

Attachment 4 – Proposed Exceptions to Zoning By-law 001-2021

Table 1

	Zoning By-law 001-2021 Standard	R2 Second Density Residential Zone Requirement	Proposed Exceptions to the R2 Zone Requirement
a.	Maximum Lot Coverage	50%	Shall not apply
b.	Minimum Exterior Side Yard	2.4 m	1.5 m abutting a sight triangle
c.	Maximum Height	11 m	12 m
d.	Maximum Encroachment of a Balcony into any Required Yard	1.5 m but in no case shall a balcony project greater than 3 m beyond a main wall	0.3 m into a required interior side yard and 1.8 m into a required front yard, exterior side yard, or rear yard
e.	Maximum Encroachment of a Porch into any Required Yard	2 m, but no closer than 1.2 m from the applicable lot line	0.3 m into a required interior side yard and 1.8 m into a required front yard, exterior side yard, or rear yard
f.	Maximum Encroachment of a Window Projection into any Required Yard	1 m	1.8 m into a required front yard, exterior side yard, or rear yard if it is not constructed on footings

	Zoning By-law 001-2021 Standard	RM3 Multiple Unit Residential Zone Requirement	Proposed Exceptions to the RM3 Zone Requirement (Building A)
g.	Minimum Lot Area	14,755 m ²	5,000 m ²
h.	Minimum Front Yard	7.5 m	5 m
i.	Minimum Rear Yard	7.5 m	5.8 m
j.	Minimum Interior Side Yard	7.5 m	2 m
k.	Defining Established Garde	Means the average level of the ground at the front of a building or structure	For the purposes of measuring building height, established grade means a geodetic elevation of 219.7 m
l.	45-degree Angular Plane	A 45-degree angular plane shall be required in the RM3 Zone and	A 45-degree angular plane shall not apply

	Zoning By-law 001-2021 Standard	RM3 Multiple Unit Residential Zone Requirement	Proposed Exceptions to the RM3 Zone Requirement (Building A)
		shall be applied from the rear lot line	
m.	Podium and Tower Requirements	The podium and tower requirements as specified in the applicable zone shall apply to any building with a height greater than 20.0 m	The podium and tower requirements shall not apply
n.	Minimum Tower Setback from any Rear and Interior Side Lot Line	12.5 m	1.2 m above the second, fourth, and eighth storeys
o.	Landscape Strip	3 m	1.2 m abutting a lot in any other Residential Zone 1.5 m abutting a street line
p.	Amenity Area Requirements	Indoor Amenity Area 8 m ² /unit for the first eight dwelling units; an additional 5 m ² /unit for each additional dwelling unit Outdoor Amenity Area At least one contiguous area of 55 m ² located at grade	2 m ² /unit of indoor amenity area and 2 m ² /unit of outdoor amenity area all of which may be located on a rooftop
q.	Minimum Setback for Below Grade Parking Structures from a Street Line	1.8 m	0 m
r.	Minimum Setback of Air Ventilation Shafts for Below Grade Parking Structures to any Lot Line	3 m	0.3 m, provided it does not project more than 0.6 m above grade, and is screened by landscaping or seating

	Zoning By-law 001-2021 Standard	RM3 Multiple Unit Residential Zone Requirement	Proposed Exceptions to the RM3 Zone Requirement (Building B)
s.	Minimum Lot Area	20,150 m ²	5,000 m ²
t.	Minimum Front Yard	7.5 m	3.8 m
u.	Minimum Rear Yard	7.5 m	3 m
v.	Minimum Interior Side Yard	7.5 m	2 m
w.	Defining Established Grade	Means the average level of the ground at the front of a building or structure	For the purposes of measuring building height, established grade means a geodetic elevation of 218.75 m
x.	45-degree Angular Plane	A 45-degree angular plane shall be required in the RM3 Zone and shall be applied from the rear lot line	A 45-degree angular plane shall not apply
y.	Podium and Tower Requirements	The podium and tower requirements as specified in the applicable zone shall apply to any building with a height greater than 20 m	The podium and tower requirements shall not apply
z.	Minimum Tower Setback from any Rear and Interior Side Lot Line	12.5 m	1.2 m above the second, fourth, and eighth storeys
aa.	Landscape Strip	3 m	1.2 m abutting a lot in any other Residential Zone 1.5 m abutting a street line
bb.	Amenity Area Requirements	Indoor Amenity Area 8 m ² /unit for the first eight dwelling units; an additional 5 m ² /unit for each additional dwelling unit Outdoor Amenity Area	2 m ² /unit of indoor amenity area and 2 m ² /unit of outdoor amenity area all of which may be located on a rooftop

	Zoning By-law 001-2021 Standard	RM3 Multiple Unit Residential Zone Requirement	Proposed Exceptions to the RM3 Zone Requirement (Building B)
		At least one contiguous area of 55 m ² located at grade	
cc.	Minimum Setback for Below Grade Parking Structures from a Street Line	1.8 m	0 m
dd.	Minimum Setback of Air Ventilation Shafts for Below Grade Parking Structures to any Lot Line	3 m	0.3 m, provided it does not project more than 0.6 m above grade, and is screened by landscaping or seating