

Attachment 7 – Zoning By-law 001-2021 Table 1

	Zoning By-law 001-2021 Standards	RM3 Multiple Residential Zone Requirements	Proposed Exceptions to the RM3 Multiple Residential Zone
a.	Minimum Resident Parking Requirements	1 parking space per unit	0.9 parking spaces per unit
b.	Minimum Long-term Bicycle Parking Space Dimensions	1.8 m length by 0.6 m width	1.8 m length by 0.46 m width
c.	Long-term Bicycle Parking Location	Within the ground floor, the storey above the ground floor or the first two storeys below grade	May also be permitted in any storey below grade
d.	Minimum Lot Area	65 m ² /unit	No minimum
e.	Minimum Front Yard Setback	7.5 m	4 m
f.	Minimum Interior Side Yard Setback	7.5 m	4.1 m
g.	Minimum Setback to Any Lot Line for an Air Ventilation Shaft	3 m	1 m
h.	Maximum Building Height	48 m	91.35 m
i.	Maximum Podium Height	20 m	26 m
j.	45-degree Angular Plane	Applies	Shall not apply
k.	Minimum Tower Separation	30 m	25 m
l.	Minimum Amenity Area Provided as Common Space	90%	62.76%
m.	Maximum Width of a Driveway	12 m	13 m
	Zoning By-law 001-2021 Standards	OS2 Private Open Space Zone and EP Environmental Protection Zone Requirements	Proposed Exceptions to the OS2 Private Open Space Zone and EP Environmental Protection Zone
n.	Permitted Uses	A variety of community (EP and OS2), commercial (OS2), and existing agriculture (EP) uses or existing single detached dwellings (EP)	Permit the additional use of an Access Driveway to a Stormwater Management Facility