

Attachment 8 – Zoning By-law 1-88

Table 2:

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
a.	Permitted Uses	Apartment Dwelling Day Nursery	<p>The following uses shall be permitted with not outdoor display or storage:</p> <ul style="list-style-type: none"> Apartment Dwellings Automotive Retail Store Banking or Financial Institution Banquet Hall, including an eating establishment Brewers Retail Outlet Business or Professional Office Club or Health Centre Day Nursery Eating Establishment Eating Establishment, Convenience Eating Establishment, Take-out Hotel, Motel, Convention Centre L.C.B.O Outlet Motor Vehicle Sales Establishment Multi-Unit Building Office Building Office and Stationary Supply, Sales, Service, Rental Parking Garage Parks and Open Space Personal Service Shop Pet Grooming Establishment, to be contained within a wholly enclosed building Pharmacy Photography Studio Place of Amusement Place of Entertainment Print Shop and Accessory Retail Sales Retail Nursery Retail Store Service or Repair Shop Studio Supermarket

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			Tavern Technical or Commercial School Veterinary Clinic
b.	Minimum Lot Area per Unit	67 m ²	7.048 m ²
c.	Minimum Front Yard Setback (Chrislea Road)	7.5 m	3.04 m
d.	Interior Side Yard Setback	82.175 m	8.5 m
e.	Minimum Exterior Yard Setback (Weston Road)	7.5 m	2.04
f.	Minimum Rear Yard Setback (Northview Blvd.)	7.5 m	5.71 m
g.	Maximum Encroachments (balconies and canopies)	Section 3.14	Not provided
h.	Maximum Building Heights	44 m	Tower A – 133.95 m Towers B and C – 148.35 m Tower D – 164.35 m
i.	Minimum Amenity Area	78,475 m ²	9,160 m ²
j.	Minimum number of parking spaces	4,166	1,828* *proposed visitor and retail spaces have not been allocated on parking plan
k.	Minimum Landscape Strips	6 m	4.04 m (Weston Road) Northview Blvd & Chrislea Road have not been dimensioned
l.	Minimum Landscape Percentage	10%	Not provided
m.	Driveway Widths (Chrislea Road and Northview Blvd)	Minimum 6 m to 13.5 m	Not provided
n.	Short-term Bicycle Parking	Cannot be located on landscape strips	Relief would be required