

## Attachment 10 - Zoning By-law 001-2021 Exceptions

**Table 2**

	<b>By-law 001-2021 Standard</b>	<b>RM1 Multiple Unit Residential Zone Requirements</b>	<b>Proposed Exceptions to the RM1 Multiple Unit Residential Zone Requirements</b>
a.	Permitted Use	Stormwater management underground tank not permitted	Permit stormwater management underground
b.	Minimum Parking Space Dimensions	2.7 m Width by 5.7 m Length	2.95 m Width by 5.5 m Length for 10 compact motor vehicle parking spaces
c.	Maximum Number of Compact Motor Vehicle Parking Spaces	8 Spaces	10 Spaces
d.	Minimum Aisle Width to Access a Bicycle Parking Space	1.75 m	1.29 m
e.	Access for Long-term Bicycle Parking	Direct access from the exterior of a building located on the ground floor	May have access from the exterior of a building which may or may not be located on the ground floor
f.	Minimum Lot Frontage	30 m	22 m (Islington Avenue)
g.	Minimum Lot Area	100 m <sup>2</sup> /Unit	60.4 m <sup>2</sup> /Unit
h.	Minimum Front Yard Setback (Islington Avenue)	4.5 m	2 m
i.	Minimum Rear Yard Setback and Minimum Setback to the EP - Environmental Protection Zone	7.5 m	0.6 m
j.	Minimum Interior Side Yard Setback and Minimum Setback to a RT Zone	7.5 m	<ul style="list-style-type: none"> <li>• 0.6 m (Block 3)</li> <li>• 0.8 m (North Lot Line and Underground Exit C)</li> <li>• 2.88 m (Block 1)</li> </ul>

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k.	Maximum Lot Coverage	50%	52%
l.	Maximum Accessory Building and Structure Lot Coverage (Garbage Enclosure)	10% or 67 m <sup>2</sup> whichever is the lesser	75 m <sup>2</sup>
m.	Maximum Building Height	11 m	14.5 m (4-Storeys)
n.	Maximum Accessory Building and Structure Height (Garbage Enclosure)	3 m	5.65 m (1-Storey)
o.	Minimum Setback to a Lot Line for an Accessory Building and Structure (Garbage Enclosure)	30 m	7.4 m
p.	Maximum Yard Encroachment and Restrictions for Exterior Stairs	2 m into a front, exterior side, or rear yard, with a minimum setback of 1.2 m from the lot line	Permit a minimum 0.5 m setback and a maximum height of 1.4 m (9 risers) with a 0 m setback to the lot line
q.	Minimum Front and Exterior Side Yard Setbacks and Setback to the Sight Triangle of a Building Below Grade	1.8 m	0 m
r.	Maximum Rooftop Amenity Area	112 m <sup>2</sup>	1080 m <sup>2</sup>
s.	Maximum Driveway Width (Two-way Driveway)	7.5 m	8 m
t.	Minimum Landscape Strip Abutting the Street	3 m	<ul style="list-style-type: none"> <li>• 0.5 m (Islington Avenue)</li> <li>• 0.5 m (Hartman Avenue)</li> <li>• 1 m (Sight Triangle)</li> </ul>
u.	Minimum Landscape Strip Abutting an EP	3 m	0.5 m

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	- Environmental Protection Zone		
v.	Air Conditioner Unit Location, Minimum Setback and Maximum Encroachment	Air Conditioner Units permitted in the interior side yards rear yard and exterior side yard having a setback of 1.5 m	Air Conditioner Units permitted to encroach a maximum of 1.5 m for Dwelling Units in Block 1 facing Islington Avenue
w.	Minimum Waste Storage Enclosure Setback from a Residential Zone	30 m	7.4 m
x.	Minimum Setback of a Below Grade Parking Structure to the Street Line	1.8 m	0 m (Islington Avenue and Hartman Avenue)
y.	Minimum Setback of Access Stairs (Below Grade Parking Structure) to a Lot Line	3 m	0.8 m Interior Side Yard
z.	Permitted Location for Access Stairs	Not permitted in Exterior Side Yard	Permit in Exterior Side Yard

Minor modifications may be made to the zoning exceptions identified in Table 2 (Attachment 10) prior to the enactment of the implementing Zoning By-law, as required, should the Applications be approved, to facilitate the Development as shown on Attachments 4 to 7.