

Attachment 8 - Proposed Zoning Exceptions to Zoning By-laws 1-88 and 001-2021

Table 1:

	Zoning By-law 1-88 Standard	RA3 Residential Zone Requirement	Proposed Exceptions to the RA3 Residential Zone Requirement
a.	Definition of “Lot Line, Front”	Means the street line, provided that in the case of a corner lot, the shorter street line is deemed to be the front lot line and provided further that in the case of a corner lot which has an abutting sight triangle the centre point of the lot line abutting the sight triangle shall be deemed to be the point of intersection of the front and side lot lines. Where both lot lines are of equal length or where the lot abuts more than two (2) street lines, the front lot line shall be the line facing the main entrance of the building unless the lot is a through lot. A reserve abutting a street line shall be deemed to be a street for the purpose of this paragraph	Nashville Road shall be considered the Front Lot Line
b.	Minimum Lot Area	67 m ² / unit	N/A
c.	Minimum Setbacks	7.5 m (front) 4.5 m (interior side yard) 7.5 m (exterior side yard)	3 m (front yard) 1.5 m (interior side yard to west lot line) 2.5 m (interior side yard to east lot line) 1.8 m (exterior side yard)

	Zoning By-law 1-88 Standard	RA3 Residential Zone Requirement	Proposed Exceptions to the RA3 Residential Zone Requirement
		7.5 m (rear yard)	4 m (rear yard)
d.	Maximum Building Height	44 m	14-storeys (58 metres)
e.	Minimum Landscape Requirements	A strip of land not less than 6 m in width shall be provided along a lot line which abuts a street line and shall be used for no other purpose than landscaping	A strip of land not less than 3.5 m in width shall be provided along a lot line which abuts a street line and shall be used for no other purpose than landscaping, except that balconies, transformers and exterior access staircases are permitted within a landscape strip
f.	Minimum Parking Requirements	Resident: 1.5 spaces/unit x 557 units = 836 spaces Visitor: 0.25 spaces/unit x 557 units = 140 spaces Total Required Parking: = 936 spaces	Resident: 0.76 spaces/unit x 557 units = 424 spaces Visitor: 0.18 spaces/unit x 557 units = 111 spaces Total Proposed Parking = 535 spaces
g.	Minimum Barrier Free Parking 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	An equal number of Type A and Type B barrier free parking spaces is not required.
h.	Minimum Parking Space Dimensions	2.7 m x 6 m 3.4 m x 6 m (Type A) 2.4 m x 6 m (Type B) 1.5 m x 6 m (Access Aisles)	2.7 m x 5.7 m 3.4 m x 5.7 m (Type A) 2.4 m x 5.7 m (Type B) 1.5 m x 5.7 m (Access Aisles)
i.	Minimum Driveway Width	7.5 m	6 m
j.	Minimum Amenity Area	184 One Bedroom Unit x 20 m ² /unit = 3,740 m ²	5.04 m ² / unit = 2,808 m ²

	Zoning By-law 1-88 Standard	RA3 Residential Zone Requirement	Proposed Exceptions to the RA3 Residential Zone Requirement
		<p>299 Two Bedroom Unit x 55m²/unit = 16,445 m²</p> <p>74 Three Bedroom Unit x 90m²/unit = 6,660 m²</p> <p>Total = 26,845 m²</p>	
k.	Permitted Encroachments	<p>Exterior stairways shall be permitted in the rear yard only, except that an exterior stairway not exceeding one-half storey in height shall be permitted in any yard</p> <p>Balconies may extend 0.3 m into an interior side yard</p> <p>Balconies may extend 1.8 m into a front, exterior side and rear yard</p>	<p>Exterior stairways shall be permitted in the front yard in addition to the rear yard only, except that an exterior stairway not exceeding one-half storey in height shall be permitted in any yard</p> <p>Balconies may extend 2 m into any yard</p>
l.	Below-grade Parking Structure Requirements	Shall be setback a minimum of 1.8 m from the Front Lot Line and Exterior Lot Line	Shall be setback a minimum of 0.5 m from the Front Lot Line and the Exterior Lot Line

Table 2:

	Zoning By-law 001-2021 Standard	RM2 Zone Requirement	Proposed Exceptions to the RM2 Zone Requirement
a.	Definition of "Lot Line, Front"	Means the lot line that abuts the road, and in the case of a corner lot with two or more street lines of unequal lengths, the lot line which is the shorter of the two lot lines shall be deemed to be the front lot line	Nashville Road shall be considered the Front Lot Line

	Zoning By-law 001-2021 Standard	RM2 Zone Requirement	Proposed Exceptions to the RM2 Zone Requirement
b.	Minimum Lot Area	80 m ² / unit	N/A
c.	Minimum Setbacks	4.5 m (front yard) 4.5 m (interior side yard) 4.5 m (exterior side yard) 7.5 m (rear yard)	3 m (front yard) 1.5 m (interior side yard to west lot line) 2.5 m (interior side yard to east lot line) 1.5 m (exterior side yard) 4 m (rear yard)
d.	Maximum Building Height	44 m	14-storeys (58 m)
e.	Tower and Podium Requirements	20 m (maximum podium height) 3 m (minimum tower step-back) 850 m ² (maximum tower floor plate) 12.5 m (tower setback from any rear lot line and interior side lot line)	30 m (maximum podium height) 0 m (minimum tower step-back) 3,605 m ² (maximum tower floor plate) 4.4 m (tower setback from any rear lot line and interior side lot line)
f.	Rooftop Mechanical Penthouse Maximum Elevator Foyer	15 m ²	31 m ²
g.	Minimum Landscape Requirements	3 m landscape strip abutting a street line	0.4 m landscape strip abutting a street line
h.	Minimum Parking Requirements	Resident: 1 space/unit x 557 units = 557 spaces Visitor: 0.2 spaces/unit x 557 units = 112 spaces	Resident and Visitor: 0.94 spaces/unit x 557 units = 524 spaces

	Zoning By-law 001-2021 Standard	RM2 Zone Requirement	Proposed Exceptions to the RM2 Zone Requirement
		Total Required Parking: 669 spaces	
i.	Minimum Barrier Free Parking 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	An equal number of Type A and Type B barrier free parking spaces is not required.
j.	Minimum Loading Space Requirements	1 Type C and 1 Type D	1 Type D
k.	Location of Bicycle Parking Spaces	Long-term bicycle parking spaces shall be located within the ground floor area, on the storey above the ground floor area, or on the first or second storey located below grade	Long-term bicycle parking may be located within the below-grade parking structure
l.	Minimum Amenity Area on a Rooftop or Terrace	A maximum of 20% of the required outdoor Amenity Area may consist of Amenity Area located on a rooftop or terrace	No maximum amount of outdoor amenity area may be located on a rooftop or terrace
m.	Maximum Driveway Width	9 m	6 m
n.	Location of Underground Parking	Setback 1.8 m from a street line	0.5 m from a street line
o.	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 access staircase and air ventilation shaft accessory to a below-grade structure to be permitted in the Front Yard and setback 3 m from the Front Lot Line

	Zoning By-law 001-2021 Standard	RM2 Zone Requirement	Proposed Exceptions to the RM2 Zone Requirement
p.	Permitted Encroachments	A balcony may encroach up to 1.5 m into a minimum required yard, but in no case shall a balcony project greater than 3 m beyond a main wall	A balcony may encroach up to 2 m into a minimum required yard No maximum encroachment shall apply to any balcony on the ground level
q.	Retaining Walls	A retaining wall less than 1 m in height is permitted to be 0 m to the lot line	A retaining wall less than, equal to or over 1 m in height is permitted to be 0 m to the lot line