



**BUILDING 1  
TOWER B  
35-STOOREYS**

**BUILDING 1  
TOWER A  
26-STOOREYS**

**BUILDING 4  
TOWER B  
30-STOOREYS**

**BUILDING 4  
TOWER A  
34-STOOREYS**

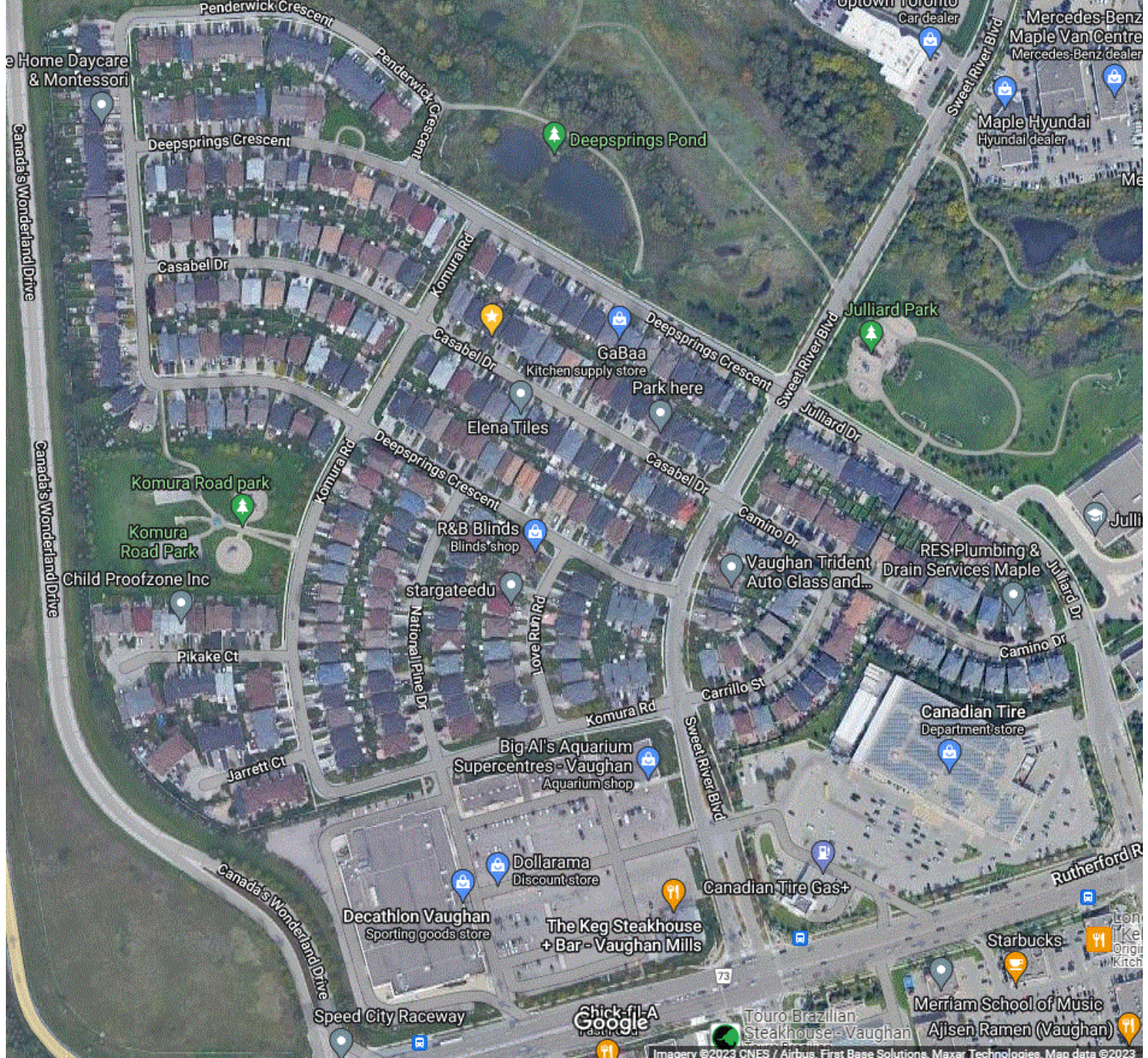
**BUILDING 2B  
TOWER A  
21-STOOREYS**

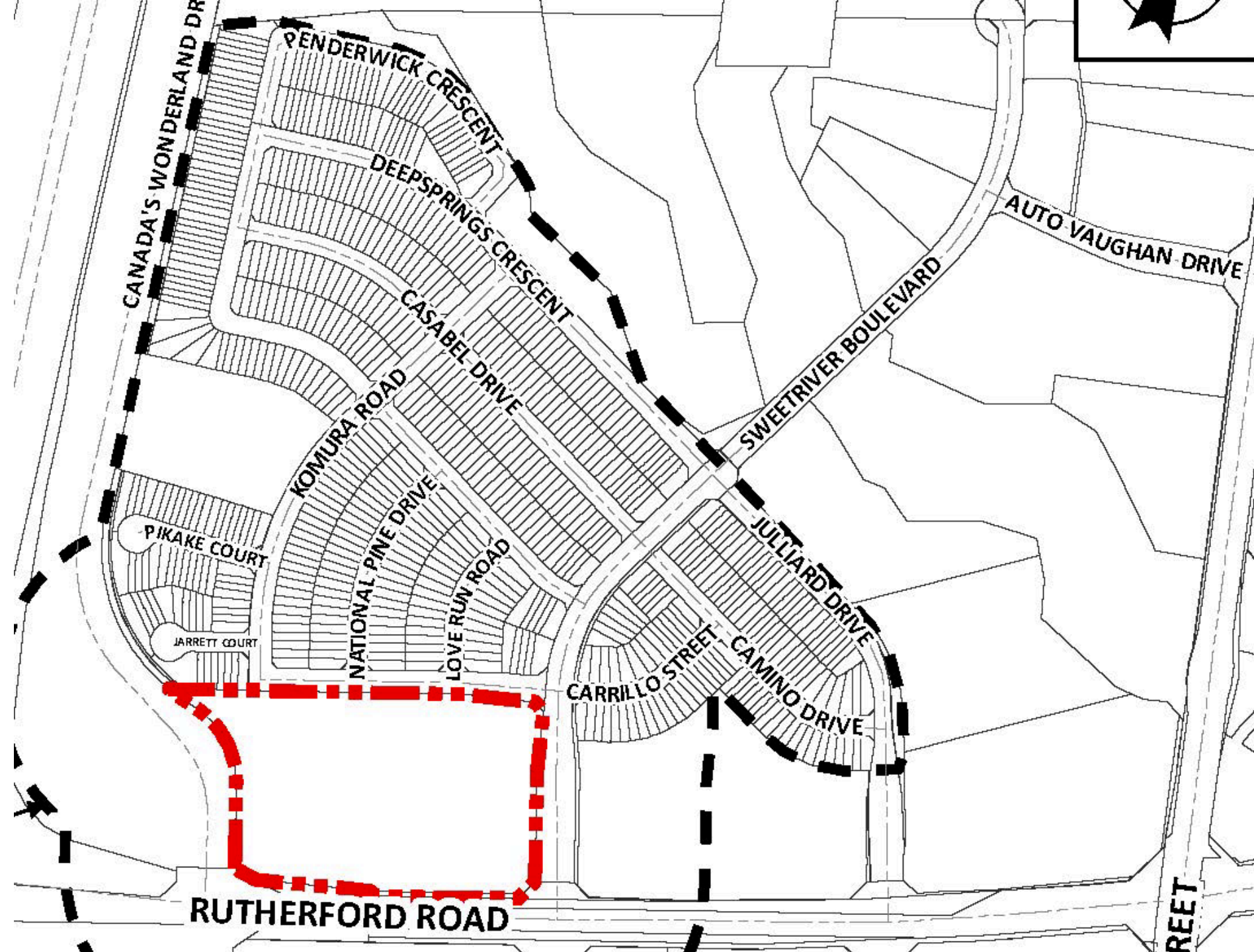
**BUILDING 3A  
TOWER A  
17-STOOREYS**

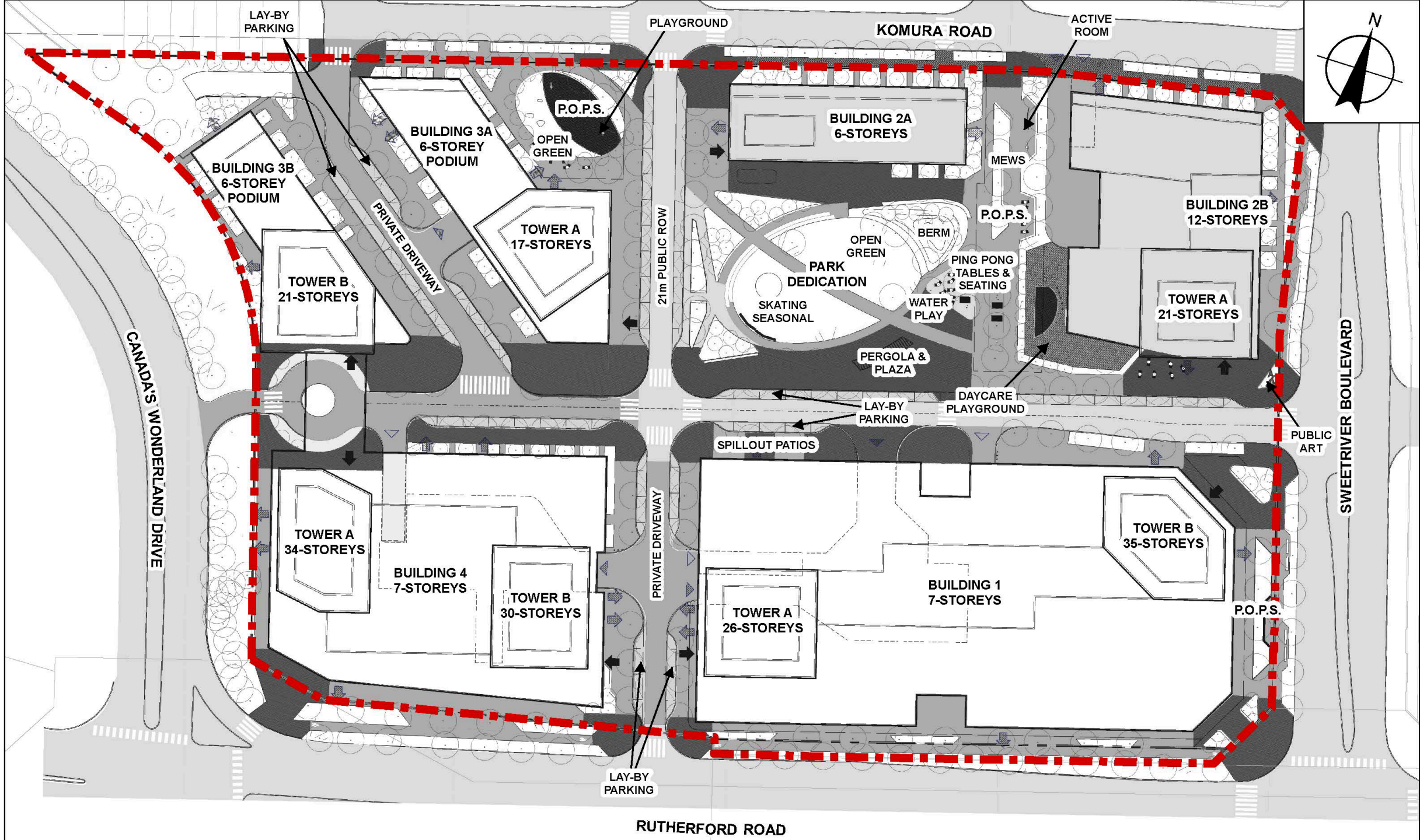
**BUILDING 3B  
TOWER B  
21-STOOREYS**

**Communication: C34  
Committee of the Whole (PM)  
May 2, 2023  
Item #2**

**VIEW LOOKING SOUTHEAST**







	Yard Setback (Rutherford Road)		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

	Zoning By-law 001-2021 Standard	HMU High-Rise Mixed-Use Zone Requirement	Proposed HMU High-Rise Mixed-Use Zone Exceptions
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 <sup>2</sup>	870 m <sup>2</sup> (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 <sup>2</sup> (Building 1) 2,569 m <sup>2</sup> (Building 2) 3,179 m <sup>2</sup> (Building 3) 4,579 m <sup>2</sup> (Building 4)	4,948 m <sup>2</sup> (Building 1) 2,481 m <sup>2</sup> (Building 2) 3,091 m <sup>2</sup> (Building 3) 4,523 m <sup>2</sup> (Building 4)
p.	Amenity Area Locations	55 m <sup>2</sup> contiguous outdoor area  Maximum of 20% of the required outdoor amenity area may be located on a rooftop or terrace	0 m <sup>2</sup>  100% rooftop