

DATE: September 29, 2023

TO: Mayor and Members of Council

FROM: Haiqing Xu, Deputy City Manager, Planning and Growth Management

RE: **COMMUNICATION – COMMITTEE OF THE WHOLE (1), OCTOBER 3, 2023**

ITEM #1
ISLINGTON M.D. DEVELOPMENTS INC & 7040 ISLINGTON M.D.
DEVELOPMENTS INC.

Recommendation

The Deputy City Manager, Planning and Growth Management recommends:

- a) THAT Attachment 7 (Table 2) – “Proposed Zoning Exceptions to Zoning By-law 1-88” be deleted and replaced with the revised Attachment 7 attached hereto to this Communication.

Background

The Development Planning Department inadvertently omitted zoning exceptions to the definitions for “Short-Term Bicycle Parking Space”, “Long-Term Bicycle Parking Space” and “Lot” within Attachment 7 (Table 2) – “Proposed Zoning Exceptions to Zoning By-law 1-88” to Report No. 39, Item #1 of the October 3, 2023, Committee of the Whole. As such, the Development Planning Department recommends deleting Attachment 7 (Table 2) and replacing with the revised Attachment 7, attached hereto to this Communication, which includes the above noted definitions.

The Development Planning Department also corrected an error with respect to the zoning exception proposed for the loading space. Clarification regarding the size of the loading space has been provided in consideration of the loading space standards in Zoning By-law 001-2021.

For more information, contact Mark Antoine, Senior Manager of Development Planning, Extension 8212.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Haiqing Xu', written in a cursive style.

Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Attachments

1. Attachment 7 (Table 2) – Proposed Zoning Exceptions to Zoning By-law 1-88

Attachment 7 (Table 2) – Proposed Zoning Exceptions to Zoning By-law 1-88

	Zoning By-law 1-88 Standard	RA3 Residential Zone Requirement	Proposed Exceptions to the RA3 Residential Zone Requirement
a.	Definition of Parking Space	A rectangular area measuring at least 2.7 m by 6 m	A rectangular area measuring at least 2.7 m by 5.7 m
b.	Definition of Long-Term Bicycle Parking Space	No requirement	Means a bicycle parking space located in a locked room with a building or part of a building for the exclusive use of parking bicycles
c.	Definition of Short-Term Bicycle Parking Space	No requirement	Means a bicycle parking space that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle
d.	Definition of Lot	Means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 50 of the <i>Planning Act</i> would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot	For the purposes of zoning conformity, regardless of the number of buildings constructed, the creation of separate units and/or lots by way of Plan of Condominium, Consent, conveyance of private or public roads; strata title arrangements, or other permissions, and any easements or registrations that are granted, the Subject Lands shall be deemed to be one (1) lot.
e.	Permitted Uses	Retail Convenience Store with an accessory outdoor patio is not a permitted use	To permit a Retail Convenience Store with an accessory outdoor patio
f.	Minimum Lot Area	67 m ² per unit	14.05 m ² per unit
g.	Minimum Front Yard (Islington Avenue)	7.5 m	<ul style="list-style-type: none"> • 4.5 m to the podium at grade • 2 m from decorative screen and building signage
h.	Minimum Rear Yard (West)	7.5 m	7 m

	Zoning By-law 1-88 Standard	RA3 Residential Zone Requirement	Proposed Exceptions to the RA3 Residential Zone Requirement
i.	Minimum Interior Side Yard	4.5 m	<ul style="list-style-type: none"> • 1.8 m to the podium at grade • 2.6 m to the canopy
j.	Minimum Parking Requirements	<p>Residential 1.5 spaces/unit x 220 units = 330 spaces</p> <p>Visitor 0.25 spaces/unit x 220 units = 55 spaces</p> <p>Commercial 5.5 spaces/ 100 m² x 209 m² = 12 spaces</p> <p>Total Parking Required = 397 spaces</p>	<p>Residential 0.9 spaces/unit x 220 units = 198 spaces</p> <p>Visitor 0.2 spaces/unit x 220 units = 44 spaces</p> <p>Commercial 3.5 spaces/ 100 m² x 209 m² = 8 spaces</p> <p>Total Proposed Parking = 250 spaces</p>
k.	Minimum Amenity Area	<p>132 One-Bedroom Units x 20 m²/unit = 2,640 m²</p> <p>88 Two-Bedroom Units x 55 m²/unit = 4,840 m²</p> <p>Total required amenity area = 7,480 m²</p>	<p>132 One-Bedroom Units x 8.0 m²/unit = 1,056 m²</p> <p>88 Two-Bedroom Units x 9.36 m²/unit = 823.68 m²</p> <p>Provide a total amenity area of 2,000 m²</p>
l.	Maximum Building Height	44 m	105 m
m.	Minimum Landscape strip abutting a street line	6 m	1.2 m along Islington Avenue and shall permit walkways and driveways across the said strip
n.	Canopy Encroachment	Canopies may encroach into required setbacks up to a maximum of 0.5 m	Canopies shall encroach into required setbacks up to a maximum of 4.5 m into a required yard

	Zoning By-law 1-88 Standard	RA3 Residential Zone Requirement	Proposed Exceptions to the RA3 Residential Zone Requirement
o.	Loading Space	No requirement	A consolidated Type B and D loading space as identified in Table 6-16 of Zoning By-law 001-2021, shall be permitted. The minimum length of the loading space shall be 13 m and the minimum width shall be 4 m and the minimum vertical clearance shall be 6.1 m
p.	Minimum Bicycle Parking Requirements	No requirement	Long term = 0.8 spaces per unit Short term = 0.2 spaces per unit