

**Attachment 8 – Zoning By-law 1-88**

Table 1:

|    | <b>Zoning By-law 1-88 Standard</b> | <b>C9 Corporate Centre Zone Requirement</b>   | <b>Proposed Exceptions to the C9 Corporate Centre Zone Requirement</b> |
|----|------------------------------------|---|--|
| a. | Minimum Front Yard                 | 3 m (residential uses)<br>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)<br>3 m (non-residential uses)  | 2.0 m at grade<br>1.0 m above grade                                    |
| d. | Minimum Exterior Yard              | 3 m (residential uses)<br>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: <ul style="list-style-type: none"> <li>• Community Facility</li> <li>• Community Garden</li> <li>• Day Care Centre</li> <li>• Long-Term Care Facility</li> <li>• Place of Worship</li> <li>• Public Parking</li> <li>• School</li> </ul> |

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|    |  |  | <ul style="list-style-type: none"> <li>• School, Post-secondary</li> <li>• Urban Square</li> </ul>  |
| 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                     | <p>The following uses are permitted:</p> <ul style="list-style-type: none"> <li>• Office Building</li> <li>• LCBO Outlet</li> <li>• Brewer</li> <li>• Retail Outlet</li> <li>• Business and Professional Office</li> <li>• Hotel, Motel, Convention Centre</li> <li>• Banquet Hal</li> <li>• Car Rental Service</li> <li>• Club or Health Centre</li> <li>• Eating Establishment with or without Outdoor Patio</li> <li>• Eating Establishment, Convenience with or without Outdoor Patio</li> </ul> | <p>Permit the following additional uses:</p> <ul style="list-style-type: none"> <li>• Podium Townhouse Dwelling;</li> <li>• Office, Business or Professional Art Studio;</li> <li>• Business Service;</li> <li>• Clinic;</li> <li>• Commercial School;</li> <li>• Health and Fitness Centre;</li> <li>• Funeral Services;</li> <li>• Micro-manufacturing;</li> <li>• Pet Care Establishment;</li> <li>• Place of Assembly;</li> <li>• Retail;</li> <li>• Retail Convenience;</li> <li>• Shopping Centre;</li> <li>• Theatre;</li> </ul> |

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|    |                                    | <ul style="list-style-type: none"> <li>• Eating Establishment, Take-out</li> <li>• Tavern</li> <li>• Bank or Financial Institution</li> <li>• Mixed Use Development</li> <li>• Personal Service Shop</li> <li>• Pharmacy</li> <li>• Photography Studio</li> <li>• Print Shop</li> <li>• Place of Entertainment</li> <li>• Retail Store</li> <li>• Supermarket</li> <li>• Retail Warehouse</li> <li>• Apartment Dwelling</li> <li>• Block Townhouse Dwelling</li> <li>• Place of Amusement</li> <li>• Technical School</li> <li>• Video Store</li> <li>• Veterinary Clinic</li> <li>• Recreational Uses</li> <li>• Service or Repair Shop</li> <li>• Office and Stationery Supply, Sales, Service and Rental</li> </ul> | <ul style="list-style-type: none"> <li>• Independent Living Facility;</li> <li>• Live-work dwelling;</li> <li>• Retirement Residence; and,</li> <li>• Supportive living facility</li> </ul>                    |
| z. | Minimum Landscape Area             | 6.0 m in width along a lot line which abuts a street line  | 4.0 m abutting Keele Street<br>3.0 m abutting Street 2<br>1.0m abutting Street 1<br>1.0 m abutting Highway 7<br>1.0 m abutting a sight-triangle<br><br>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   | <p><u>Building 1:</u><br/>Tower A: 110 m<br/>Tower B: 80 m</p> <p><u>Building 2:</u><br/>Tower A: 144 m<br/>Tower B: 190 m</p> <p><u>Building 3:</u><br/>Tower A: 162 m<br/>Office Building, 28 m</p> <p><u>Building 4:</u><br/>Tower A: 86 m<br/>Tower B: 71 m</p> |
| cc. | Build-To Zone  | 0 - 3 m (non-residential uses)<br><br>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;<br><br>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 <sup>2</sup> 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. | <p>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.</p> <p>A 1.0m no encroachment zone shall be maintained on each lot line.</p> <p>0 m from a structure incidental to a below-grade parking structure</p> <p>Bicycle parking spaces are permitted in any yard but shall maintain a minimum setback of 1.0 metre to the property line</p> |
| 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                      | <p><b>Residential</b><br/>1.5 spaces per unit x 3,000 units = 4,500 spaces</p> <p><b>Residential Visitor</b><br/>0.25 spaces per unit x 3,000 units = 750 spaces</p>  | <p><b>Residential:</b> 0.4 spaces per unit</p> <p><b>Residential Visitors:</b> 0.2 spaces per unit</p>   |



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|  |                             | <p style="text-align: center;"><b>Retail</b><br/>6.0 parking spaces per 100 m<sup>2</sup> of GFA x 8,086 m<sup>2</sup><br/>= 486 spaces</p> <p style="text-align: center;"><b>Community Centre</b><br/>1.0 space for each 3 persons<br/>comprised in the designed<br/>maximum capacity x 540<br/>persons = 180 spaces</p> <p style="text-align: center;"><b>Office</b><br/>3.5 spaces/100 m<sup>2</sup> of GFA x<br/>10,526 m<sup>2</sup> = 369 spaces</p> <p style="text-align: center;">Total of 6,285 spaces<br/>required</p> | <p><b>Retail:</b> minimum of 2.0 spaces per 100m<sup>2</sup> GFA and maximum of 4.5 spaces per 100m<sup>2</sup> GFA</p> <p><b>Office:</b> minimum of 0.7 spaces per 100m<sup>2</sup> GFA and maximum of 4.0 spaces per 100m<sup>2</sup> GFA</p> <p><b>Business Service:</b> minimum of 0.7 per 100m<sup>2</sup> GFA and maximum of 4.0 spaces per 100m<sup>2</sup></p> <p><b>Clinic:</b> minimum of 2.0 spaces per 100m<sup>2</sup> and maximum of 4.5 spaces per 100m<sup>2</sup></p> <p><b>Commercial School:</b> minimum of 1.0 spaces per classroom or auditorium and maximum of 5.0 spaces per classroom or auditorium</p> <p><b>Financial Institution:</b> minimum of 1.0 space per 100m<sup>2</sup> of GFA</p> <p><b>Fueling Station:</b> 0.25 spaces per gas pump</p> <p><b>Health and Fitness Centre:</b> minimum of 4.0 spaces per 100m<sup>2</sup> of GFA and maximum of 8.0 spaces per 100m<sup>2</sup> of GFA</p> <p><b>Supermarket:</b> minimum of 2.0 spaces per 100m<sup>2</sup> of GFA and maximum of 4.5 spaces per 100m<sup>2</sup> of GFA</p> <p><b>Shopping Centre:</b> minimum of 2.0 spaces per 100m<sup>2</sup> of GFA and maximum of 4.5 spaces per 100m<sup>2</sup> of GFA</p> |

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

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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               | <p>Building 1 – 1 loading space with the minimum dimensions of 3.4 m x 9.0 m x 4.5 m</p> <p>Building 2 – 1 loading space with the minimum dimensions of 3.4 m x 9.0 m x 4.5 m</p> <p>Building 3– 3 loading space with the minimum dimensions of 3.4 m x 9.0 m x 4.5 m</p> <p>Building 4 – 2 loading spaces with the minimum dimensions of 3.4 m x 9.0 m x 4.5 m</p> | <p>Building 1 – 1-Type B, 2-Type D, non-residential to be shared with residential</p> <p>Building 2A – 1 Type D<br/>Building 2B – 1 Type B and 1-Type D, non-residential to be shared with residential</p> <p>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.</p> <p><b>The minimum Loading Space Dimensions shall be as follows:</b></p> <p>Type A Loading Space – 3.5 m (Width) x 17.0 m (Height) x 4.4 m (Vertical Clearance)</p> <p>Type B Loading Space – 3.5 m (Width) x 11.0 m (Length) x 4.0 m (Vertical Clearance)</p> <p>Type C Loading Space – 3.5 m (Width) x 6.0 m (Length) x 3.0 (Vertical Clearance)</p> <p>Type D Loading Space – 3.5 m (Width) x 13.0 m (Length) x 6.1 m (Vertical Clearance)</p> |
| 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.  |

