

ATTACHMENT 7 – ZONING BY-LAW 001-2021 TABLE 1

Table 1:

	Zoning By-law 001-2021 Standard	RM1 Multiple Residential Zone Requirement	Existing Exception 14.1057 Requirement	Proposed Exceptions to the RM1 Zone Requirement
a.	Permitted Uses	Semi Detached and Back-to-Back Stacked Townhouses are not permitted	Semi Detached and Back-to-Back Stacked Townhouses are not permitted	Add Semi-Detached Dwelling as a permitted use on Block 34 and Multiple-Unit Townhouse Dwelling as a permitted use on Block 36
b.	Minimum Front Yard	4.5 m	n/a	3.2 m
c.	Townhouse Units in a Row	n/a	A maximum of 6 attached townhouse units in a row are permitted	Permit a maximum of 7 attached townhouse units in a row for Block 33
d.	Maximum Building Height	11.0 m	n/a	Stacked Back-to-Back Townhouse (Block 36) - 13.4 m
e.	Minimum Accessible Parking Requirements	Accessible Parking Spaces: 1 for residents and 1 for visitors = 2 spaces	n/a	Provide a minimum of 1 Accessible Parking Space
f.	Minimum Amenity Area	n/a	All lands within site exception - 6,850 m ²	Subject Lands – 1150 m ² All Other Lands Covered by Existing Site Exception – 6,850 m ²
g.	Minimum Landscape Strip Width	3.0 m	n/a	Steeles Avenue – 0 m Gihon Spring Drive – 0.6 m
h.	Minimum Long Term Bicycle Parking Spaces	0.5 spaces x 11 stacked back-to-back townhouse units = 6 spaces	n/a	0 spaces

	Zoning By-law 001-2021 Standard	RM1 Multiple Residential Zone Requirement	Existing Exception 14.1057 Requirement	Proposed Exceptions to the RM1 Zone Requirement
i.	Permitted Uses	n/a	Non-residential uses are permitted within Buildings "A" and "B"	Remove reference to Buildings "A" and "B" along with the non-residential uses permitted within the buildings
j.	Lot and Building Requirements	n/a	Specifies a minimum front yard for Building "A" and maximum building height for Buildings "A" and "B"	Remove the lot and building requirements pertaining to Buildings "A" and "B"
k.	Parking Requirements	n/a	4.5 spaces per 100.0 m ² of commercial gross floor area.	Remove the commercial parking space requirement as Buildings "A" and "B" are no longer proposed
l.	Location of Commercial Uses	n/a	Commercial uses are restricted to the ground floor of Buildings "A" and "B"	Remove the commercial use provision as Buildings "A" and "B" are no longer proposed
m.	Restaurant gross floor area restriction	n/a	All restaurant uses shall be restricted to 20% of the gross floor area (gfa) of all commercial uses	Remove the restaurant gfa provision as Buildings "A" and "B" are no longer proposed