

Attachment 9 – Zoning By-law 001-2021

Table 2:

	Zoning By-law 001-2021 Standard	HMU High-Rise Mixed Use Zone Requirement	Proposed Exceptions to the HMU High-Rise Mixed Use Zone Requirement
a.	Definition - Lot Line, Front	In the case of a corner lot with two or more street lines of unequal lengths, the lot line which is the shorter of the two lot lines shall be deemed to be the front lot line	Shall be deemed to be Keele Street
b.	Definition - Lot Line, Rear	Means the lot line(s) opposite the front lot line. In the case of a triangular lot, the rear lot line refers to the point of intersection of the side lot lines	Shall be deemed to be the lot line abutting Street 1
c.	Definition - Lot Line, Exterior	Means a lot line, other than a front lot line or rear lot line, which abuts a road	Shall be deemed to be Highway 7 and Street 2
d.	Definition – Lot	Means a parcel of land which can be conveyed as a separate parcel pursuant to the provisions of the Planning Act.	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.
e.	Definition – Street Line	Means any lot line that abuts a public road or private road.	Means any lot line that abuts a public road.
f.	Minimum Setback of a Below-grade Parking Structure to a Streetline	1.8 m from any lot line	0 m from any lot line
g.	Accessory Building or Structure incidental to a Below Grade Parking Structure	Shall have a minimum setback of 3.0 metres from any lot line	0 m from any lot line

h.	Minimum Parking Requirements	<u>Building 1</u> Podium Townhouse Units = 1 space per unit x 11 = 11 spaces Apartment Dwelling = 0.8 per unit x 679 units = 544 spaces Residential Visitor = 0.2 x 679 units = 136 spaces Retail – 2.0 parking spaces per 100 m² of GFA x 649 m² = 13 spaces Total Parking Required Building 1 = 704 spaces <u>Building 2</u> Podium Townhouse – 1 space per unit x 5 units = 5 spaces Apartment Dwelling – 0.8 per unit x 1237 = 990 spaces Residential Visitor – 0.2 per unit x 1,237 = 248 spaces Retail – 2.0 parking spaces per 100 m² of GFA x 1,263 m² = 26 spaces Total Parking Required Building 2 = 1,269 spaces <u>Building 3</u> Apartment dwelling – 0.8 per unit x 564 units = 452 spaces Residential Visitor – 0.2 per unit x 564 units = 113 spaces Office – 1.4 parking spaces per 100 m² of GFA x 10,526 m² = 148 spaces	<u>Residential</u> 0.4 spaces per unit <u>Visitor</u> 0.2 spaces per unit <u>Residential Apartment and Podium Townhouses</u> 0.4 spaces per unit x 3,000 units = 1,200 spaces <u>Residential Visitor</u> 0.2 spaces per unit x 3,000 units = 600 spaces <u>Retail</u> 2.0 spaces/100 m² of GFA x 7,934 m² = 159 spaces <u>Supermarket</u> 2.0 spaces/100 m² of GFA x 2,409 m² = 25 spaces <u>Community Centre</u> 1.0 spaces/100 m² of GFA = 14 spaces <u>Office</u> 1.4 spaces/100 m² of GFA = 148 spaces Total Parking Spaces Proposed: 2,145
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		Retail – 2.0 parking spaces per 100 m² of GFA x 1,266 m² = 26 spaces Community Facility - 1.0 parking spaces per 100 m² of GFA x 1,352 m² = 14 spaces Total Parking Required Building 3 = 753 spaces <u>Building 4</u> Apartment Dwelling – 0.8 per unit x 504 units = 404 spaces Residential Visitor – 0.2 spaces per unit x 504 units = 101 spaces Retail – 2.0 parking spaces per 100 m² of GFA x 4,756 m² = 96 spaces Supermarket - 2.0 parking spaces per 100 m² of GFA x 2,409 m² = 49 spaces Total Parking Required Building 4 = 650 spaces Total Parking Required = 3,376 spaces	
i.	Minimum Front Yard Setback	5.0 m	4.5 m
j.	Minimum Rear Yard Setback	7.5 m	2.0 m at grade 1.0 m above grade
k.	Minimum Exterior Side Yard Setback	5.0 m	1.0 m
	Minimum Setback to Sight Triangle	5.0 m	1.0 m
l.	Building Height	Minimum 24 m Maximum 88 m	<u>Building 1:</u> Tower A: 35-storeys, 110 m Tower B: 25-storeys, 80 m

			<u>Building 2:</u> Tower A: 45-storeys, 144 m Tower B: 60-storeys, 190 m <u>Building 3:</u> Tower A: 50-storeys, 162 m Office Building, 6-storeys, 28 m <u>Building 4:</u> Tower A: 25-storeys, 86 m Tower B: 20-storeys, 71 m
m.	Minimum Tower Separation	30 m	The Tower Separation within Building 3 and from Building 3 will be – 17.0 metres; All Other Towers – 25.0 metres
n.	Podium Height	Minimum 10.5 m Maximum 20 m	Minimum of 7.5 m or 3 storeys Maximum of 23 m or 6 storeys
o.	Minimum Tower Step-back	3.0 m	Building 1 - 1.0 m Building 2 – 3.0 m, except for abutting Street A, 0 m shall be permitted Building 3 - 0 m Building 4 - 0 m
p.	Minimum Tower Setback from any Rear Lot Line	3.0 m 1.0 abutting a sight-triangle	Building 1 Tower B 4.5 m Building 2 Tower B 4.0 m Sight Triangles 0 m
q.	Required Build-to Zone	The build-to zone shall apply to a minimum of 50% of the street frontage for a corner lot. 5 – 10 m	The build-to-zone shall only apply to the following frontages: Building 1 – South 2.5 m – 7 m West – 1.5 m Building 2 – West – 1.5 m Building 3 – East - 3 – 9 m Building 4 – East – 3 – 9 m South – 3 – 8 m

r.	Minimum Ground Floor Height	A minimum ground floor height of 4.5 m is required	A minimum ground floor height of 4.0 m for Townhouse Dwellings
s.	Maximum Tower Floor Plate	850 m ²	900 m ² 1,900 m ² for Building 3
t.	45-Degree Angular Plane	Required	Shall not be required
u.	Canopy Encroachment (Permanent)	Permitted to encroach 0.6 m into any required yard	Permitted to encroach up to 2.5 m into any required yard for Building 3 and shall maintain 1.0 m from the property line
v.	Minimum Required Amenity Area	<u>Building 1</u> Podium townhouse dwelling 10m² for first 8 units + 8m² for each additional unit =34 m² Apartment dwelling 8m² per unit for the first 8 units + 5m² for each additional unit =3,419 m² <u>Building 2</u> Podium townhouse dwelling 10m² for first 8 units + 8m² for each additional unit = 10m² Apartment dwelling 8m² per unit for the first 8 units + 5m² for each additional unit = 6,209 m² <u>Building 3</u> Apartment dwelling 8m² per unit for the first 8 units + 5m² for each additional unit =2,844 m² <u>Building 4</u> Apartment dwelling 8m² per unit for the first 8 units + 5m² for each additional unit =2,544 m²	Provide for a total of 4 m² of amenity area as follows: 2.0 m²/dwelling unit of indoor and 2.0 m² of outdoor space x 3,000 units = 12,000 m²

w.	Outdoor Amenity Area at Grade	For an apartment dwelling, apartment dwelling units or podium townhouse dwelling units, the minimum outdoor amenity area requirement shall be the provision of at least one contiguous outdoor area of 55.0 m ² located at grade.	For an apartment dwelling, apartment dwelling units or podium townhouse dwelling units, the minimum outdoor amenity area requirement shall be the provision of at least one continuous outdoor area of 55.0 m ² not necessarily at grade
x.	Outdoor Amenity Area on a Rooftop Terrace	A maximum of 20% of the required minimum outdoor amenity area may consist of amenity area located on a rooftop or terrace.	Shall not apply
y.	Minimum Landscape Strip Abutting a Street Line	5.0 m	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
z.	Short Term Bicycle Parking	A minimum of 6 are Spaces required	1 Space is proposed for Building 1
aa.	Short-Term Non-Residential Bicycle Parking Spaces	A minimum of 34 are Spaces required	31 Spaces are proposed for Building 1
bb.	Change and Shower Facility	A minimum of 1 is required for Building 3	0 for Building 3
cc.	Uses – Footnotes, Table 8-2	The maximum gross floor area on each lot for all uses subject to this provision shall be 10,000.0 m ²	The maximum gross floor area on each lot for all uses subject to footnote #5 shall be 15,000.0 m ²
dd.	Uses – Footnotes, Table 8-2	The uses subject to this notation are not permitted abutting a freight rail facility	Footnote #6 shall not apply

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.