

## Attachment 9

Table 2: Proposed Site-Specific Exceptions to Zoning By-law 1-88

	Zoning By-law 1-88 Standards	C9 Corporate Centre Zone Requirements	Proposed Exceptions to the C9(H) Corporate Centre Zone Requirements
a.	Permitted Uses	As outlined in Section 5.10	Permit additional uses including: <ul style="list-style-type: none"> <li>• Podium Townhouse Dwellings</li> <li>• Live-Work Dwellings</li> </ul>
b.	<b>Definitions</b>		
	“Building Height”	The vertical distance between the average elevation of the finished grade at the front of the building (for the purpose of this definition, the front of the building shall be the wall containing the main entrance); and in the case of a flat roof, the highest point of the roof surface; Exclusive of any accessory roof construction such as a chimney, tower, steeple, elevator, mechanical room, or television antenna	The vertical distance between the average elevation of the finished grade at the front of the building (for the purpose of this definition, the front of the building shall be the wall containing the main building entrance facing Maplecrete Road), and the highest point of the roof surface excluding mechanical penthouse and any roof-top equipment
	“Dwelling, Live-Work”	Not defined	A dwelling containing a business that is operated by at least one resident of the associated dwelling unit
	“Dwelling, Podium Townhouse”	Not defined	A townhouse dwelling that is located within the podium of a building
	“Gross Floor Area”	The aggregate of the floor areas of all the storeys of a building, measured to the exterior of the outside	The aggregate of the floor areas of all storeys of a building measured from the outside of the exterior walls,

	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	but excluding any basement, attic, mechanical room, electrical room, elevator shaft, refuse chute, escalators, vehicle and bicycle parking areas, and loading areas located above or below grade
“Lot Line, Front”	In the case of a corner lot, the shorter street line is deemed to be the front lot line and provided further that in the case of a corner lot which has an abutting sight triangle the centre point of the lot line abutting the sight triangle shall be deemed to be the point of intersection of the front and side lot lines. Where both lot lines are of equal length or where the lot abuts more than two (2) street lines, the front lot line shall be the line facing the main entrance of the building unless the lot is a through lot. A reserve abutting a street line shall be deemed to be a street for the purpose of this paragraph.	For the purposes of this By-law, the lot line abutting Maplecrete Road shall be deemed as the “Lot Line, Front”
“Parking Space”	A rectangular area measuring at least 2.7 metres by 6.0 metres, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto.	A rectangular area measuring at least 2.7 metres by 5.7 metres, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto

			An EV charging station shall not be considered an obstruction for the purposes of a parking space size
	“Podium”	Not defined	The base of a building, inclusive of the ground floor, that projects horizontally from the tower
	“Tower”	Not defined	Means the portion of a building that is located above the podium and every individual storey of which encompasses a smaller gross floor area than the individual storeys of the podium
	“Tower Separation Distance”	Not defined	Means the minimum required distance between the exterior faces of two or more towers, located on the same lot, but shall not include the projection of a balcony
c.	Minimum Yard Requirements	Front Yard: 3.0 m Exterior Side Yard: 3.0 m	<ul style="list-style-type: none"> <li>• <u>Front Yard</u> (Maplecrete Road): 2.7 m</li> <li>• <u>Exterior Side Yard</u> (Doughton Road): 3.0 m</li> <li>• <u>Exterior Side Yard</u> (Freshway Drive): 5.5 m and</li> <li>• <u>Rear Yard</u>: 10 m</li> <li>• 2.4 m from the northeast and southeast daylight triangles</li> </ul>
d.	Minimum Build-To-Zone Requirements and Maximum Length of a Building	0-3 m and 80% (Doughton Road) 3-6 m and 50% (Maplecrete Road)	Shall not apply

	abutting a Street Line		
e.	Portions of Buildings Below-Grade	1.8 m (exterior and front)	0.9 m
f.	Maximum Encroachments	In accordance with Section 3.14 and 4.15.3	Canopies, balconies, wind mitigation structures, window washing equipment, railings, guard rails may encroach a maximum of 1.5 m into a required yard
g.	Maximum Building Height	25 m	<u>Tower A</u> : 42-storeys (138 m)  <u>Tower B</u> : 39-storeys (128 m)
h.	Maximum Floor Residential Density	67 m <sup>2</sup> per unit	The provision of 5.1.5 as it relates to the minimum floor residential density in Schedule A2 shall not apply  For the purpose of clarity, Floor Space Index ('FSI') shall be calculated based on the ratio of gross floor area ('GFA') to area of the lot. The area of the lot shall include all road widenings, reserves, and future streets.  Overall FSI of 7.73 times the area of the lot
i.	Minimum Landscape Strip Width	3.0 m	Abutting Doughton Road, Maplecrete Road, and Freshway Drive: 0 m  1.5 m along the west property line (including the curb line)

j.	Minimum Barrier-free Parking Space Size	Type A: 3.4 m X 6.0 m Type B: 2.4m X 6.0 m	Type A: 3.4 m x 5.7 m Type B: 2.4 m x 5.7 m
k.	Accessible Parking Aisle Dimensions	As outlined in Section 3.8 d) i)	A minimum accessible aisle length of 5.7m
l.	Minimum Parking Requirements	<p><u>Residential</u> Bachelor/1BR 0.7 spaces/unit x 725 units = 508 spaces</p> <p>2BR+ 0.9 spaces x 333 units = 300 spaces</p> <p>3BR+ 1.0 spaces x 8 units = 8 spaces</p> <p><u>Visitor</u> 0.15 spaces x 1,066 = 160 spaces</p> <p><u>Retail</u> 2.5 spaces (min) to 10 spaces (min) per 100 m<sup>2</sup> GFA = 13 to 49 spaces</p> <p><u>Total Spaces Required:</u> 976 spaces (residential and visitor) + 49 spaces (retail)</p>	<p><u>Residential</u> 0.30 spaces per unit (Apartment) x 1,066 units = 320 spaces</p> <p>1.0 spaces per unit (Podium Townhouse) x 9 units = 9 spaces</p> <p>0.6 spaces per unit (Live-Work) x 7 units = 5 spaces</p> <p><u>Visitor</u> 0.15 spaces per unit (Apartment) x 1,066 units = 160 spaces</p> <p>0.4 spaces per unit (Live-Work) x 7 units = 3 spaces</p> <p><u>Retail</u> 0.7 spaces per 100 m<sup>2</sup> GFA = 4 spaces</p> <p><u>Total Spaces Required:</u> 501 spaces</p> <p><u>Total Spaces Provided:</u> 551 spaces</p>
m.	Minimum Accessible Parking Requirements	<p><u>201 – 1000 Parking Spaces Provided</u></p> <p>2 spaces plus 2% of the total number of parking spaces, of which, 50% shall be Type A and 50% shall be Type B</p>	<p><u>Retail + Visitor:</u> 1 space + 3% of the total number of parking spaces, of which, 50% shall be Type A and 50% shall be Type B</p> <p><u>Residential:</u> 2 spaces + 2% of the total number of parking spaces,</p>

			of which, 50% shall be Type A and 50% shall be Type B
n.	Bicycle Parking Location and Minimum Dimensions	Not specified	<p>Short-term bicycle parking spaces may be located on Level 1 and Level P1</p> <p>Long-term bicycle parking may be located on Levels 1 and 2, and Levels P1, P2, and P3</p> <p>The following dimensions are required for a bicycle parking space:</p> <ul style="list-style-type: none"> <li>• 0.450 m x 1.8 m (indoors)</li> <li>• 0.275 m x 1.8 m (outdoor)</li> </ul>
o.	Minimum Bicycle Parking Requirements	<p><u>Multi-Unit Residential Short-Term:</u> 0.1 spaces per unit or 6 spaces, whichever is greater</p> <p><u>Multi-Unit Residential Long-Term:</u> 0.5 spaces per unit</p> <p>Commercial not specified</p>	<p><u>Residential Short-Term:</u> 0.2 spaces per unit</p> <p><u>Residential Long-Term:</u> 0.8 spaces per unit</p> <p><u>Commercial Short-Term:</u> 0.15 spaces per 100 m<sup>2</sup></p> <p><u>Commercial Long-Term:</u> 0.1 spaces per 100 m<sup>2</sup></p>
p.	Minimum and Maximum Driveway/Aisle Servicing a Loading Facility Dimensions	Minimum width of 6.0 m and a maximum width of 13.5 m	Minimum width of 6.0 m and no maximum
q.	Maximum GFA	Not specified	<p>75,071 m<sup>2</sup></p> <p>A minimum of 485.5 m<sup>2</sup> shall be dedicated to retail uses</p>

r.	Maximum Number of Residential Units	Not specified	1,082 units, including 7 Live-Work units and 9 Podium Townhouse units
s.	Maximum Podium Height	Not specified	<ul style="list-style-type: none"> <li>• 5-storeys (north)</li> <li>• 6-storeys (central and south)</li> </ul>
t.	Minimum Amenity Area	Not specified	<p style="text-align: center;"><u>Indoor:</u> 1.37 m<sup>2</sup> per unit</p> <p style="text-align: center;"><u>Outdoor:</u> 1.82 m<sup>2</sup> per unit</p>
u.	Tower Setbacks	Not specified	<ul style="list-style-type: none"> <li>• <u>Maplecrete Road:</u> 30.5 m (Tower A); 5.7 m (Tower B)</li> <li>• <u>Doughton Road:</u> 6.0 m (Tower A)</li> <li>• <u>Street "1" (Freshway Drive):</u> 9.0 m (Tower B)</li> <li>• <u>West Lot Line:</u> 14.5 m (Tower A); 31.0 m (Tower B)</li> </ul>
v.	Minimum Separation Distances Between Towers	Not specified	Between any building portion above the first 6-storeys of Towers A and B shall be 33 m
w.	Maximum Tower Floor Plate Size	Not specified	<p>Tower A</p> <ul style="list-style-type: none"> <li>• 868 m<sup>2</sup> – at Level 7</li> <li>• 799 m<sup>2</sup> – Level 8 to 40</li> <li>• 776 m<sup>2</sup> – Level 41 to 42</li> </ul> <p>Tower B</p> <ul style="list-style-type: none"> <li>• 875 m<sup>2</sup> – Level 7</li> <li>• 799 m<sup>2</sup> – Levels 10 to 37</li> <li>• 776 m<sup>2</sup> – Levels 38 to 39</li> </ul>