

Attachment 7 - Zoning By-law 001-2021 Table 2

Table 2:

	Zoning By-law 001-2021 Standard	HMU High-Rise Mixed-Use Zone Requirement	Proposed Exceptions to the HMU High-Rise Mixed-Use Requirement
a.	Front Lot Line	Means the lot line that abuts the road	Means the southern boundary of the subject lands (abutting future east west public road)
b.	Minimum Front Yard Setback	5 m	1.3 m
c.	Minimum Exterior Yard Setback	5 m	0.6 m
d.	Minimum Rear Yard Setback	7.5	4.7 m
e.	Maximum Building Height	20 m	28.5 m (6-storeys)
f.	Minimum Build-to-Zone	5 m – 10 m	3 m – 4.1 m
g.	Minimum Street Wall	9 m	6.9 m
h.	Minimum Tower Step-back	3 m	1.5 m (south side of building)
i.	Minimum Tower Floor Plate	850 m ²	1,399 m ²
j.	Minimum Required Setback Underground	1.8 m	0 m (front yard and exterior side yard)
k.	Setback to the Accessory Buildings and Structures to the Underground Parking Garage	3 m	0 m
l.	Maximum Height of Mechanical Penthouse	5 m	5.5 m
m.	Maximum Number of Parking Spaces	348 spaces	405 spaces

	Zoning By-law 001-2021 Standard	HMU High-Rise Mixed-Use Zone Requirement	Proposed Exceptions to the HMU High-Rise Mixed-Use Requirement
n.	Access to Long Term Parking Spaces	Shall be located on the ground floor	Shall be located in the underground parking garage
o.	Minimum Landscape Strip Width	5 m	3.2 m (abutting private street) 4.1 m (abutting new east-west road) 3.1 m (abutting Promenade Circle) 1 m (site triangles)
p.	Minimum Required Loading Spaces	4 spaces (1 Type A, 3 Type B)	0
q.	Outdoor Patios abutting a Residential Zone or Open Space Zone	Shall not be permitted within 30 m of any lot line abutting residential or Open Space	Shall not apply

	Zoning By-law 001-2021 Standard	OS1 Public Open Space Zone Requirement	Proposed Exceptions to the OS1 Public Open Space Zone Requirement
a.	Permitted Uses	<ul style="list-style-type: none"> • Active Recreational Use • Cemetery • Community garden • Conservation use • Park • Passive Recreational Use 	Permit the following additional uses: <ul style="list-style-type: none"> • Underground parking garage • Stair wells • Air ventilation shafts
b.	Front Lot Line	Means the lot line that abuts the road	Means the eastern boundary of the public park (abutting Promenade Circle)
c.	Setback to Underground Parking Garage	No requirement	0 m
d.	Setback to the Accessory Buildings and Structures to the Underground Parking Garage	No requirement	0 m

	Zoning By-law 001-2021 Standard	OS1 Public Open Space Zone Requirement	Proposed Exceptions to the OS1 Public Open Space Zone Requirement
e.	Minimum Rear Yard Setback	15 m	0.5 m (stairs and air ventilation shafts) 4.5 m (park facility structures)
f.	Minimum Exterior Yard Setback	4.5 m	0 m (stairs and air ventilation shafts) 4.5 m (park facility structures)
g.	Minimum Interior Side Yard Setback	4.5 m	0 m (stairs and air ventilation shafts) 0 m (park facility structures)
h.	Minimum Front Yard Setback	15 m	0.5 m (stairs and air ventilation shafts) 4.5 m (park facility structures)