

**Attachment 7 –  
Proposed Zoning Exceptions to Zoning By-law 001-2021, File Z.17.015**

Table 1:

	<b>Zoning By-law 001-2021 Standard</b>	<b>RT1 Residential Zone Requirement</b>	<b>Proposed Exceptions to the RT1 Residential Zone Requirement</b>
a.	Minimum Lot Frontage	6 m / unit	4.5 m / unit
b.	Minimum Lot Area	162 m <sup>2</sup> / unit	96 m <sup>2</sup> / unit (Blocks 1-3) 99 m <sup>2</sup> / unit (Blocks 4-7) 86 m <sup>2</sup> / unit (Block 8)
c.	Minimum Front Yard Setback	4.5 m	3 m (Blocks 4-7) 2 m (Block 8)
d.	Minimum Interior Side Yard Setback	1.2 m	0 m (for units in Block 1 and 3 abutting an amenity area)
e.	Minimum Exterior Side Yard Setback	4.5 m	0 m (Block 8)
f.	Minimum Rear Yard Setback	7.5 m	2.8 m (Blocks 1-3) 4.5 m (Blocks 4-7) 1.2 m (Block 8)
g.	Maximum Lot Coverage	50%	72% (Blocks 1-7) 82% (Block 8)
h.	Maximum Building Height	11 m	16 m (4-storeys) (Blocks 1-7) 13 m (3-storeys) (Block 8)
i.	Minimum Building Setback to the OS2 Zone	N/A	The OS2 Zone reflects the natural features and required minimum vegetation protection zone, and no additional setbacks to the OS2 Zone are required.
j.	Minimum Front Yard Landscaping	33%, of which 60% shall be soft landscape	1 m <sup>2</sup> (Blocks 1-3) 0 m <sup>2</sup> (Blocks 4-8)
k.	Minimum Parking Requirements	N/A	A minimum of 10 visitor parking spaces shall be provided for 50 residential units

	Zoning By-law 001-2021 Standard	RT1 Residential Zone Requirement	Proposed Exceptions to the RT1 Residential Zone Requirement
i.	Minimum Amenity Area	N/A	3000 m <sup>2</sup> of amenity space shall be provided for 50 residential units
m.	Permitted Encroachments into Required Yards	<p>A retaining wall less than 1 m in height is permitted to be 0 m to the lot line.</p> <p>1.8 m to open and unenclosed access stairs</p> <p>2.4 m for an uncovered platform with a floor height of 1.2 m</p>	<p>A retaining wall 3.75 m or less in height is permitted to be 0 m to the lot line.</p> <p>3.8 m to open and unenclosed access stairs into the required front yard (Blocks 1-3)</p> <p>3 m to open and unenclosed access stairs into the required front yard, with no minimum distance to the front lot line (Blocks 4-7)</p> <p>1.8 m to open and unenclosed access stairs into the required front yard, with a minimum distance of 0.2 m to the front lot line (Block 8)</p> <p>2.6 m for an uncovered platform with a floor height of 1.2 m into the required rear yard with a minimum distance of 0.2 m to the rear lot line, and no minimum distance to an exterior side lot line (Blocks 1-3)</p> <p>2.4 m for an uncovered platform with a floor height of 1.2 m into the required rear yard (Blocks 4-7)</p>

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			0.7 m for an uncovered platform with a floor height of 1.2 m into the required rear yard (Block 8)
n.	Definition of Window Projection	Means a rounded, multi-sided, or boxed out window projecting outwards from a main wall of a building, whether or not it has footings or a foundation.	Means a rounded, multi-side, or boxed out window projecting outwards from a main wall of a building, whether or not it has footings or a foundation and has a window on at least one side.