

Attachment 8 – Zoning By-law 1-88 Table 1

Table 1:

	Zoning By-law 1-88 Standard	C9 Corporate Centre Zone Requirement	Proposed Rezoning and Amendments to the C9(H) Corporate Centre Zone
a.	Definition – 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 Planning Act, R.S.O. 1990, c. P. 13. 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 this by-law, the Subject Lands are deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units, and/or lots by way of plan of condominium, consent, conveyance of private or public roads, strata title agreements, or other permissions, and easements or registrations that are granted, shall be deemed to comply with the provisions of By-law 1-88.
b.	Definition – Building Height	Means 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 i) in the case of a flat roof, the highest point of the roof surface; ii) in the case of a mansard roof, the highest point on the roof surface; iii) in the case of a gable, hip or gambrel roof, the mean height between the eaves and the highest	Building Height shall be measured from a Canadian Geodetic Datum elevation measure (205.56 metres) to the highest point of the building. This shall exclude mechanical penthouse, parapets, mechanical equipment and architectural features and building elements including window washing equipment, chimneys, boiler flutes and stacks. For clarity, a mechanical penthouse shall have a maximum height of 8.5 m

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		point of the roof; exclusive of any accessory roof construction such as a chimney, tower, steeple, elevator, mechanical room, or television antenna.	For clarity, architectural expressions are permitted to a maximum height of 10 m.
c.	Definition – Gross Floor Area	Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside 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.	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 chute, escalators, vehicle and bicycle parking areas, loading areas located above or below grade.
d.	Definition – Parking Space	Means 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.	Means a rectangular area measuring at least 2.7 metres by 5.7 metres, exclusive of any aisles or ingress or egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto. To permit a minimum parking space dimension of 2.4 m x 4.8 m for compact vehicle parking
e.	Definition – Landscaping	Means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or	Means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural

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		other architectural elements designed to enhance the visual amenity of a property but does not include open storage display areas, parking or loading areas, or areas covered by driveways.	elements designed to enhance the visual amenity of a property but does not include open storage display areas, parking or loading areas, or areas covered by driveways. Landscaping may also include ventilation shafts and areas for short-term bicycle parking.
f.	Minimum Accessible Parking Dimensions	Type A – 3.4 m x 6.0 m Type B – 2.4 m x 6.0 m Accessible Aisle: 1.5 m x 6.0 m	3.4 m x 5.7 m 2.4 m x 5.7 m 1.5 m x 5.7 m
g.	Minimum Required Setbacks (Residential Uses)	3 m (Front Yard)	1.3 m (above 3 rd Storey, Barnes Court) 2.3 m (at-grade, Barnes Court)
h.	Required Build-To Zone	50% for all other streets 0-3 m (residential uses)	Shall Not Apply
i.	Minimum Building Setbacks (Below-Grade)	1.8 m (Exterior and Front Yard)	0 m
j.	Permitted Encroachments (Canopies)	0.6 m	1 m (Barnes Court)
k.	Minimum Parking Space Requirements	<u>Residential Uses:</u> 0.7 spaces/unit (Bachelor, 1 Bedroom) =560 units x 0.7 = 392 spaces	<u>Residential Uses</u> 0.4 parking spaces per dwelling unit To permit 12% of the minimum visitor parking requirement to

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		0.9 spaces/unit (2 Bedroom) = 280 units x 0.9 = 252 spaces Total Required: 644 spaces	consist of compact vehicle visitor parking spaces
i.	Minimum Landscape Strip	3 m	0 m (All Streets, including private roads)
m.	Maximum Building Height	25 m	Tower 1 – 119.5 m (excluding mechanical room) Tower 2 – 119.5 m (excluding mechanical room)
n.	Maximum Residential Density	67 m ²	Notwithstanding Schedule A2, the maximum floor space index (FSI) shall be 7.25 times the area of the lot.
o.	Minimum Building Height (By-law 144-2009)	16 m (residential uses)	Shall not apply