

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

	Zoning By-law 001-2021 Standard	MMU - Mid-Rise Mixed-Use Zone Requirement	Proposed Exceptions to the MMU - Mid-Rise Mixed-Use Zone Requirement
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>

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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 th 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 ²	2,630 m ²
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

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		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 ² x 1,080 m ² = 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 ² x 1,080 m ² = 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

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		amenity area located on a rooftop or terrace	