

Attachment 6 – Zoning Exceptions to By-law 001-2021

	Zoning By-law 001-2021 Standards	WMS Main Street Mixed-Use – Woodbridge Zone Requirements	Proposed Exceptions to the WMS Main Street Mixed-Use – Woodbridge Zone Requirements
a.	Maximum Building Height	6 storeys	8 storeys (26.5 m)
b.	Minimum Front Yard Setback (Woodbridge Avenue)	2 m	0.10 m
c.	Minimum Rear Yard Setback	7.5 m	7.0 m
d.	Minimum Side Yard Setbacks	1.8 m	0.8 m (easterly setback) 0.6 m (westerly setback)
e.	Maximum Lot Coverage	50%	80%
f.	Minimum Landscape Strip abutting a Residential Zone or Open Space Zone (West Side abutting 121 Woodbridge Avenue)	3 m	0 m
g.	Minimum Outdoor Amenity Space	55 m ²	48 m ²
h.	Minimum Setback from a Street Line to a Below Grade Parking Structure	1.8 m	0.30 m
i.	Minimum Setback for an Air Ventilation Shaft from any Lot Line	3.0 m	0.30 m
j.	Minimum Required Parking	Residential 1 space/unit x 111 units = 111 spaces Visitor 0.2 spaces/unit x 111 units = 23 spaces	Residential inclusive of Visitor Parking and Retail Parking 0.92 spaces/unit x 111 units = 103 spaces

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		Retail 2.7 spaces/100 m ² of GFA x 275 m ² = 8 spaces Total Parking Required = 142 spaces	