

Attachment 10 - Proposed Site-Specific Exceptions to Zoning By-law 1-88

Table 1

	Zoning By-law 1-88 Standard	RT1 Multiple Residential Zone Requirements	Proposed Exceptions to the RT1 Multiple Residential Zone Requirements
a.	Definition - Street Townhouse Dwelling	“Street Townhouse Dwelling” means a townhouse dwelling in which each dwelling unit is situated on its own lot, which lot abuts a public street.	Amend the definition of a “Street Townhouse Dwelling” to mean a townhouse dwelling in which each dwelling unit is situated on its own lot and that is attached to another dwelling, where the lot has access to a private common element condominium road.
b.	Minimum Lot Frontage	6 m / Unit	5.65 m / Unit
c.	Minimum Lot Area	162 m ² / Unit	89.5 m ² / Unit
d.	Minimum Front Yard	4.5 m	<ul style="list-style-type: none"> i) 2.3 m (Block 1, Unit 3) ii) 3 m (Block 2, Unit 4 and 7) iii) 0.3 m (Block 3, Unit 13) iv) 3 m (Block 4, Unit 17 and Block 5, Unit 18)
e.	Minimum Rear Yard	7.5 m	<ul style="list-style-type: none"> i) 1.8 m (Block, Units 1 and 2) ii) 0.3 m (Blocks 2, 3, 4 and 5)
f.	Minimum Interior Yard	1.2 m End Unit	0.3 m
g.	Minimum No Encroachment Zone Abutting a	1.5 m	0.3 m

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	Greenway or Walkway		
h.	Maximum Encroachment of Porches	1.8 m into a rear yard	2 m (Blocks 2 and 3)
i.	Maximum Encroachment of Balconies	0.3 m into a rear yard	1 m (Blocks 2, 3, 4 and 5)
j.	Minimum Lot Depth	27 m	15.5 m
k.	Maximum Building Height	11 m	12 m (4-storeys)
l.	Minimum Amenity Area	3 Bedroom Units @ 90 m ² x 22 Units = 1,980 m ²	35 m ² x 22 Units = 770 m ²