

Attachment 8 – Zoning By-law 1-88

Table 1:

	Zoning By-law 1-88 Standard	C9 Corporate Centre Zone Requirement	Proposed Exceptions to the C9 Corporate Centre Zone Requirement
a.	Minimum Front Yard	3 m (residential uses) 0 m (non-residential uses)	4.5 m
b.	Minimum Setback to Highway 7	The minimum setback for any building from the planned width of Regional Road Seven (formerly Hwy No. 7) shall be 3.0 m	1.0 m
c.	Minimum Rear Yard	6 m (residential uses) 3 m (non-residential uses)	2.0 m at grade 1.0 m above grade
d.	Minimum Exterior Yard	3 m (residential uses) 0 m (non-residential uses)	1.0 m
e.	Definition - Yard, Front	Means the street line, provided that in the case of a corner lot, the shorter street line is deemed to be the front lot line and provided further that in the case of a corner lot which has an abutting sight triangle the centre point of the lot line abutting the sight triangle shall be deemed to be the point of intersection of the front and side lot lines.	Shall be deemed to be Keele Street
f.	Definition - Yard, Rear	Means the lot line most nearly opposite the front lot line, but if the side lot lines intersect, means the point of intersection.	Shall be deemed to be the lot line abutting Street 1

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g.	Definition - Lot Line, Exterior	Means the lot line, on a corner lot, which is a street line and which is not the front lot line. For the purpose of this paragraph, a reserve abutting a street line shall be deemed to be a street and a lot abutting a greenway block shall be deemed to be a corner lot and having an exterior lot line.	Shall be deemed to be Highway 7 and Street 2
h.	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.	Means 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 arrangements, or other permissions, and any easements or registrations that are granted.
i.	Definition – Community Use	Not Provided in By-law	Means facilities and services that support the health, educational, recreational and socio-cultural needs of the City and includes facilities under the Child Care and Early Years Act and schools under the Education Act or its successors; and may include: • Community Facility • Community Garden • Day Care Centre • Long-Term Care Facility • Place of Worship • Public Parking • School

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			• School, Post-secondary • Urban Square
j.	Definition – Street Line	Means any lot line that abuts a public road or private road.	Means any lot line that abuts a public road.
k.	Definition – Parking Space, Accessible	Means a rectangular area, exclusive of any aisles or driveways, used for the temporary parking of a motor vehicle which is designed to accommodate persons with disabilities.	Means a rectangular area, exclusive of any aisles or driveways, used for the temporary parking of a motor vehicle which is designed to accommodate persons with disabilities. The minimum length of an accessible parking space shall be 5.7 m, and;
l.	Definition – Parking Space	Means a rectangular area measuring at least 2.7 m by 6.0 m, 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 m by 5.7 m, exclusive of any aisles or ingress and egress lanes use for the temporary parking of motor vehicles.
m.	Definition - Storey	Means the portion of a building other than the cellar, basement or unfinished attic, which lies between the surface of the floor and the surface of the next floor above, and if there is no floor above it, then the surface next above it, provided its height is not less than 2.3 m.	Means a level of a building located between the surface of a floor and the ceiling or roof immediately above it, but shall not include a basement, attic, mezzanine, or mechanical penthouse. Any portion of a building partially below grade shall be deemed a storey where its ceiling is at least 1.8 m above the established grade;
n.	Definition - Podium	Not Provided in By-law	Means the base of a building, inclusive of the ground floor, that projects horizontally from the tower.

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o.	Definition – Dwelling, Podium Townhouse	Not Provided in By-law	Means a townhouse dwelling that is located within the podium of a building.
p.	Definition – Art Studio	Not Provided in By-law	Means premises used for the production, display, exhibition, or sale of hand-made material arts, and may include photographs, paintings, drawings, prints, sculptures, or similar artisan goods.
q.	Definition – Mezzanine	Not Provided in By-law	Means an intermediate floor level located between the floor and ceiling of the first storey of a building which shall not exceed 40% of the ground floor area.
r.	Definition – Commercial School	Means a building or part of a building where instruction or training is provided to students relating to a specific vocation, trade, business or process.	Means a building or part of a building where instruction or training is provided to students for gain or for profit.
s.	Definition – Health and Fitness Centre	Not Provided in By-law	Means a building or part of a building in which facilities are provided for the promotion of physical health and well-being.
t.	Definition – Pet Care Establishment	Not Provided in By-law	Means premises in which animal grooming, obedience training, daily animal sitting, and overnight care of animals may be provided, and where accessory products are sold.
u.	Definition - Place of Assembly	Not Provided in By-law	Means a building or part of a building used to accommodate the gathering of people for events such as trade shows, banquets, conferences, conventions, meetings, seminars, workshops or other similar events and may include accessory food preparation.

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v.	Definition - Retail	Not provided in By-law	Means a building or part of a building where goods, wares, merchandise, substances, articles or things are offered and kept for sale directly to the public from a building.
w.	Definition – Shopping Centre	Means a building or a unified group of buildings on a lot designed, developed and managed as a single operating unit for which parking is provided in common off-street areas, as opposed to a business area comprising unrelated individual commercial establishments.	Means premises consisting of a building or group of buildings that are managed as a unit by a single owner or tenant, or by a group of owners or tenants, and contain at least three commercial units.
x.	Definition – Dwelling, Live-work	Not provided in By-law	Means a dwelling containing a business that is operated by at least one resident of the associated dwelling unit.
y.	Permitted Uses	The following uses are permitted: • Office Building • LCBO Outlet • Brewer • Retail Outlet • Business and Professional Office • Hotel, Motel, Convention Centre • Banquet Hal • Car Rental Service • Club or Health Centre • Eating Establishment with or without Outdoor Patio • Eating Establishment, Convenience with or without Outdoor Patio	Permit the following additional uses: • Podium Townhouse Dwelling; • Office, Business or Professional Art Studio; • Business Service; • Clinic; • Commercial School; • Health and Fitness Centre; • Funeral Services; • Micro-manufacturing; • Pet Care Establishment; • Place of Assembly; • Retail; • Retail Convenience; • Shopping Centre; • Theatre;

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		• Eating Establishment, Take-out • Tavern • Bank or Financial Institution • Mixed Use Development • Personal Service Shop • Pharmacy • Photography Studio • Print Shop • Place of Entertainment • Retail Store • Supermarket • Retail Warehouse • Apartment Dwelling • Block Townhouse Dwelling • Place of Amusement • Technical School • Video Store • Veterinary Clinic • Recreational Uses • Service or Repair Shop • Office and Stationery Supply, Sales, Service and Rental	• Independent Living Facility; • Live-work dwelling; • Retirement Residence; and, • Supportive living facility
z.	Minimum Landscape Area	6.0 m in width along a lot line which abuts a street line	4.0 m abutting Keele Street 3.0 m abutting Street 2 1.0m abutting Street 1 1.0 m abutting Highway 7 1.0 m abutting a sight-triangle The minimum landscape strip shall include hard and soft

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			landscaping including landscape features, raised planter boxes, patios, transformers, and mechanical structures (e.g., Exhausts, Intakes etc.). Pedestrian access, sidewalks and access driveways shall be permitted across the landscape strip
aa.	Minimum setback from a lot line to the nearest part of a building below finished grade	1.8 m	0 m
bb.	Maximum Building Height	25 m	<u>Building 1:</u> Tower A: 110 m Tower B: 80 m <u>Building 2:</u> Tower A: 144 m Tower B: 190 m <u>Building 3:</u> Tower A: 162 m Office Building, 28 m <u>Building 4:</u> Tower A: 86 m Tower B: 71 m
cc.	Build-To Zone	0 - 3 m (non-residential uses) 3 - 6 m (residential uses)	Shall not apply
dd.	Minimum Tower Separation	Not provided for in By-law	The Tower Separation within Building 3 and from Building 3 will be – 17.0 m; All Other Towers – 25.0 m.

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ee.	Maximum Podium Height	Not provided for in By-law	23.0 m or 6 storeys
ff.	Minimum Podium Height	Not provided for in By-law	7.5 m or 3 storeys
gg.	Minimum Ground Floor Height for Podium Townhouses	Not provided for in By-law	4.0 m
hh.	Maximum Residential Density (Residential Uses)	67 m ² per dwelling unit	Shall not apply
ii.	Permitted Yard Encroachments	Exterior stairways, porches and balconies and a bay window or similar projection may extend into a required interior side yard to a maximum distance of 0.3 m and may extend into a required front, exterior side or rear yard to a maximum of 1.8 m.	A canopy may encroach into a minimum required rear or exterior side yard provided it is no closer than 1.0 m to the lot line. A 1.0m no encroachment zone shall be maintained on each lot line. 0 m from a structure incidental to a below-grade parking structure Bicycle parking spaces are permitted in any yard but shall maintain a minimum setback of 1.0 metre to the property line
jj.	Minimum Amenity Area	Not provided for in By-law	A total of 4 square metres of amenity area shall be provided per residential unit, comprised of 2 square metres of indoor amenity and 2 square metres of outdoor amenity
kk.	Minimum Parking Requirements	Residential 1.5 spaces per unit x 3,000 units = 4,500 spaces Residential Visitor 0.25 spaces per unit x 3,000 units = 750 spaces	Residential: 0.4 spaces per unit Residential Visitors: 0.2 spaces per unit

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		Retail 6.0 parking spaces per 100 m² of GFA x 8,086 m² = 486 spaces Community Centre 1.0 space for each 3 persons comprised in the designed maximum capacity x 540 persons = 180 spaces Office 3.5 spaces/100 m² of GFA x 10,526 m² = 369 spaces Total of 6,285 spaces required	Retail: minimum of 2.0 spaces per 100m² GFA and maximum of 4.5 spaces per 100m² GFA Office: minimum of 0.7 spaces per 100m² GFA and maximum of 4.0 spaces per 100m² GFA Business Service: minimum of 0.7 per 100m² GFA and maximum of 4.0 spaces per 100m² Clinic: minimum of 2.0 spaces per 100m² and maximum of 4.5 spaces per 100m² Commercial School: minimum of 1.0 spaces per classroom or auditorium and maximum of 5.0 spaces per classroom or auditorium Financial Institution: minimum of 1.0 space per 100m² of GFA Fueling Station: 0.25 spaces per gas pump Health and Fitness Centre: minimum of 4.0 spaces per 100m² of GFA and maximum of 8.0 spaces per 100m² of GFA Supermarket: minimum of 2.0 spaces per 100m² of GFA and maximum of 4.5 spaces per 100m² of GFA Shopping Centre: minimum of 2.0 spaces per 100m² of GFA and maximum of 4.5 spaces per 100m² of GFA

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			Community Facility: 1.0 space per 100m2 GFA Community Garden: no minimum spaces required, maximum of 1.0 space Day Care Centre: minimum of 0.6 spaces per employee Long-term care facility: 1 space per 4 beds Place of Worship: minimum of 8 spaces per 100m2 of worship space Retirement Residence: minimum of 0.3 spaces per 100m2 of GFA School: minimum 1.25 spaces per classroom or auditorium, maximum of 3.0 spaces per classroom or auditorium School, Post-Secondary: minimum of 3.0 spaces per classroom or auditorium, maximum of 5 spaces per classroom or auditorium Urban Square: no minimum spaces required Place of Assembly: minimum of 4.0 spaces per 100m2 of GFA, maximum of 8.0 spaces per 100m2 of GFA. Total Parking Spaces Proposed = 2,145

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ll.	Angled Parking Requirements	2.7 m x 6.0 m	2.7 m x 5.7 m
mm.	Required Loading Spaces and Loading Space Dimensions	Building 1 – 1 loading space with the minimum dimensions of 3.4 m x 9.0 m x 4.5 m Building 2 – 1 loading space with the minimum dimensions of 3.4 m x 9.0 m x 4.5 m Building 3– 3 loading space with the minimum dimensions of 3.4 m x 9.0 m x 4.5 m Building 4 – 2 loading spaces with the minimum dimensions of 3.4 m x 9.0 m x 4.5 m	Building 1 – 1-Type B, 2-Type D, non-residential to be shared with residential Building 2A – 1 Type D Building 2B – 1 Type B and 1-Type D, non-residential to be shared with residential Building 3 and 4 – 1 Type A, 3 Type B, 2 Type C and 1 Type D. Loading spaces to be shared between Building 3 and 4. The minimum Loading Space Dimensions shall be as follows: Type A Loading Space – 3.5 m (Width) x 17.0 m (Height) x 4.4 m (Vertical Clearance) Type B Loading Space – 3.5 m (Width) x 11.0 m (Length) x 4.0 m (Vertical Clearance) Type C Loading Space – 3.5 m (Width) x 6.0 m (Length) x 3.0 (Vertical Clearance) Type D Loading Space – 3.5 m (Width) x 13.0 m (Length) x 6.1 m (Vertical Clearance)
nn.	Where a building is constructed fronting onto Regional Road No. 7.	A minimum of 60% of the gross floor area at the ground floor level shall be composed of commercial uses which provide individual external at-grade pedestrian access to such use.	A minimum of 60% of the gross floor area of the cumulative ground floor area of all buildings (Buildings 2 and 3) fronting Highway 7 shall be composed of commercial uses which provide individual external at-grade pedestrian access to such use.

