

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

	Zoning By-law 001-2021 Standard	RM3 Multiple Unit Residential Three Zone Requirement	Proposed Exceptions to the RM3 Multiple Unit Residential Three Zone Requirement
a.	Minimum Front Yard Setback (Keatley Drive)	7.5 m	3.08 m
b.	Minimum Interior Side Yard Setback (Southerly lot line)	7.5 m	5.2 m
c.	Minimum Interior Side Yard Setback to a Tower (Southerly lot line)	12.5 m	5.2 m
d.	Minimum Exterior Side Yard Setback to a Sight Triangle (Queen Filomena Avenue)	7.5 m	2.0 m
e.	Minimum Lot Area per unit	65.0 m ²	23.39 m ²
f.	Minimum Below Grade Setback from a Street line (Queen Filomena Avenue)	1.8 m	0.7 m
g.	Maximum Canopy Encroachment	0.6 m	2.0 m
h.	Angular Plane Requirement from the rear lot line	45 degrees	62.5 degrees
i.	Maximum Building Height	48 m	58.5 m
j.	Maximum Podium Height	20 m	28.5 m
k.	Circular Driveway Requirement	Accesses to be located on the same lot line (access on one road)	Accesses to be located on more than one road
l.	Long Term Bicycle Parking Space	Requires direct access from the exterior building	Does not provide direct access from the exterior of the building
m.	Maximum Encroachment to steps (ground floor units abutting Queen Filomena Avenue)	1.8 m	Not Identified