

Attachment 10 – Zoning By-law 1-88 Exception Table

Table 1:

	Zoning By-law 1-88 Standard	EM2 General Employment Area Zone Requirements	C9 Corporate Centre Zone Requirement	Proposed C9 Corporate Centre Zone Exceptions
a.	Permitted Uses	In accordance with Section 6.3 of Zoning By-law 1-88	In accordance with Section 5.10 and Exception 9(1473)	All permitted uses in the C9 Zone
b.	Minimum Lot Frontage	34.0 m	50.0 m	<ul style="list-style-type: none"> • Maplecrete Road: 94 m • Doughton Road: 99 m • White Elm Road: 97 m
c.	Minimum Front Yard Setback	6.0 m	Non-Residential Uses: 0 m	3.0 m
			Residential Uses: 3 m	
d.	Minimum Rear Yard Setback	12.0 m	Non-Residential Uses: 3 m	1.0 m
			Residential Uses: 6 m	
e.	Minimum Exterior Side Yard Setback	9.0 m	Non-Residential Uses: 0 m	2.0 m
			Residential Uses: 3 m	
f.	Minimum Interior Side Yard Setback	6.0 m	Non-Residential Uses: 0 m	1.0 m
			Residential Uses: 0 m	
g.	Build-To-Zone ('BTZ') Requirements	N/A	Non-Residential Uses: 0 m – 3.0 m	Shall not apply.
			Residential Uses: 3.0 m – 6.0 m	
h.	Setback to Sight Triangles	0.6 m	0.6 m	0.0 m
i.	Building Setbacks Below Grade	1.8 m	<ul style="list-style-type: none"> • Front Yard: 1.8 m • Rear Yard: 0.0 m • Interior Side Yard: 0 m • Exterior Side Yard: 1.8 m 	<ul style="list-style-type: none"> • Front Yard: 0.0 m • Rear Yard: 0.0 m • Interior Side Yard: 0 m • Exterior Side Yard: 0 m
j.	Encroachments - Architectural Features	<ul style="list-style-type: none"> • Front Yard: 1.8 m • Rear Yard: 1.8 m • Exterior Side Yard: 1.8m 	<ul style="list-style-type: none"> • Front Yard: 1.8 m • Rear Yard: 1.8 m • Exterior Side Yard: 1.8 m 	<ul style="list-style-type: none"> • Front, rear and exterior side yards: 0.45 m

k.	Minimum Combined Amenity Area Requirements (Indoor and Outdoor)	N/A	N/A	4 m ² per unit
l.	Podium Height and Tower Requirements	N/A	N/A	Max Residential Tower Floor Plate: 850.0 m ²
				Minimum Tower Step-back: 2.0 m
				Maximum Podium Height: 27m or 6-storeys
				Minimum Tower Separation Between Buildings: 25.0 m
				Minimum Residential Tower Setback from any Rear and Interior Side Lot Line: 12.5 m
Minimum Office Tower Setback from any Rear and Interior Side Lot Line: 5 m				
m.	Minimum Landscaping Strip Requirements	3.0 m	3.0 m	2.0 m
n.	Encroachments – Landscape Strip	A landscape strip shall be used for no other purpose than landscaping.	A landscape strip shall be used for no other purpose than landscaping.	Bicycle Parking, hardscape, entry/ access areas to buildings, and architectural features/elements shall be permitted to encroach into the landscape strip
o.	Maximum Building Height	15.0 m	25.0 m	130.0 m (40-storeys)
p.	Maximum Gross Floor Area (GFA)	N/A	N/A	112,500 m ²

*NOTE: Additional exceptions may be identified/required through the further review of the subject application.