

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 20, 2023

Item 5, Report No. 26, of the Committee of the Whole (Public Meeting), which was adopted, as amended, by the Council of the City of Vaughan on June 20, 2023, as follows:

***By receiving the following Communications:***

- C3. Maria and Natale Bonura, dated May 29, 2023;***
- C4. Ed, dated May 29, 2023;***
- C5. Nives Lio, Lawrie Rd., Thornhill, dated May 30, 2023;***
- C6. Sasa Krcmar, krcmar, Centre Street, Thornhill, dated May 30, 2023; and***
- C7. Luisa Navarro, Lawrie Road, Thornhill, dated May 31, 2023.***

---

**5. CONCEN DEVELOPMENTS LIMITED OFFICIAL PLAN AMENDMENT FILE OP.22.023 ZONING BY-LAW AMENDMENT FILE Z.22.045 - 1260, 1272, 1282, 1294, 1304 AND 1314 CENTRE STREET VICINITY OF CENTRE STREET AND DUFFERIN STREET**

**The Committee of the Whole recommends:**

- 1. That the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 30, 2023, be approved;**
- 2. That a community meeting be held with the applicant, local ratepayers, staff, and Local and Regional Councillors;**
- 3. That the comments of Sandra Patano, Weston Consulting Group, Millway Avenue Vaughan, Amer Shirazie, Arcadis, St. Clair Avenue West, Toronto, Jane Renwick, Sevoy Developments, Sheppard Avenue East, North York, and Greig Bumstead, WSP, International Boulevard, Toronto, on behalf of the applicant, and Communication C18, presentation material, dated May 30, 2023, be received;**
- 4. That the comments and Communications from the following speakers be received; and**
  - 1. Jay Leider, King High Drive, Thornhill;**
  - 2. John Kucharczuk, Beverly Glen Boulevard, Thornhill;**
  - 3. Max Haim, Loudon Crescent, Thornhill and Communication C20, dated May 30, 2023;**
  - 4. Michelle Burko, Lawrie Road, Thornhill;**
  - 5. Jeffrey Peters, Lawrie Road, Thornhill;**
  - 6. Joseph Gorenstein, Concord Road, Thornhill and Communication C5, dated May 26, 2023;**
  - 7. Hamid Chahaki, Brownridge Drive, Thornhill;**
  - 8. Rossana De Angelis, Lawrie Road, Thornhill and Communication C15, dated May 27, 2023;**

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 20, 2023

Item 5, CW(PM) Report 26 – Page 2

9. Pavel Sverdlin, Concord Road, Thornhill;
10. Rudy Bucciol, Lawrie Road, Thornhill;
11. Teresa Savo, Lawrie Road, Thornhill;
12. Robert Savo, Lawrie Road, Thornhill;
13. Samantha Berk, Concord Road, Thornhill and Communication C8, dated May 29, 2023;
14. Aaron Berk, Concord Road, Thornhill and Communication C8, dated May 29, 2023;
15. Dmitri Rogojanski, Concord Road, Thornhill and Communication C11, dated May 27, 2023;
16. Ajay Kapur, Lawrie Road, Vaughan and Communication C14, dated May 27, 2023;
17. Nishtha Kapur, Lawrie Road, Vaughan;
18. Amir Rozenfeld, King High Drive, Thornhill;
19. Robert Burko, Lawrie Road, Thornhill;
20. Bruno Colucci, Lawrie Road, Thornhill; and
21. Violet Burko, Lawrie Road, Thornhill.

5. That the following Communications be received:

- C1. Jose Pereira, Mountfield Crescent, Thornhill, dated May 8, 2023;
- C2. Gary Benjamin, King High Drive, Thornhill, dated May 11, 2023;
- C3. Alex Porat, Beverly Glen Boulevard, Vaughan, dated May 17, 2023;
- C4. Mary Montanaro, Concord Road, Vaughan, dated May 19, 2023;
- C7. Stella Kvaterman, Wade Gate, Thornhill, dated May 29, 2023;
- C9. Quinto M. Annibale, Loopstra Nixon LLP, Queens Plate Drive, Toronto, dated May 26, 2023;
- C10. Tino and Carla Malta, Arrowhead Drive, Woodbridge, dated May 28, 2023;
- C12. Giuseppe and Rochetta Pierri, Concord Road, Vaughan, dated May 27, 2023;
- C13. Giuseppe and Rochetta Pierri, Concord Road, Vaughan, dated May 27, 2023; and
- C16. Carl Zeliger, Brownridge Drive, Vaughan, dated May 29, 2023.

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 20, 2023**

Item 5, CW(PM) Report 26 – Page 3

#### **Recommendations**

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Application Files OP.22.023 and Z.22.045 (Concen Developments Limited) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

## Committee of the Whole (Public Meeting) Report

---

**DATE:** Tuesday, May 30, 2023      **WARD:** 5

**TITLE: CONCEN DEVELOPMENTS LIMITED  
OFFICIAL PLAN AMENDMENT FILE OP.22.023  
ZONING BY-LAW AMENDMENT FILE Z.22.045  
1260, 1272, 1282, 1294, 1304 AND 1314 CENTRE STREET  
VICINITY OF CENTRE STREET AND DUFFERIN STREET**

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** FOR INFORMATION

---

**Purpose**

To receive comments from the public and the Committee of the Whole for applications to permit two (2) 12-storey mixed-use residential apartment buildings consisting of 700 dwelling units, 1,080 m<sup>2</sup> of ground floor commercial space fronting on to Centre Street, a 1,205 m<sup>2</sup> privately owned public space (POPS) and a Floor Space Index (FSI) of 4.08 times the area of the lot as shown on Attachments 2 to 4.

**Report Highlights**

- The Owner proposes two (2) 12-storey mixed-use residential buildings consisting of a total of 700 dwelling units, 1,080 m<sup>2</sup> of ground floor commercial space fronting on to Centre Street, a 1,205 m<sup>2</sup> POPS and an FSI of 4.08 times the area of the lot
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting

**Recommendation**

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Application Files OP.22.023 and Z.22.045 (Concen Developments Limited) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

## **Background**

Location: The subject lands (the “Subject Lands”) are located on the north side of Centre Street at the northeast corner of Centre Street and Concord Road, just east of Dufferin Street. The Subject Lands are known municipally as 1260, 1272, 1282, 1294, 1304 and 1314 Centre Street. The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: April 27, 2022

Date Applications were deemed complete: January 20, 2023

### ***Official Plan and Zoning By-law Amendment Applications have been submitted to permit the development***

The Owner has submitted the following applications for the Subject Lands to permit the development as shown on Attachments 2 to 4:

1. Official Plan Amendment File OP.22.023 to amend the policies of Volume 2 of Vaughan Official Plan 2010 (‘VOP 2010’) Chapter 12.9 Centre Street Corridor Area Specific Policies and Map 12.9.B, to increase the maximum permitted height to 12 storeys and the maximum permitted FSI in the “Mid-Rise Mixed-Use “B”” designation from 3.8 to 4.08 times the area of the lot.
2. Zoning By-law Amendment File Z.22.045 to rezone the Subject Lands as follows:
  - a) to amend Zoning By-law 1-88 to rezone the Subject Lands from “R3 Residential Zone” subject to site-specific exception 9(776) and “C1-Restricted Commercial Zone” subject to site-specific exception 9(1300), as shown on Attachment 1, to “RA3 Apartment Residential Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report.
  - b) to amend Zoning By-law 001-2021 to rezone the Subject Lands from “R3(EN) – Third Density Residential Zone” subject to site-specific exception 481 and “GMU – General Mixed-Use Zone” subject to site-specific exception 937, as shown on Attachment 1, to “MMU – Mid-Rise Mixed-Use Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 2 of this report.

### ***Public Notice was provided in accordance with the Planning Act and Council’s Notification Protocol***

- a) Date the Notice of Public Meeting was circulated: May 5, 2023.

The Notice of Public Meeting was also posted on the City’s web-site at [www.vaughan.ca](http://www.vaughan.ca) and Notice Signs were installed along both Centre Street and Concord Street frontages in accordance with the City’s Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 500 m of the Subject Lands and to the Beverley Glen Ratepayers' Association and to anyone on file with the Office of the City Clerk having requested notice.

The following is a summary of written comments received as of May 9, 2023. The comments are organized by theme as follows:

**Privacy, Shadow and View**

- the building heights will cause shadow and privacy impacts to the low-rise residential properties to the north fronting Lawrie Road and to the west fronting Concord Road

**Access, Traffic and Parking**

- the development will increase traffic congestion in the area and impact vehicle and pedestrian safety
- the development proposes one access into the site from Concord Road, access into the development should be from Centre Street
- if the proposal does not have enough parking provided, it will result in parking on residential roads nearby which is a safety concern for children and residents
- increased traffic will create noise pollution to a quiet residential area
- where will delivery trucks access the buildings and how will this impact the local streets.

**Density, Built Form and Building Design**

- the development will be the tallest buildings in the area and is not compatible with the surrounding context
- the cumulative impact of the proposed massing would not be keeping with the integrity of the neighbourhood
- the proposal does not include enough landscaped buffer along the northern lot line and should be revised to include mature trees to provide privacy
- the proposal reduces the natural light and blocks southern exposure sunlight
- the proposal may set a precedent for other buildings in the area

**Environment**

- the proposal may cause additional pollution and reduce green space in the community
- the Owner should not be removing trees without appropriate permits and approvals as some trees are shared amongst landowners to the north

Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Development Planning Department in a future technical report to the Committee of the Whole.

**Previous Reports/Authority**

None.

## **Analysis and Options**

### ***An amendment to Vaughan Official Plan 2010 is required to permit the development***

#### **Official Plan Designation:**

- “Community Areas” and located along a “Regional Intensification Corridors” on Schedule 1 – Urban Structure VOP 2010
- “Mid-Rise Mixed-Use “B”” VOP 2010, Chapter 2, Section 12.9 - Centre Street Corridor, Map 12.9.B
- This designation permits a maximum height of 9 storeys and a maximum FSI of 3.8 times the area of the lot
- An amendment to VOP 2010, Chapter 2, Section 12.9 – Centre Street Corridor to increase the height to 12 storeys and the FSI to 4.08 times the area of the lot is required

### ***Council enacted Zoning By-law 001-2021 on October 20, 2021, as the new Vaughan Comprehensive Zoning By-law***

Applications to amend both Zoning By-law 1-88 and Zoning By-law 001-2021 are required because Zoning By-law 001-2021 is not in force for the Subject Lands due to it being under appeal.

### ***Amendments to Zoning By-law 1-88 and 001-2021 are required to permit the development***

#### **Zoning By-law 1-88:**

- The Subject Lands are zoned “R3 Residential Zone” subject to site-specific exception 9(776) and “C1-Restricted Commercial Zone” subject to site-specific exception 9(1300)
- These Zones do not permit the proposed uses
- The Owner proposes to rezone the Subject Lands to “RA3 Apartment Residential Zone” as shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of Attachment 5.

Additional zoning exceptions 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.

#### **Zoning By-law 001-2021:**

- The Subject Lands are zoned “R3(EN) – Third Density Residential Zone” subject to site-specific exception 481 and “GMU – General Mixed-Use Zone” subject to site-specific exception 937
- These Zones do not permit the proposed development
- The Owners proposes to rezone the Subject Lands to “MMU – Mid-Rise Mixed-Use Zone” together with the site-specific zoning exceptions identified in Table 2 of Attachment 6.

Additional zoning exceptions 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.

**Following a preliminary review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail**

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan') and the policies of the York Region Official Plan, 2022 ('YROP') and VOP 2010 including Chapter 2, Section 12.9 - Centre Street Corridor</li> </ul>
b.	Appropriateness of Amendments to Zoning By-laws 1-88 and 001-2021	<ul style="list-style-type: none"> <li>▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses</li> </ul>
c.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner submitted studies and reports in support of the Applications available on the City's website at <a href="https://maps.vaughan.ca/planit/">https://maps.vaughan.ca/planit/</a> (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process</li> </ul>
d.	Allocation and Servicing	<ul style="list-style-type: none"> <li>▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council</li> </ul>
e.	City of Vaughan Urban Design Guidelines and the Centre Street Streetscape Urban Design Guidelines	<ul style="list-style-type: none"> <li>▪ The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines</li> <li>▪ The Subject Lands are located within the Centre Street Streetscape Urban Design Guidelines area and will be reviewed for conformity with the requirements of the document which includes prescribed streetscape materials, street, furniture and lighting within the public realm along Centre Street</li> </ul>
f.	Regional Road	<ul style="list-style-type: none"> <li>▪ Centre Street is a Regional Road, therefore the Applicant must comply with Regional right-of-ways and daylight triangle reserve requirements at Centre Street and Concord Road</li> </ul>



	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
g.	Design Review Panel ('DRP')	<ul style="list-style-type: none"> <li>▪ The DRP must review the Applications prior to proceeding to the Committee of the Whole</li> </ul>
h.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>▪ The Applications must be reviewed by York Region and the Toronto and Region Conservation Authority and external public agencies and utilities, municipalities and the Public, Separate, and French School Boards</li> </ul>
i.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development provides a Silver score of 52.</li> </ul>
j.	Parkland Dedication	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy</li> </ul>
k.	The CBC By-law will be applicable	<ul style="list-style-type: none"> <li>▪ The development meets the criteria for Community Benefits Charges ('CBC'). The City passed the CBC By-law on September 14, 2022 which is therefore the applicable mechanism used to collect community benefits</li> </ul>
l.	Affordable Housing	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of Provincial, Regional and City policies to ensure that the development provides an appropriate level, range and mix of unit sizes and types to meet the City's affordable housing goals</li> <li>▪ At this time, the development does not include any Affordable Housing units</li> </ul>
m.	Related Site Development Application	<ul style="list-style-type: none"> <li>▪ The Owner has submitted related Site Development File DA.22.077 to be reviewed with the Applications in a future technical report</li> <li>▪ In accordance with Bill 109, the approval of Site Development Applications has been delegated to the City of Vaughan Director of Development Planning and/or the Director of Policy Planning and Special Projects for approval</li> <li>▪ The Design Review Panel must review the related Site Development Application prior to Approval by the Vaughan Planning and Growth Management Department</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
n.	Tree Protection	<ul style="list-style-type: none"> <li>▪ Should the Applications be approved, the Owners will be required to enter into a Tree Protection Agreement with the City of Vaughan in accordance with By-law 052-2018 to protect any existing trees on the Subject Lands that are in good condition</li> </ul>

### **Financial Impact**

There are no financial requirements for new funding associated with this report.

### **Operational Impact**

Development Planning staff have circulated the Applications to internal City Departments for review.

### **Broader Regional Impacts/Considerations**

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

On February 24, 2023, the Region issued an exemption from Regional Approval of OP.22.023, which would effectively allow the OPA to come into effect following its adoption by the City of Vaughan and the expiration of the required appeal period, should the Applications be approved.

### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**For more information**, please contact Christina Ciccone, Senior Planner, Development Planning Department, ext. 8773.

### **Attachments**

1. Context and Location Map
2. Site Plan and Proposed Zoning
3. Landscape Plan
4. Building Elevations – South and West
5. Zoning By-law 1-88 Table
6. Zoning By-law 001-2021 Table

**Prepared by**

Christina Ciccone, Senior Planner, ext. 8773

Mary Caputo, Senior Manager of Development Planning, ext. 8635

Nancy Tuckett, Director, Director of Development Planning, ext. 8529

**Approved by**

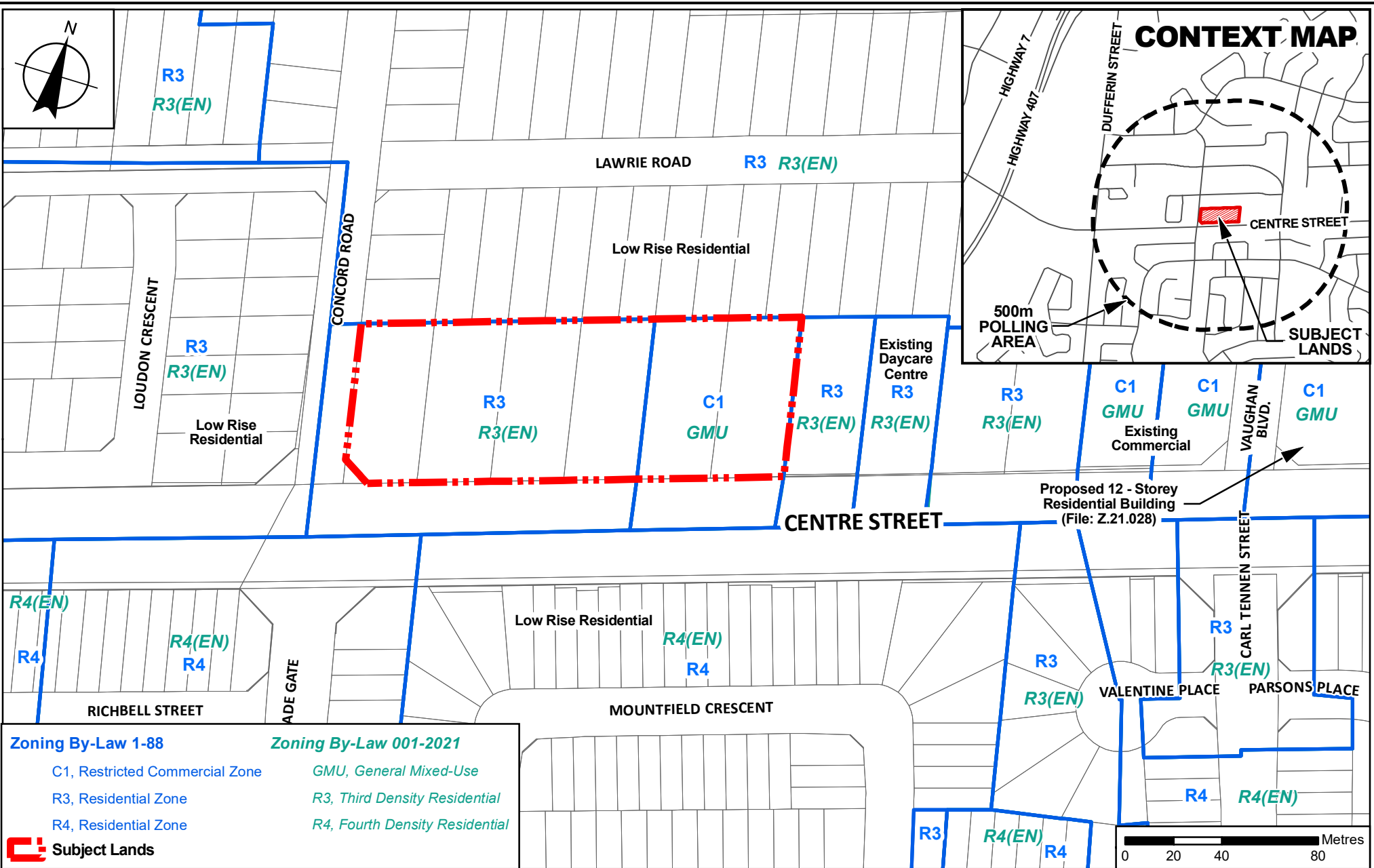


Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

**Reviewed by**



Zoran Postic  
on behalf of Nick Spensieri,  
City Manager



## Context and Location Map

**LOCATION:**  
1260, 1272, 1282, 1294, 1304 and 1314 Centre Street  
Part of Lot 6, Concession 2

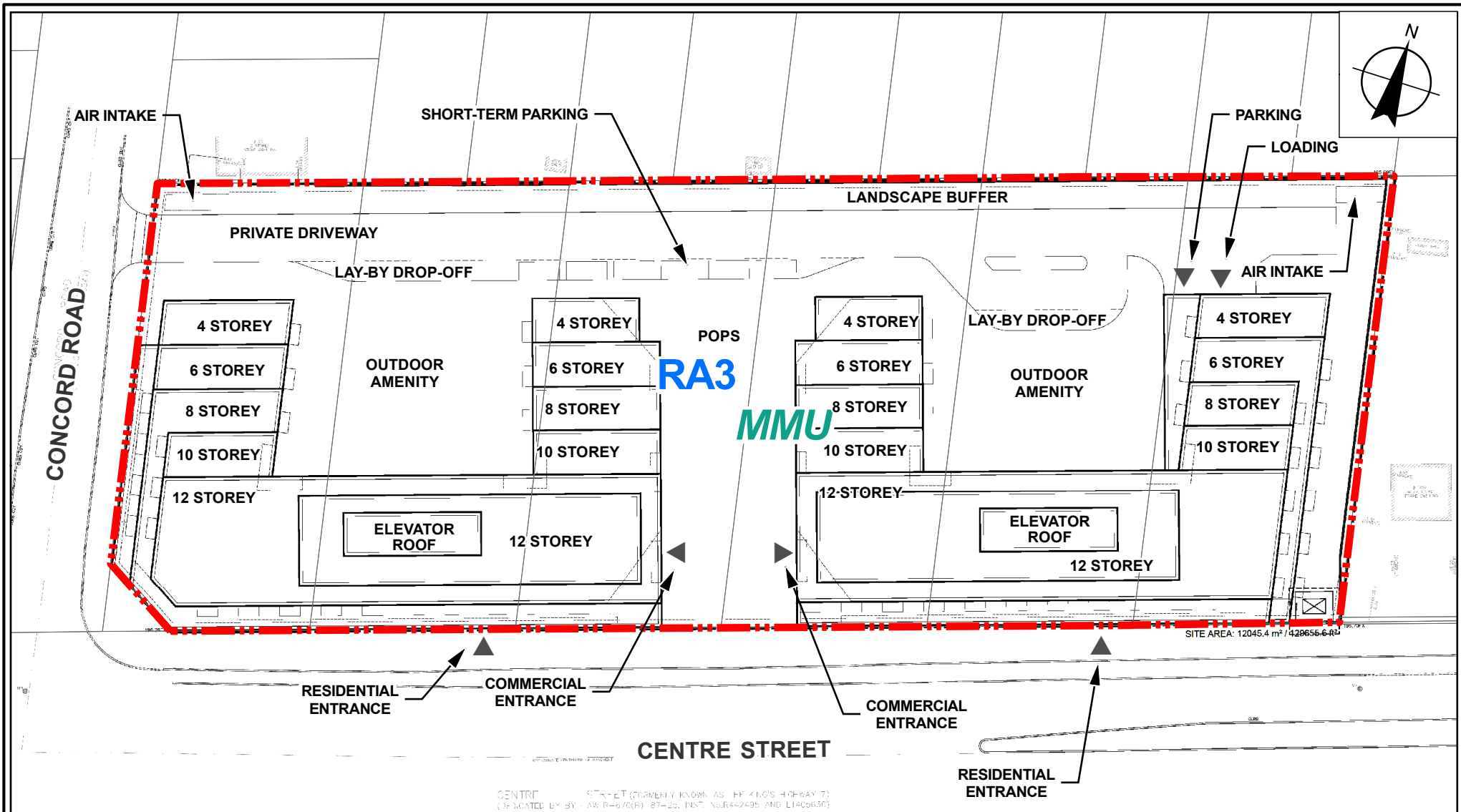
**APPLICANT:**  
Concen Development Limited



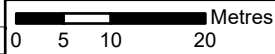
## Attachment

**FILES:**  
OP.22.023 and Z.22.045  
**RELATED FILE:**  
DA.22.077  
**DATE:**  
May 30, 2023

# 1



**Subject Lands**  
 Zoning By-Law 1-88 RA3, Apartment Residential Zone  
 Zoning By-Law 001-2021 MMU, Mid-Rise Mixed-Use Zone



# Site Plan and Proposed Zoning

**LOCATION:**  
 1260, 1272, 1282, 1294, 1304 and 1314 Centre Street  
 Part of Lot 6, Concession 2

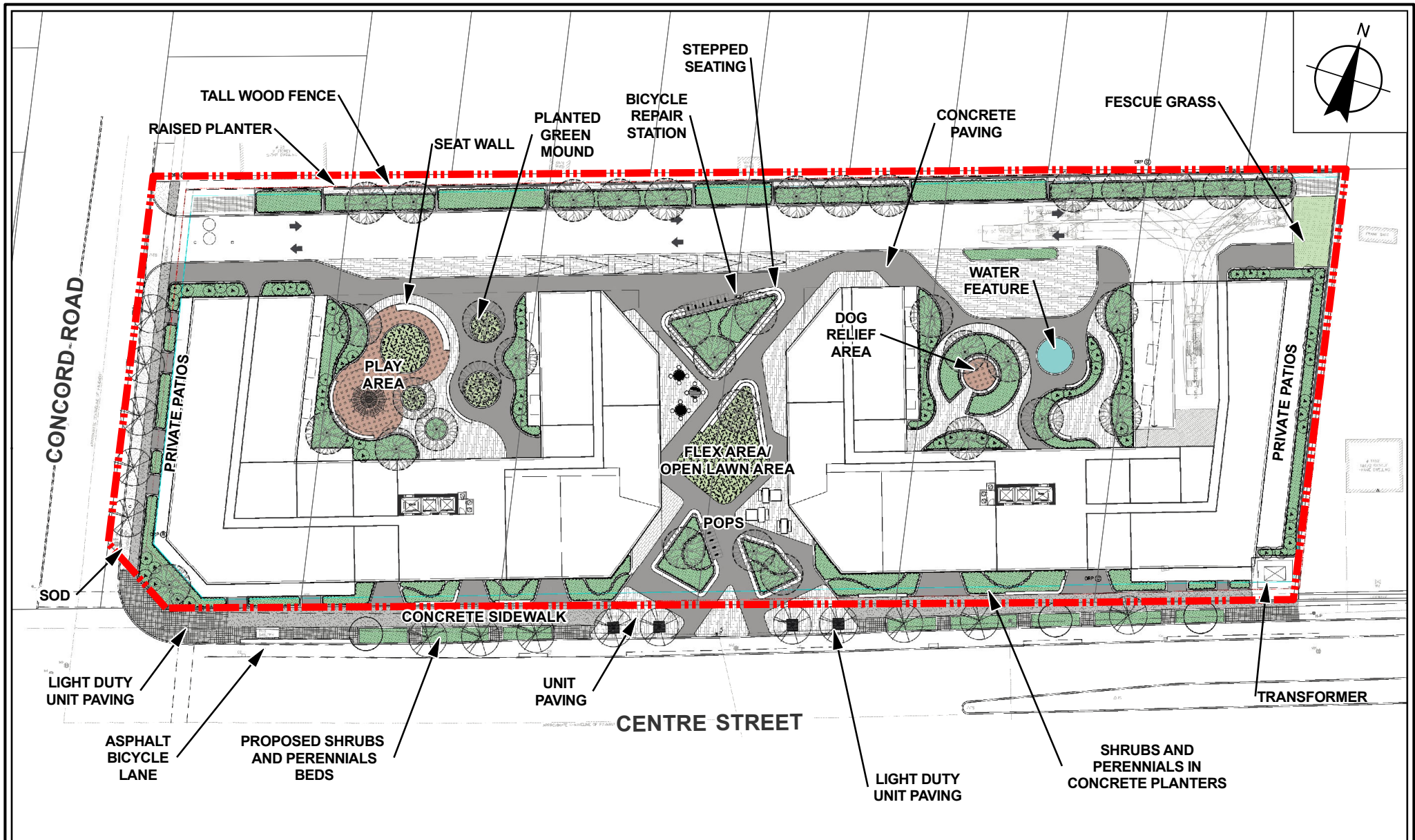
**APPLICANT:**  
 Concen Development Limited



# Attachment

**FILES:**  
 OP.22.023 and Z.22.045  
**RELATED FILE:**  
 DA.22.077  
**DATE:**  
 May 30, 2023

**2**



Subject Lands

0 5 10 20 Metres

# Landscape Plan

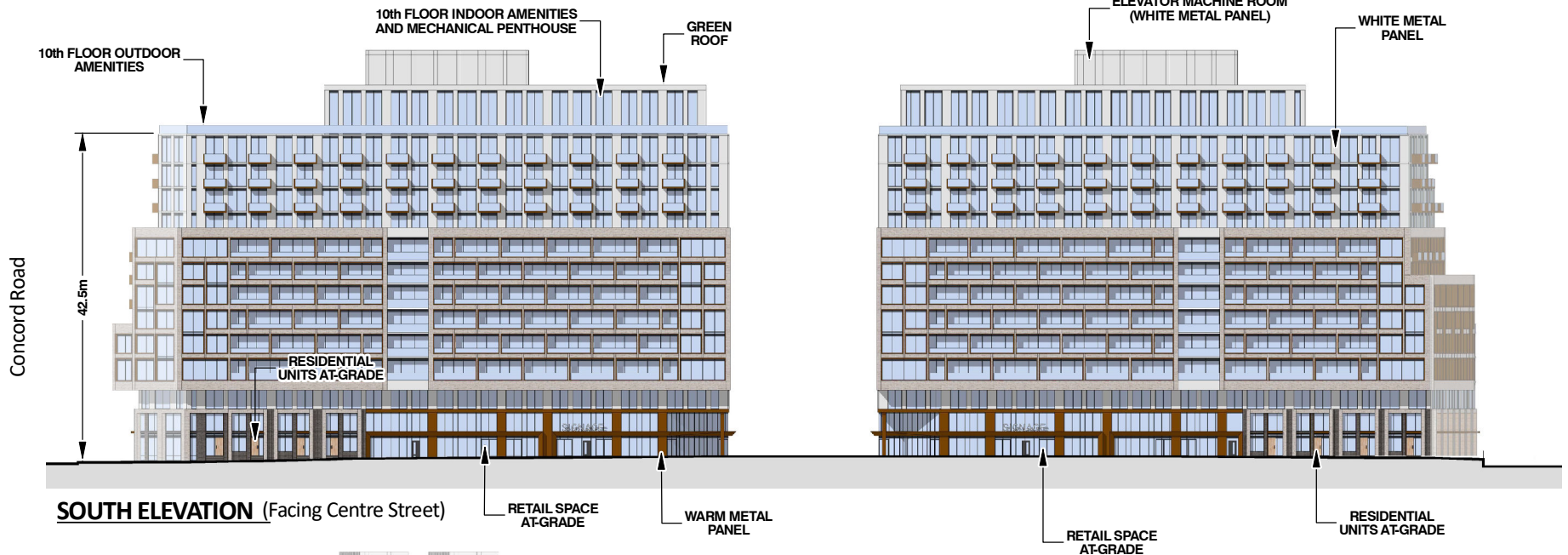
**LOCATION:**  
1260, 1272, 1282, 1294, 1304 and 1314 Centre Street  
Part of Lot 6, Concession 2

**APPLICANT:**  
Concen Development Limited

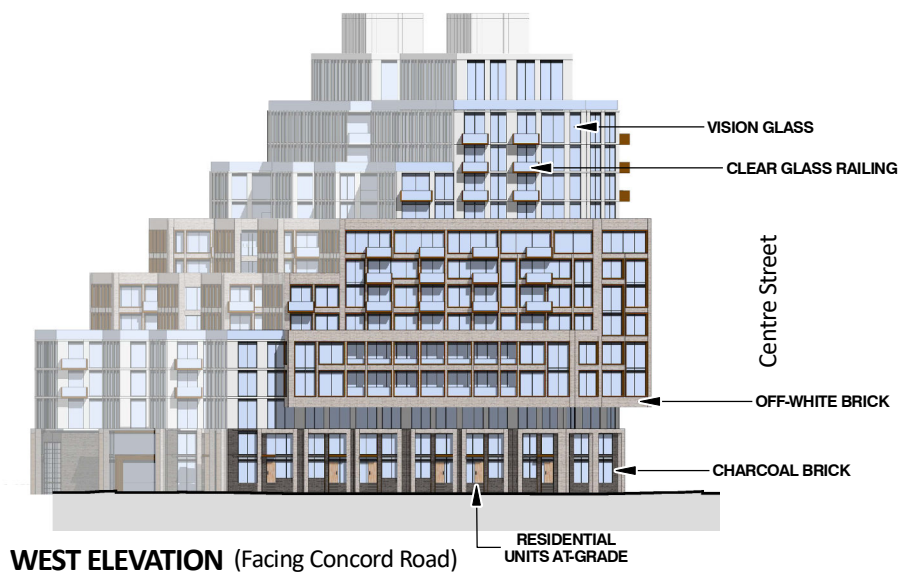


**Attachment**  
**FILES:**  
OP.22.023 and Z.22.045  
**RELATED FILE:**  
DA.22.077  
**DATE:**  
May 30, 2023

**3**



**SOUTH ELEVATION** (Facing Centre Street)



**WEST ELEVATION** (Facing Concord Road)

Not to Scale

# Building Elevations - South and West

**LOCATION:**  
1260, 1272, 1282, 1294, 1304 and 1314 Centre Street  
Part of Lot 6, Concession 2

**APPLICANT:**  
Concen Development Limited



# Attachment

**FILES:**  
OP.22.023 and Z.22.045  
**RELATED FILE:**  
DA.22.077  
**DATE:**  
May 30, 2023

# 4

**Attachment 5 - Table 1: Zoning By-law 1-88**

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Apartment Residential Zone Requirement</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone Requirement</b>
a.	Minimum Lot Area	67 m <sup>2</sup> /unit	16 m <sup>2</sup> /unit
b.	Minimum Front Yard Setback	7.5 m	3.5 m
c.	Minimum Exterior Side Yard	7.5 m	0 m
d.	Definition of "Gross Floor Area"	Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the areas of any cellar, or car parking area above or below grade within the building or within a separate structure	Means the aggregate of the floor areas of all storeys of a building measured from the outside of the exterior walls, but excluding any basement, attic, mechanical room, electrical room, elevator shaft, stairs, refuse chute, escalators, vehicle and bicycle parking areas, loading areas located above or below grade
e.	Minimum Setback From The Front Lot Line And The Exterior Lot Line To The Nearest Portion of A Building Below Finished Grade	1.8 m	1 m
g.	Mezzanines	Shall be permitted in single use and multi-unit industrial and commercial buildings in accordance with the Ontario Building Code	Shall be permitted in a mixed-use building that consists of commercial and residential uses



	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Apartment Residential Zone Requirement</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone Requirement</b>
h.	Minimum Setback of A Below-Grade Parking Structure From A Street Line	1.8 m	1 m
i.	Width of a Driveway Entrance	7.5 m	7 m
j.	Minimum Landscape Strip Abutting a Street Line	A strip of land not less than 6 metres in width shall be provided along a lot line which abuts a street line, and shall be used for no other purpose than landscaping	3 m along the Front Lot Line  3.5 m along the Exterior Side Lot Line
k.	Permitted Uses	This Zone only permits an Apartment Dwelling and a Day Nursery	Permit the following additional uses: -Art Studio -Retail, convenience -Retail -Business service -Financial institution -Personal service -Restaurant, take out -Office
l.	Minimum Parking Space Requirements	<u>Residential</u> 1.5 spaces/unit x 722 units = 1,083 spaces  <u>Visitor</u> 0.25 spaces/unit x 722 units = 181 spaces	<u>Residential</u> 0.65 spaces/unit x 722 units = 470 spaces  <u>Visitor</u> 0.192 spaces/unit x 722 units = 86 spaces

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
		<u>Commercial</u> 6 spaces/100 m <sup>2</sup> x 630 m <sup>2</sup> = 38 spaces  Total Parking Required = 1,302 spaces	<u>Commercial</u> 0.95 spaces/100 m <sup>2</sup> x 630 m <sup>2</sup> = 6 spaces  Total Parking Provided = 562 spaces
m.	Minimum Required Amenity Area	<u>Apartment Dwelling Units</u> 15 m <sup>2</sup> /Bachelor Unit x 45 units = 675 m <sup>2</sup>  20 m <sup>2</sup> /Bachelor Unit x 430 units = 8,600 m <sup>2</sup>  55 m <sup>2</sup> /Bachelor Unit x 174 units = 9,570 m <sup>2</sup>  90 m <sup>2</sup> /Bachelor Unit x 73 units = 6,570 m <sup>2</sup>  Total Amenity Area Required = 25,415 m <sup>2</sup>	<u>Apartment Dwelling Units</u> 5 m <sup>2</sup> /Bachelor Unit x 45 units = 225 m <sup>2</sup>  5.05 m <sup>2</sup> /One Bedroom Unit x 430 units = 2,172 m <sup>2</sup>  5.1m <sup>2</sup> /Two Bedroom Unit x 174 units = 887 m <sup>2</sup>  5.1m <sup>2</sup> /Three Bedroom Unit x 73 units = 373 m <sup>2</sup>  Total Amenity Area Provided = 3,657 m <sup>2</sup>

**Attachment 6 - Table 2: Zoning By-law 001-2021**

	<b>Zoning By-law 001-2021 Standard</b>	<b>MMU - Mid-Rise Mixed-Use Zone Requirement</b>	<b>Proposed Exceptions to the MMU - Mid-Rise Mixed-Use Zone Requirement</b>
a.	Minimum Front Yard Setback	5 m	0 m (Centre Street)
b.	Minimum Exterior Side Yard	5 m	0 m (Concord Road)
c.	Definition of "Lot Line, Front"	<p>Means the lot line that abuts the road. In the case of a corner lot or through lot, the front lot line shall be determined as follows:</p> <p>In the case of a corner lot with two or more street lines of unequal lengths, the lot line which is the shorter of the two lot lines shall be deemed to be the front lot line.</p>	<p>Means the lot line that abuts the road. In the case of a corner lot or through lot, the front lot line shall be determined as follows:</p> <p>In the case of a corner lot with two or more street lines of unequal lengths, the lot line which is the longer of the two lot lines shall be deemed to be the front lot line (Centre Street)</p>
d.	Definition of "Gross Floor Area"	<p>Means the aggregate of the floor areas of all storeys of a building measured from the outside of the exterior walls, but excluding any basement, attic, mechanical room, electrical room, elevator shaft, refuse chutes escalators, vehicle and bicycle parking areas, loading areas located above or below grade</p>	<p>Means the aggregate of the floor areas of all storeys of a building measured from the outside of the exterior walls, but excluding any basement, attic, mechanical room, electrical room, elevator shaft, stairwells, refuse chute, escalators, vehicle and bicycle parking areas, loading areas located above or below grade</p>
e.	Minimum Setback of a Below-grade Parking Structure from a Street Line	1.8 m	1 m
f.	Minimum Landscape Strip Abutting a Street Line	5 m	<p>3 m along the Front Lot Line</p> <p>3 m along the Exterior Side Lot Line</p>

	<b>Zoning By-law 001-2021 Standard</b>	<b>MMU - Mid-Rise Mixed-Use Zone Requirement</b>	<b>Proposed Exceptions to the MMU - Mid-Rise Mixed-Use Zone Requirement</b>
g.	Maximum Building Height	48 m	A maximum building height of 12-storeys (49.05 m) measured to the surface of the roof exclusive of the mechanical penthouse is permitted and no residential units shall be permitted above the 12 <sup>th</sup> storey
h.	Height of a Rooftop Mechanical Penthouse	A rooftop mechanical penthouse shall be permitted to exceed the maximum height required by this By-law to a maximum of 5 m	10.5 m including the elevator overrun
i.	45-Degree Angular Plan	A 45-degree angular plane shall be required in the MMU Zone and shall be applied from the rear lot line and interior side lot line.  Where an angular plane requirement applies, no portion of a building or structure shall be permitted to encroach above the angular plane	The mechanical penthouse shall encroach into to the angular plane as measured from the rear lot line and interior side lot line.
j.	Minimum Podium Height	10.5 m	17.18 m
k.	Maximum Tower Floor Plate Size	850 m <sup>2</sup>	2,630 m <sup>2</sup>
l.	Minimum Tower Separation	30 m	20 m
m.	Minimum Tower Setback from any Rear Lot Line and Interior Side Lot Line	12.5 m	7.5 m
n.	Accessory Building	The accessory building or structure shall not be located	The accessory building or structure shall have a

	Zoning By-law 001-2021 Standard	MMU - Mid-Rise Mixed-Use Zone Requirement	Proposed Exceptions to the MMU - Mid-Rise Mixed-Use Zone Requirement
		in a minimum required front yard or exterior side yard. The accessory building or structure shall have a minimum setback of 3 m from any lot line.	minimum setback of 0 m from any lot line.
o.	Minimum Parking Space Requirements	<u>Residential</u> 0.8 spaces/unit x 700 units = 560 spaces  <u>Visitor</u> 0.2 spaces/unit x 700 units = 140 spaces  <u>Commercial</u> 2 spaces/100 m <sup>2</sup> x 1,080 m <sup>2</sup> = 22 spaces  Total Parking Required = 722 spaces	<u>Residential</u> 0.671 spaces/unit x 700 units = 470 spaces  <u>Visitor</u> 0.122 spaces/unit x 700 units = 86 spaces  <u>Commercial</u> 0.55 spaces/100 m <sup>2</sup> x 1,080 m <sup>2</sup> = 6 spaces  Total Parking Provided = 562 spaces
p.	Minimum Required Loading Space Requirements	One (1) Type C and One (1) Type D	One (1) Type D
q.	Minimum Landscape Strip Abutting a Street Line	5 m	3 m
r.	Short-Term Bicycle Parking Location	A required bicycle parking space located within the ground floor area of a building or structure shall have direct access to the exterior of that building or structure	Where short-term bicycle parking space is located wholly within a building, the spaces shall not have direct access from the exterior of a building and be located on the P1 Parking Level and the Privately Open Public Space (POPS)
s.	Required Outdoor Amenity Area	A maximum of 20% of the required minimum outdoor amenity area may consist of	A maximum of 45% of the amenity space shall be located on the rooftop

	<b>Zoning By-law 001-2021 Standard</b>	<b>MMU - Mid-Rise Mixed-Use Zone Requirement</b>	<b>Proposed Exceptions to the MMU - Mid-Rise Mixed-Use Zone Requirement</b>
		amenity area located on a rooftop or terrace	