

## Attachment 6 – Zoning By-law 1-88 Exception Table 1

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.	Definition of “Parking Space”	<p>PARKING SPACE - 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.</p>	2.7 m x 5.7 m
b.	Definition of “Building Height”	<p>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</p> <p>i) in the case of a flat roof, the highest point of the roof surface;</p> <p>ii) in the case of a mansard roof, the highest point on the roof surface;</p> <p>iii) in the case of a gable, hip or gambrel roof, the mean height between the eaves and the highest point of the roof;</p> <p>exclusive of any accessory roof construction such as a chimney, tower, steeple, elevator, mechanical room, or television antenna.</p>	<p>Shall mean the measured from a Canadian Geodetic Datum elevation measure of 202.862 and shall exclude mechanical penthouses, parapets, mechanical equipment and architectural features. For the purpose of clarity, geodetic datum shall mean the base elevation position that represents the reference point from which the building height of a building shall be measured.</p>

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c.	Definition of "Architectural Features"	Not Defined	Shall mean siding, wall facings, corner boards, brackets, columns, pilasters, windows, doors, window and door surrounds or architraves, projections, cornices, pediments, balustrades and all other similar exterior feature(s).
d.	Minimum Parking Space Requirements	<u>Residential Uses:</u> 0.7 spaces/unit (Bachelor, 1 Bedroom) 0.9 spaces/unit (2 Bedroom) 1.0 space/unit (3 Bedroom)  Visitor Parking: 0.15 spaces/unit  <u>Non-Residential Uses:</u> 2.5 spaces/100 m <sup>2</sup> (Retail)  1.5 spaces/100 m <sup>2</sup> (Office)	<u>Residential Uses:</u> Apartment Dwelling: 0.1 spaces/unit.  To permit residential visitor parking to be shared with non-residential parking  Non-Residential Uses Non-residential parking: 0.35 spaces/100m <sup>2</sup> .  Retail shall have no parking.
e.	Minimum Bicycle Parking Rates	<u>Commercial Uses:</u>  Short Term: 0.15 spaces/100 m <sup>2</sup> or 6 bicycle spaces whichever is the greater  Long Term: 0.1 spaces/100 m <sup>2</sup>  <u>General Office</u> Short Term: 0.1 spaces/100 m <sup>2</sup> or 6 bicycle spaces whichever is the greater  Long Term: 0.13 spaces/100 m <sup>2</sup>	<u>Residential bicycle parking:</u>  0.5 long-term bicycle spaces per unit, 0.1 short-term bicycle spaces/unit.  <u>Non-residential bicycle parking:</u> 0.1 long-term bicycle spaces per 100 m <sup>2</sup> , 0.1 short-term bicycle spaces per 100 m <sup>2</sup> .  Retail shall have no bicycle parking.

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		<p><u>Multi-Unit Residential</u> Short Term: 0.1 spaces/100 m<sup>2</sup> or 6 bicycle spaces whichever is the greater</p> <p>Long Term: 0.5 spaces/unit for buildings with greater than 10 units</p>	
f.	Minimum Amenity Area Requirements	No requirements for the C9 Corporate Zone	1 m <sup>2</sup> per dwelling unit
g.	Minimum Landscape Strip Width (abutting a Street Line adjacent to all other Street Lines)	3 m (All Streets)	Shall not apply.
h.	Encroachments - Architectural Features	<ul style="list-style-type: none"> <li>• Front Yard: 1.8 m</li> <li>• Rear Yard: 1.8 m</li> <li>• Exterior Side Yard: 1.8 m</li> </ul>	<ul style="list-style-type: none"> <li>• Front Yard (Edgeley) = 1.0m</li> <li>• Exterior Side Yard (Highway 7) 1.0m</li> </ul>
i.	Minimum Build-to-Zone Requirements	0 to 3 m (Non-Residential Uses) 3 to 6 m (Residential Uses)	This provision shall not apply
j.	Minimum Below Grade Setback	1.8 m	0 m (all lot lines)
k.	Minimum Front Yard Setback	Residential Uses: 3 m	2 m (Edgeley Boulevard)
l.	Minimum Rear Yard Setback	Non-Residential Uses: 3 m Residential Uses: 6 m	1 m (Lot Line abutting TTC Station)
m.	Minimum Exterior Side Yard Setback	Residential Uses: 3 m	2 m (Highway 7 and New Park Place)
n.	Minimum Setback to a Sight Triangle	0.6 m	0 m
o.	Minimum Percentage of Length of Street	80% (New Park Place and Highway 7)	This provision shall not apply

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	Line within Build-To-Zone		
p.	Maximum Building Height	25 m (Buildings Within Landmark Zone (Unlimited Height))	86.75 m (20-storeys) – Building O3  44.5 m (12-storeys) – Building R2  69 m (19-storeys) – Building R1  90.5 m (20-storeys) – Building O1  27 m (7-storeys) – Building R3  41 m (11-storeys) – Building R4  72.5 m (16-storeys) – Building O2
q.	Maximum Residential Density	67 m <sup>2</sup>	67.3 m <sup>2</sup>  Proposed Maximum FSI = 5.26 FSI

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