

Attachment 7 – Zoning By-law 1-88 Table 1

Table 1:

	Zoning By-law 1-88 Standard	RA3 Residential Apartment Zone Requirement	Proposed Exceptions to the RA3 Residential Apartment Zone Requirement
a.	Minimum Front Yard Setback (Keele Street)	7.5 m	1 m
b.	Minimum Interior Side Yard Setback	7.5 m or half the building height (11 m) whatever is greater	6.9 m north side 0.3 m south side
c.	Permitted Uses	Apartment Dwelling Units	Permit the following additional uses at grade: - Dance Studio - Office
d.	Minimum Parking Requirements	<p align="center"><u>Residential</u> 1.5 spaces/unit x 8 units = 12 spaces</p> <p align="center"><u>Visitor</u> 0.25 spaces/unit x 8 units = 2 spaces</p> <p align="center"><u>Commercial</u> Dance Studio 11 spaces/100 m² x 166.28 m² = 19 spaces</p> <p align="center">Office 3.5 spaces/100 m² x 167.19 m² = 6 spaces</p> <p align="center">Total Parking Required = 39 spaces</p>	<p align="center"><u>Residential</u> 1 spaces/unit x 8 units = 8 spaces</p> <p align="center"><u>Visitor</u> 0.2 spaces/units x 8 units = 2 spaces</p> <p align="center"><u>Commercial</u> Dance Studio 4.5 space/100 m² x 166.28 m² = 8 spaces</p> <p align="center">Office 1.8 spaces/100 m² x 167.19 m² = 3 spaces</p> <p align="center">Total Parking Required = 22 spaces</p> <p align="center"><i>Parking Requirements have been based on MMS Zone rates in By-law 001-2021</i></p> <p align="center"><i>Total Parking requirements have been permitted to be reduced to 21 spaces using the Section 6.8 Mixed-Use Development Shared Parking</i></p>

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			<i>Reduction Calculation in By-law 001-2021</i>
e.	Minimum Amenity Area	8 units X 55 m ² (2 bedroom units) = 440 m ²	109.26 m ² (46.36 m ² outdoor) (62.90 m ² private)
f.	Long-Term Bike Parking	Not Defined	As this site utilizes Shared Parking Reductions, minimum of 8 Long-Term Bike Parking spaces shall be provided at grade within the building to support that shared parking reduction
g.	Short-term Bicycle Parking Setback to property line (Keele Street)	Not Defined	Maintain a minimum 0.4 m setback to the property line
i.	Minimum Landscape Strip at Street line	6 m	1 m

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.