

## Attachment 12

### Proposed Site-Specific Exceptions to Zoning By-law 1-88

Table 1

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Apartment Residential Zone Requirement</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone Requirement</b>
a.	Minimum Lot Area	67 square metres per unit	27.56 square metres per unit
b.	Minimum Front Yard	7.5 metres	2.7 metres (Fossil Hill Road)
c.	Minimum Exterior Yard	7.5 metres	<ul style="list-style-type: none"> <li>• 3.3 metres (Major Mackenzie Drive)</li> <li>• 3.6 metres (Sibella Way)</li> </ul>
d.	Minimum Setback from the Front Lot Line and the Exterior Lot Line to the Building Below the Finished Grade	1.8 metres	0.5 metres (Major Mackenzie Drive, Fossil Hill Road and Sibella Way)
e.	Maximum Permitted Encroachment (Porches)	1.8 metres	2.2 metres (Fossil Hill Road)
f.	Maximum Permitted Encroachment (Stairs)	1.8 metres	3 metres
g.	Maximum Permitted Encroachment (Retaining Wall and Planter Box)	1.8 metres	0 metres
h.	Maximum Permitted Encroachment (Canopies)	0.5 metres	1.8 metres
i.	Permitted Use	<ul style="list-style-type: none"> <li>- Apartment Dwelling</li> <li>- Day Nursery</li> </ul>	Permit the following additional uses within the 11-storey Mixed-Use Residential- Commercial Building: <ul style="list-style-type: none"> <li>- Eating Establishment</li> </ul>

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Apartment Residential Zone Requirement</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone Requirement</b>
j.	Minimum Parking Requirements	<p>Residential 1.5 spaces per unit x 375 units = 563 spaces</p> <p>Visitor 0.25 spaces per unit x 375 units = 94 spaces</p> <p>Total Residential Parking Required = 657 spaces</p>	<p>Residential 1 space per unit x 375 units = 375 spaces</p> <p>Visitor 0.20 spaces per unit x 375 units = 75 spaces</p> <p>Total Residential Parking Proposed = 450 spaces</p>
		Eating Establishment Parking Required 16 spaces per 100 square metres of gross floor area x 451 square metres of gross floor area = 73 spaces	Commercial Parking Required 8 spaces per 100 square metres of gross floor area x 451 square metres of gross floor area = 37 spaces
k.	Parking Space	2.7 metres (width) x 6 metres (length)	2.7 metres (width) x 5.7 metres (length)
l.	Barrier Free Parking Space	<p>Type A 3.4 metres (width) x 6 metres (length)</p> <p>Type B 2.4 metres (width) x 6 metres (length)</p> <p>Type A or Type B Barrier Free Access Aisle 1.5 metres (width) x</p>	<p>Type A 3.4 metres (width) x 5.7 metres (length) x 2 metres (vertical)</p> <p>Type B 2.4 metres (width) x 5.7 metres (length) x 2 metres (vertical)</p> <p>Type A or Type B Barrier Free Access Aisle 1.5 metres (width) x</p>

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Apartment Residential Zone Requirement</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone Requirement</b>
		6 metres (length)	5.7 metres (length)
m.	Minimum Driveway Width – One Way Access	5.4 m (one-way access)	2.8 metres (one-way access)
n.	Minimum Amenity Area	<p>26 Studio Units x 15 square metres per unit = 390 square metres</p> <p>172 One Bedroom Units x 20 square metres per unit = 3,440 square metres</p> <p>135 Two Bedroom Units x 55 square metres per unit = 7,425 square metres</p> <p>42 Three Bedroom Units x 90 square metres per unit = 3,780 square metres</p> <p>Total required amenity area = 15,035 square metres</p>	Provide a total amenity area of 4,286 square metres
o.	Minimum Landscape Strip	2.4 metres	0.9 metres (Fossil Hill Road)

Minor modifications may be made to the zoning exceptions identified in Table 1 (Attachment 12) 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 3 to 7.