

ATTACHMENT 3 – ZONING BY-LAW 001-2021 Table 1

	Zoning By-law 001-2021 Standard	RM1 Multiple Residential Zone Requirement	Existing Site- Specific Exception 14.1057 Requirement	Proposed Exceptions to the RM1 Multiple Residential Zone Requirement
a.	Permitted Uses	Multiple Unit Townhouse Dwelling is a permitted use	Multiple Unit Townhouse Dwelling is a permitted use subject to locations identified in the site exception figure	Permit Multiple-Unit Townhouse Dwellings in locations as shown on Attachment 2
b.	Minimum Front Yard	4.5 m	Blocks 35 and 36 – 3.2 m	Block 35 – 3.6 m Block 36 – 3.2 m
c.	Maximum Building Height	11.0 m	Block 36 – 14 m	Block 36 – 13.4 m
d.	Minimum Amenity Area	n/a	Phase 2 – 1,100 sq. m.	Phase 2 – 950 sq. m.
e.	Minimum Percentage of Amenity Area as Common Space	90% of Amenity Area Requirement	n/a	55% of Amenity Area Requirement
f.	Minimum Landscape Strip Width	3.0 m	Steeles Avenue – 0 m	Steeles Avenue – 0 m
g.	Minimum Long Term Bicycle Parking Spaces for Multiple Unit Townhouses	0.5 spaces x 39 multiple unit townhouses = 20 spaces	0 spaces	0 spaces
h.	Short-Term Bicycle Parking Space Setback from a Parking Area	3.0 m	n/a	1.0 m

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i.	Parking Requirements	1 space per dwelling unit 0.2 visitor space per dwelling unit	1 space per dwelling unit 0.15 visitor parking space per dwelling unit	1 space per dwelling unit 0.15 visitor parking space per dwelling unit