts, intakes etc.). Pedestrian access, sidewalks and access driveways shall be permitted across the said strip.
f.	Encroachment Requirements	Unless otherwise expressly required by By-law 001-2021, no portion of any required yard shall be permitted to be encroached or otherwise obstructed by any building	Sills, air conditioners other than central air conditioning units, belt courses, cornices, eaves, gutters, canopies, chimney pilasters, awnings, guardrails, railings and

		structure or feature or part thereof except where a portion of a building, structure or feature is permitted to encroach into a required yard, in accordance with Table 4-1 of By-law 001- 2021. Where a type of yard is not identified in Table 4-1, an encroachment is not permitted in that 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;
g.	Bicycle Parking Space Requirements	Short-term bicycle parking spaces are permitted in a required yard and shall be setback a minimum of 0.6 m from the lot line	Bicycle parking spaces shall be permitted in any yard and shall be setback a minimum of 1.0 metre from the lot line
h.	Minimum Setback of a Below Grade Structure or Structure that is incidental to a below -grade parking structure	1.8 m from the street line	0.0 m from all property lines
i.	Minimum Lot Area	$65 \text{ m}^2/\text{unit} \times 749 \text{ units} = 48,685 \text{ m}^2$	$22.6 \text{ m}^2/\text{unit} \times 749 = 17,000 \text{ m}^2$
j.	Minimum Front Yard	7.5 m	3.7 m
k.	Minimum Rear Yard	7.5 m	1.5 m
l.	Minimum Exterior Side Yard	7.5 m	1.5 m
m.	Minimum Interior Side Yard	7.5 m	5.5 m
n.	Podium and Tower Requirements	<p>Minimum Podium Height = 10.5 m</p> <p>Maximum Podium Height = 20 m</p> <p>Minimum Tower Step-back = 3 m</p> <p>Maximum Tower Floor Plate = 850 m^2</p> <p>Minimum Tower separation = 30 m</p> <p>Minimum Tower setback from any rear lot line and interior side lot line = 12.5 m</p>	<p>Minimum Tower Step-back = 1.5 metres</p> <p>Minimum Tower Separation = 20.0 metres</p> <p>Minimum Tower setback from any rear lot line and interior side lot line = 6.0 metres</p> <p>Maximum Tower Floor Plate: Tower A – $3,400 \text{ m}^2$</p>

			Tower B - 1,700 m ²
o.	Mechanical Penthouse Requirements		<p>A rooftop mechanical penthouse shall be permitted to exceed the maximum height required by the By-law to a maximum of 8.0 metres</p> <p>Rooftop mechanical equipment or a rooftop mechanical penthouse may include an elevator foyer not exceeding 15.0 m² per elevator</p>
p.	Loading Space Requirements		To permit one Type D loading space to be shared with Block B

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.