

Attachment 8 – Zoning By-law 1-88 Exception Table

Table 1:

	Zoning By-law 1-88 Standard	EM1 Prestige Employment Area Zone Requirements	C9 Corporate Centre Zone Requirement	Proposed C9 Corporate Centre Zone Exceptions
a.	Permitted Uses	In accordance with Section 6.1.1 and 6.2 of Zoning By-law 1-88	In accordance with Section 5.1.4, 5.10 and Exception 9(1505)	All permitted uses in the C9 Zone
b.	Definitions			
	“Building Height”	Means the vertical distance between the average elevation of the finished grade at the front of the building (for the purpose of this definition, the front of the building shall be the wall containing the main entrance); and i) in the case of a flat roof, the highest point of the roof surface; ii) in the case of a mansard roof, the highest point on the roof surface; iii) in the case of a gable, hip or gambrel roof, the mean height between the eaves and the highest point of the roof; exclusive of any accessory roof construction such as a chimney, tower, steeple, elevator, mechanical room, or television antenna.	Means the vertical distance between the average elevation of the finished grade at the front of the building (for the purpose of this definition, the front of the building shall be the wall containing the main entrance); and ii) in the case of a flat roof, the highest point of the roof surface; ii) in the case of a mansard roof, the highest point on the roof surface; iii) in the case of a gable, hip or gambrel roof, the mean height between the eaves and the highest point of the roof; exclusive of any accessory roof construction such as a chimney, tower, steeple, elevator, mechanical room, or television antenna.	Means the vertical distance between the average elevation of the finished grade at the front of the building (for the purpose of this definition, the front of the building shall be the north wall facing White Elm Road), and the highest point of the roof surface excluding mechanical penthouse and any roof-top equipment
	“Gross Floor Area”	Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the areas of any cellar, or car parking area above or below grade within the building or within a separate structure.	Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the areas of any cellar, or car parking area above or below grade within the building or within a separate structure.	Means the aggregate of the floor areas of all storeys of a building measured from the outside of the exterior walls, but excluding any basement, attic, mechanical room, electrical room, elevator shaft, refuse chute, escalators, vehicle and bicycle parking areas, and

				loading areas located above or below grade
	"Front Lot Line"	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. Where both lot lines are of equal length or where the lot abuts more than two (2) street lines, the front lot line shall be the line facing the main entrance of the building unless the lot is a through lot. A reserve abutting a street line shall be deemed to be a street for the purpose of this paragraph.	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. Where both lot lines are of equal length or where the lot abuts more than two (2) street lines, the front lot line shall be the line facing the main entrance of the building unless the lot is a through lot. A reserve abutting a street line shall be deemed to be a street for the purpose of this paragraph.	For the purposes of this By-law, the lot line abutting White Elm Road shall be deemed as the front lot line
	"Parking Spaces"	Means a rectangular area measuring at least 2.7 metres by 6.0 metres, 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 metres by 6.0 metres, 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 2.6 metres by 5.7 metres, 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. An EV charging station shall not be considered an obstruction for the purposes of a parking space size
	"Podium"	Not Defined	Not Defined	Means the base of a building, inclusive of the ground floor, that projects horizontally from the tower
	"Tower"	Not Defined	Not Defined	Means the portion of a building that is located above the podium and every individual storey

				of which encompasses a smaller gross floor area than the individual storeys of the podium
	“Tower Separation Distance”	Not Defined	Not Defined	Means the minimum required distance between the exterior faces of two or more towers, located on the same lot, but shall not include the projection of a balcony
c.	Floor Space Index (FSI)	N/A	67 m ² per unit	10.29 FSI
d.	Maximum Gross Floor Area (GFA)	N/A	N/A	113,884.89 m ²
e.	Maximum Residential Units	N/A	N/A	1,700
f.	Maximum Building Heights	15.0 m	25.0 m	Tower A: 170.95 m (52-Storeys)
				Tower B: 151.45 m (46-Storeys)
				Tower C: 127.20 m (38-Storeys)
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.	Building Setbacks Below Grade	• Front Yard (Minimum): 1.8 m	• Front Yard (Minimum): 1.8 m	• Front Yard (Minimum): 0.0 m
i.	Encroachments: Awnings and Canopies	In accordance with Section 3.14 of Zoning By-law 1-88	In accordance with Section 3.14 of Zoning By-law 1-88	2.5 m
j.	Minimum Parking Rate Requirements	<ul style="list-style-type: none"> • Apartment Dwelling: 1.5 spaces per unit • Residential Visitor: 0.25 spaces per unit • Office: 3.5 spaces per 100 m² • Commercial: 6.0 spaces per 100 m² 	<ul style="list-style-type: none"> • Apartment Dwelling: <ul style="list-style-type: none"> - (Bachelor/1 BD): 0.7-1.0 spaces per unit - (2 BD): 0.9-1.3 spaces per unit - (3 BD): 1-1.7 spaces per unit • Residential Visitor: 0.15 spaces per unit • Office: 1.5-2.5 spaces per 100 m² • Commercial: 2.0-4.0 spaces per 100 m² 	<ul style="list-style-type: none"> • Apartment Dwelling: 0.3 spaces per unit • Residential Visitor: 0.15 spaces per unit • Office: 0.7 spaces per 100 m² • Live-Work Residential: 0.6 spaces per unit • Live-Work Visitor: 0.4 spaces per unit • Retail: 0.7 spaces per 100 m²

k.	Minimum Parking Space Dimensions	2.7 m (w) X 6.0 m (l)	2.7 m (w) X 6.0 m (l)	2.6 m (w) x 5.7 m (l)
l.	Driveway Width	Minimum: 6.0 m Maximum: 13.5 m	Minimum: 6.0 m Maximum: 13.5 m	Minimum: 6.0 m Maximum: N/A

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