

Attachment 6 – Zoning By-law 001-2021 Table 1

| | Zoning By-law 001-2021 Standards | HMU High-Rise Mixed Use Zone Requirements | Proposed Exceptions to the HMU High-Rise Mixed Use Zone Requirements |
|----|--|---|--|
| a. | Minimum Front Yard and Build-to-Zone (Highway 7) | 5 to 10 m | 1.5 m |
| b. | Minimum Rear Yard (Winges Road) | 7.5 m | 0 m |
| c. | Minimum Tower Setback | Rear or Interior Lot Line – 12.5 m | 6 m (to public park) |
| d. | Minimum Yard to a Below Grade Parking Structure | 1.8 m | 0 m |
| e. | Building Height | <u>Podium</u> Maximum – 20 m <u>Total Building</u> Maximum – 88 m <u>Rooftop Mechanical</u> Shall not exceed 5 m above the maximum permitted building height | <u>Podium</u> Maximum – 24 m <u>Total Building</u> Maximum – 122 m <u>Rooftop Mechanical</u> Shall not exceed 6 m above the maximum permitted building height |
| f. | Minimum Street Wall Length | 9 m | 7.5 m |
| g. | Minimum Tower Separation | 30 m | 25 m between residential 11 m office to residential |
| h. | Minimum Landscape Strip Abutting a Street Line | 5 m | 1.5 m |
| i. | Minimum Amenity Area | 9,929 m ² (90% of which to be common space) | 5,750 m ² (100% of which to be common space) |
| j. | Minimum Parking Requirements | Residential – 1 space /unit (1,981 spaces) Visitor – 0.2 spaces /unit (397 spaces) Retail – 2 spaces /100 m ² (19 spaces) | Residential – 0.6 spaces /unit (1,189 spaces) Visitor – 0.15 spaces /unit (298 spaces) Retail – 2 spaces /100 m ² (19 spaces) |

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| | | Office – 1.4 spaces /100 m ² (73 spaces) Total = 2,470 spaces | Office – 1.4 spaces /100 m ² (73 spaces) Total = 1,579 spaces |
| k. | Minimum Barrier-Free Parking Spaces | 36 | 30 |
| i. | Minimum Bicycle Parking Requirements | <p><u>Long Term</u> Residential – 0.8 spaces /unit (1,585 spaces) Retail – 0.1 spaces /100 m² (1 space) Office – 0.2 spaces /100 m² (11 spaces) Total = 1,597 spaces</p> <p><u>Short Term</u> Residential – 0.2 spaces /unit (397 spaces) Retail – 0.2 spaces /100 m², minimum of 6 spaces (6 spaces) Office – 0.2 spaces /100 m² (11 spaces) Total = 414 spaces</p> | <p><u>Long Term</u> Residential – 0.8 spaces /unit (1,585 spaces) Retail – 0.1 spaces /100 m² (1 space) Office – 0.1 spaces /100 m² (6 spaces) Total = 1,592 spaces</p> <p><u>Short Term</u> Residential – 0.2 spaces /unit (397 spaces) Retail – 0.2 spaces /100 m², minimum of 6 spaces (6 spaces) Office – 0.1 spaces /100 m² (6 spaces) Total = 409 spaces</p> |