

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

	Zoning By-law 001-2021 Standards	RM2 – Multiple Unit Residential Zone Requirements	Proposed Exceptions to the RM2 – Multiple Unit Residential Zone Requirements
a.	Minimum Lot Area	35,440 m ²	8,896 m ²
b.	Minimum Front Yard (Weston Road)	4.5 m	3 m
c.	Minimum Rear Yard	7.5 m	3.5 m
d.	Minimum Exterior Side Yard (Thule Street)	4.5 m	3 m
e.	Minimum Podium Height	10.5 m	Not Applicable
f.	Minimum Tower Step-Back	3 m	Not Applicable
g.	Maximum Tower Floor Plate	850 ²	i) 2,126.1 m ² Building A ii) 1,676.4 m ² Building B
h.	Minimum Tower Separation	30 m	0 m
i.	Minimum Rear Yard Tower Setback	12.5 m	3
j.	Minimum Landscape Strip	3 m	1 m
k.	Maximum Encroachment of Uncovered Platforms including Access Stairs with a Height Less Than 1.2 m	2.4 m	3.27 m
l.	Maximum Encroachment of an Ornamental Building Feature (Canopies into Front, Exterior	0.6 m	1.5 m

	Zoning By-law 001-2021 Standards	RM2 – Multiple Unit Residential Zone Requirements	Proposed Exceptions to the RM2 – Multiple Unit Residential Zone Requirements
	and Rear Yards)		
m.	Maximum Encroachment of Exterior Stairs into Front, Exterior and Rear Yards	1.8 m	3 m
n.	Minimum Setback for a Below Grade Parking Structure	1.8 m	0.79 m
o.	Permitted Location of Air Ventilation Shafts	Not permitted in within the required front and exterior side yard.	Permitted in within the required front and exterior side yard.
p.	Minimum Setback for an Accessory Building or Structure (Air Shafts)	3 m	0 m
q.	Minimum Barrier Free Parking Spaces	Minimum of 4 Spaces for Visitors	Minimum of 2 Spaces for Visitors
r.	Minimum Parking Space Size	2.7 m x 5.7 m	2.6 m x 5.7 m
s.	Bicycle Parking Access to the Exterior (Ground Floor)	Direct Access to the Exterior (Ground Floor)	No Direct Access to the Exterior (Ground Floor)

Additional zoning exceptions to Table 1 may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.