

**COMMUNITY INFRASTRUCTURE AND HOUSING ACCELERATOR:
CIHA ORDER POTENTIAL PROVISIONS
Attachment 9 - Zoning By-law 001-2021 Table 1:**

	Zoning By-law 001-2021 Standard	HMU High-Rise Mixed-Use Zone Requirement	Proposed CIHA order provisions: HMU High-Rise Mixed-Use Zone Requirement
a.	Maximum Gross Floor Area on each lot for all uses subject to note 5 in Table 8-2	Retail and Hotel 10,000 m ²	Retail and Hotel 21, 918 m ²
b.	Minimum Front Yard Setback	5 m	From Jane Street 0 m
c.	Minimum Rear Yard Setback	7.5 m	From Talman Court 2 m
d.	Minimum Exterior Side Yard Setback	5 m	From Macintosh Boulevard 0 m
e.	Build to Zone	5 – 10 m for a minimum of 50 percent of the street frontage	Shall not apply
f.	Maximum Building Height	88.0 m	Building 1: 193.5 m Building 2: 161.5 m Building 3: 33.5 m Building 4: 42 m
g.	Minimum Street Wall	9 m	Shall not apply
h.	Minimum Ground Floor height	4.5 m	3.5 m
i.	Maximum Podium Height	20 m	26.5 m
j.	Maximum Height of the mechanical penthouse exceeds	5 m	Building 1: 6 m Building 2: 6 m Building 4: 6 m
k.	Minimum tower step-back	3 m (on all sides)	Shall not apply
l.	Maximum tower floor plate	850 m ²	Shall not apply. (needs to be identified)

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m.	Minimum tower separation	30 m	20 m
n.	Minimum Tower Setback for Rear and Interior Yard	12.5 m	Building 1 Interior side yard 11.1 m
o.	Surface Parking	Prohibited in all yards	Surface parking is contemplated
p.	Minimum setback to below grade parking structure	1.8 m from street line	Shall not apply
q.	Minimum Parking Requirements	<p>Building 1: 860 spaces (499 Residential, 125 visitors, 144 convention centre, 72 office space, 20 retail space)</p> <p>Building 2: 685 spaces (365 Residential, 92 visitors, 110 hotel, 100 convention centre, 18 retail spaces)</p> <p>Building 3: 87 spaces</p> <p>Building 4: 206 spaces (152 Residential, 38 visitors, 16 community facility)</p> <p>Total Parking Required = 1,838 spaces</p>	<p>Provide a total of 1,492 spaces</p> <p>(note* break down of parking requirement for each building is required)</p>
r.	Parking Space Dimension	Length 5.7 m	Length 5.4 m
s.	Minimum long-term bicycle parking space	<p>Building 1: 515 spaces (499 residential, 4 convention centre, 11 office space 1 retail)</p> <p>Building 2: 382 spaces (365 residential, 13 hotel, 3 convention centre, 1 retail)</p>	Total provided: 1,034 Long-term bicycle spaces

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		<p>Building 3 8 spaces</p> <p>Building 4: 154 spaces (152 Residential, 2 community facility)</p> <p>Total long-term bicycle space required: 1,059 spaces</p>	
t.	Location of long-term bicycle parking spaces	long-term bicycle parking space shall have direct access from the exterior of a building, and that access shall be located on the ground floor	Shall not apply
u.	Minimum short-term bicycle parking space	<p>Building 1: 150 spaces (125 residential, 8 convention centre, 11 office space 6 retail)</p> <p>Building 2: 129 spaces (92 residential, 25 hotel, 6 convention centre, 6 retail)</p> <p>Building 3 16 spaces</p> <p>Building 4: 45 spaces (38 Residential, 7 community facility)</p> <p>Total long-term bicycle space required: 340 short-term bicycle space</p>	Total provided: 281 Short-term bicycle spaces
v.	Setback to short-term bicycle parking space	Minimum 0.6 m setback from nearest lot line	Shall not apply
w.	Minimum Amenity Area	<p>Building 1: 3,139 m²</p> <p>Building 2: 2,304 m²</p> <p>Building 4: 974 m²</p>	<p>Building 1 and 2: 5,433.0 m²</p> <p>Building 4: 817.3 m²</p>

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		Total required amenity area: 6,417 m ²	Total provided: 6,250.3 m ²
x.	Outdoor Amenity Area Design Requirement	A maximum of 20% of the required minimum outdoor amenity area may be located on the rooftop or terrace	Shall not apply
y.	Minimum Landscape Strip Requirement	A strip of land not less than 5.0 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	Shall not apply: