

## Proposed Zoning Exceptions to Zoning By-law 001-2021, File MZO.24.001

Table 1:

	Zoning By-law 001-2021 Standard	RM3 Zone Requirement	Proposed Exceptions to the RM3 Zone Requirement
a.	Permitted Uses	<ul style="list-style-type: none"> <li>▪ Apartment Dwellings</li> <li>▪ Independent Living Facility</li> <li>▪ Podium Townhouse Dwelling</li> <li>▪ Retirement Residence</li> <li>▪ Supportive Living Facility</li> <li>▪ Community Garden</li> <li>▪ School</li> <li>▪ Urban Square</li> <li>▪ Temporary Sales Office</li> <li>▪ Home Occupation</li> <li>▪ Short-term Rental</li> </ul>	<ul style="list-style-type: none"> <li>▪ Apartment Dwellings</li> <li>▪ Parking in an above-grade parking structure</li> <li>▪ Private Park</li> </ul>
b.	Maximum Building Height	48 m	110 m
c.	Maximum FSI	There is no maximum FSI requirement for the RM3 Zone in Zoning By-law 001-2021	7.0 times the area of the lot
d.	Minimum Lot Area	65 m <sup>2</sup> /unit	N/A
e.	Minimum Front Yard Setback	7.5 m	4 m
f.	Minimum Interior Side Yard Setback	7.5 m	4 m
g.	Minimum Rear Yard Setback	7.5 m	0 m
h.	Minimum Setback of all buildings and structures to the EP Zone	There is no minimum setback requirement for all buildings and structures to the EP Zone in Zoning By-law 001-2021	0 m

**Attachment 6**

	<b>Zoning By-law 001-2021 Standard</b>	<b>RM3 Zone Requirement</b>	<b>Proposed Exceptions to the RM3 Zone Requirement</b>
i.	45-degree angular plane requirement	Applies	N/A
j.	Minimum Tower Separation	30 m	25 m
k.	Maximum Tower Floor Plate	850 m <sup>2</sup>	800 m <sup>2</sup>
l.	Minimum Podium Height	10.5 m	N/A
m.	Maximum Podium Height	20 m	N/A
n.	Minimum Landscaping Requirements	3 m landscape strip abutting a street line  3 m landscape strip on any interior side lot line or rear lot line abutting any other Residential Zone, except an RT or RM Zone.	0 m landscape strip abutting a street line  0 m landscape strip abutting any lot line that is not a street line
o.	Minimum Parking Requirements	Resident: 1 space/unit  Visitor: 0.2 spaces/unit	Resident: 0.9 spaces/unit  Visitor: 0.2 spaces/unit
p.	Minimum Barrier Free Parking Spaces	11, plus 1% of the total provided parking spaces = 17 spaces  An equal number of Type A and Type B barrier free parking spaces is required, except where an odd number of spaces are required, in which case the remainder of the spaces may be Type B	The maximum number of barrier-free parking spaces will be 4% of the required visitor parking spaces = 2 spaces  An equal number of Type A and Type B barrier free parking spaces is not required.

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	<b>Zoning By-law 001-2021 Standard</b>	<b>RM3 Zone Requirement</b>	<b>Proposed Exceptions to the RM3 Zone Requirement</b>
q.	Minimum Amenity Area	<p>8 m<sup>2</sup> / unit for the first eight dwelling units and 5 m<sup>2</sup> / unit for each additional unit</p> <p>A minimum of 90% of the require Amenity Area shall be provided as common space</p> <p>A maximum of 20% of the required outdoor Amenity Area may consist of Amenity Area located on a rooftop or terrace</p>	<p>3.2 m<sup>2</sup> / unit</p> <p>No minimum amount of amenity area as common space is required</p> <p>No maximum amount of outdoor amenity area may be located on a rooftop or terrace</p>
r.	Permitted Encroachments	<p>There are no encroachment provisions in Zoning By-law 001-2021 for a balcony or terrace onto lands zoned EP</p> <p>A balcony may encroach up to 1.5 m into a minimum required yard, but in no case shall a balcony project grater than 3 m beyond a main wall</p>	<p>Balconies and Terraces may encroach onto lands zoned EP</p> <p>Maximum balcony or terrace projection at the first storey is 3 m</p> <p>Maximum balcony projection above the first storey is 2 m</p>
s.	Minimum Width of an Aisle providing access to Bicycle Parking	1.75 m	1.25 m
t.	Minimum Width of a Private Condominium Road	There is no minimum setback requirement for a minimum width of a private condominium road in Zoning By-law 001-2021	6 m
u.	Location of Private Driveway	There are no encroachment provisions for a private	A private driveway is permitted to encroach into all lands in the EP Zone

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	<b>Zoning By-law 001-2021 Standard</b>	<b>RM3 Zone Requirement</b>	<b>Proposed Exceptions to the RM3 Zone Requirement</b>
		driveway into an EP Zone in Zoning By-law 001-2021	
v.	Location of Underground Parking	Setback 1.8 m from a street line, and 0 m from an interior side lot line or rear lot line.	0 m to all lot lines
w.	Location of Accessory Building or Structure incidental to Underground Parking	Shall have a minimum setback of 3 m from any lot line, and shall not be located in any minimum required yard	To permit an air shaft and access staircase accessory to a below-grade structure to be setback 0 m from any lot line