

SCHEDULE B to By-law 2025-0052

Table 13.1: Exceptions

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Address	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
119	HDR	1 Rosetta Street, 6 and 8 Saint Michaels Street	(i) Community Event Spaces (ii) Retail Stores, Accessory (iii) Service Commercial Uses, Accessory			(i) All lands within this zone are deemed to be one lot for the purposes of this By-law; (ii) Maximum height – as shown on Schedule C to this By-law; (iii) No portion of the building or structure, excluding guard rails, railing and dividers, trellises, eaves, screens, stairs, roof drainage, window washing equipment, lightning rods, garbage chute overruns, plumbing vents, electrical panel with enclosure, architectural features and/or landscaping elements of a green roof is to have a height greater than the height in metres shown on Schedule C to this By-law; (iv) Notwithstanding Section 4.8 - Encroachments into Required Yards, balconies are permitted to encroach into the required front yard along Rosetta Street and the required exterior side yard along Caroline Street a distance of no more than 4.2 metres provided the balcony does not encroach within a 45-degree angular plane measured at the lot line 16 metres above established grade; (v) Maximum number of dwelling units – 659; (vi) For the purposes of this zone, Rosetta Street is defined as the front lot line; (vii) Minimum front yard (Rosetta Street) – as shown on Schedule C to this By-law; (viii) Minimum rear yard – as shown on Schedule C to this By-law; (ix) Minimum interior side yard (southern lot line) – as shown on Schedule C to this By-law;

						<p>(x) Minimum exterior side yard (Caroline Street and River Drive) – as shown on Schedule C to this By-law;</p> <p>(xi) Notwithstanding Section 5.2.11 - Minimum Width of Aisles, the minimum width of an aisle providing access to a surface parking space and/or below-grade parking space shall be 6.0 metres;</p> <p>(xii) Notwithstanding Table 5.2 - Residential Parking Requirements, minimum residential parking shall be provided for the following phases, as identified below and shown on Schedule E to this By-law:</p> <p>Phase 1: 1.3 resident and visitor spaces (combined) per dwelling unit;</p> <p>Phase 2: 1.4 resident and visitor spaces (combined) per dwelling unit; and</p> <p>Phase 3: 0.9 resident and visitor spaces (combined) per dwelling unit;</p> <p>(xiii) Parking spaces will not be required for Community Event Spaces, Day Nurseries, Accessory Retail Stores, and/or Accessory Service Commercial Uses;</p> <p>(xiv) Minimum bicycle parking for an apartment dwelling – 0.77 spaces per dwelling unit, consisting of 0.70 spaces per unit for residents plus 0.07 spaces per unit for visitors;</p> <p>(xv) Section 4.3.4 - Special Railway Right of Way Setbacks shall not apply; and</p> <p>(xvi) For the purposes of this zone, “Community Event Space” means public or private space within an apartment building, long term care facility and/or retirement home used for recreational, leisure, business (i.e., office hoteling), cultural and/or community service programs/activities.</p>
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