

Attachment 7 – Zoning By-law 001-2021 Table

	Zoning By-law 001-2021 Standard	HMU High-Rise Mixed-Use Zone Requirement	Proposed HMU High-Rise Mixed-Use Zone Exceptions
a.	“Lot” Definition	Means a parcel of land which can be conveyed as a separate parcel pursuant to the provisions of the <i>Planning Act</i>	The Subject Lands shall be deemed to be one lot, regardless of the number of buildings or structures constructed thereon, the creation of separate units and/or lots by way of plan of condominium, conveyance, consent, or other permissions, and any easements or registrations that may be granted, shall be deemed to comply with the provisions of this By-law
b.	Permitted Uses	HMU Zone Uses includes a variety of commercial and apartment residential	Permitted Uses: <ul style="list-style-type: none"> • Permitted uses in HMU Zones • A maximum of 3060 residential unit
c.	Minimum Front Yard Setback (Rutherford Road)	7.5 m	3.5 m (Building 1) 4.9 m (Building 2)
d.	Minimum Rear Yard Setback (Komura Road)	7.5 m	4.6 m (Building 2A) 4.2 m (Building 2B) 4.5 m (Building 3A)
e.	Minimum Exterior Yard Setback (Sweetriver Boulevard)	5 m	0 m (sight triangle Building 2B)
f.	Minimum Build-to-Zone	5 - 10 m applied to a minimum of 50% of the street frontage	3.56 m – 10 m (Rutherford Road) 4.23 m – 4.78 m (Komura Road) % not provided
g.	Building Height	Minimum 24 m to a Maximum of 88 m	Building Heights range from minimum 18.9 m (Buildings 2A, 2B, 3A and 3B) to a maximum height of 119.6 m (Building 1)
h.	Minimum Ground Floor Height	4.5 m	3 m

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i.	Angular Plane	45-degree angular plane	Not meeting the 45-degree angular plane
j.	Maximum Podium Height	20 m	27.1 m (Building 1) 24.6 m (Building 4)
k.	Minimum Tower Stepback	3 m	0 m
l.	Maximum Tower Floor Plate	850 m ²	870 m ² (Tower B – Building 3B)
m.	Minimum Tower Separation	30 m	28.2 m (Building 1 to 2B)
n.	Minimum Landscape Strip Abutting a Street	5 m	4.2 m (Komura Road) 0 m (Sweetriver Blvd. sight triangle) 4.2 m (Rutherford Road)
o.	Minimum Amenity Areas	5,004 m ² (Building 1) 2,569 m ² (Building 2) 3,179 m ² (Building 3) 4,579 m ² (Building 4)	4,948 m ² (Building 1) 2,481 m ² (Building 2) 3,091 m ² (Building 3) 4,523 m ² (Building 4)
p.	Amenity Area Locations	55 m ² contiguous outdoor area Maximum of 20% of the required outdoor amenity area may be located on a rooftop or terrace	0 m ² 100% rooftop
q.	Maximum Height of the Rooftop Mechanical Penthouse	5 m	7 m
r.	Minimum Below Grade Parking Structure Setback	1.8 m	1.2 m
s.	Minimum Required Parking	1173 spaces (Building 1) 515 spaces (Building 2) 632 spaces (Building 3) 912 spaces (Building 4)	816 spaces 422 spaces 521 spaces 747 spaces
t.	Minimum Required Loading Spaces	1 Type C & D (Building 2) 1 Type C & D (Building 3)	1 Type D (Building 2) 1 Type D (Building 3)
u.	Loading Space Location	Not permitted between a building and a street	Building 3A