

Attachment 9 – Proposed Amendments to Zoning By-law 1-88

Table 1: Zoning By-law 1-88

| | Zoning By-law 1-88 Standards | C8 Office Commercial Zone Requirements | Proposed Exceptions to the C8(H) Office Commercial Zone |
|----|---------------------------------------|---|--|
| a. | Permitted Uses | The C8 Zone does not permit an apartment building or any residential uses. | <p>Permit the following uses:</p> <ul style="list-style-type: none"> • Apartment Dwelling • Financial Institution • Eating Establishment (includes Convenience and Take-out) • Health Centre • Outdoor Patio • Personal Service Shop • Pharmacy • Retail Store • Pet Grooming Establishment • School, Technical or Commercial • Studio • Supermarket • Business and Professional Office • Institutional, Recreational and Commercial Uses as permitted by Section 5.1.4 a), b) and c) <p>A bank, eating establishment, health centre, personal service shop, pharmacy, retail store and variety store is permitted on the ground floor of an Office building to a maximum of 15% of the GFA of the building.</p> |
| b. | Definition – Gross Floor Area ('GFA') | 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 | For the purposes of calculating parking only, the definition of GFA shall not include any area devoted to a rooftop mechanical penthouse. Outdoor patio space shall be excluded for the purpose of |

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| | | within the building or within a separate structure | calculating GFA of retail space or any eating establishment. |
| c. | Minimum Front Yard Setback (Highway 7) | 9 m | <ul style="list-style-type: none"> • 3 m at-grade • 1 m to the podium • 2.3 m to the tower |
| d. | Minimum Rear Yard Setback (New Park Place) | 22 m | <ul style="list-style-type: none"> • 2 m at-grade • 1 m to the podium • 2 m to the tower |
| e. | Minimum Interior Side Yard Setback (Mews) | 6 m | <ul style="list-style-type: none"> • 0 m at-grade • 0 m to the podium • 5 m to the tower |
| f. | Minimum Exterior Side Yard Setback (Edgeley Blvd.) | 9 m | <ul style="list-style-type: none"> • 3 m at-grade • 1 m to the podium • 1 m to the tower |
| g. | Portions of Building Below Grade | 1.8 m | 0 m to any lot line |
| h. | Maximum Building Height | 11 m | <ul style="list-style-type: none"> • Towers A and B: 59-storeys (184.3 m) • Tower C: 7-storeys (37.1 m) |
| i. | Maximum FSI | 0.6 FSI | 9.6 FSI |
| j. | Minimum Landscape Strip Width | 6 m | <ul style="list-style-type: none"> • 1 m (Edgeley Boulevard) • 1 m (Highway 7) • Not required abutting New Park Place, and mews |
| k. | Minimum Drive Width (Access) | 7.5 m | Minimum Driveway Width shall be 6 m and the maximum Driveway Width shall be 9 m for an Access Driveway |

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| I. | Minimum Commercial Long-Term Bicycle Parking | 0.1 bicycle spaces per 100m ² of Commercial GFA is required | <ul style="list-style-type: none"> • Commercial (short-term): 0.2 spaces per 100m² • Commercial (long-term): 0.1 spaces per 100m² • Office (short-term): 0.2 spaces per 100m² • Office (long-term): 0.2 spaces per 100m² • Residential (short-term): 0.2 spaces per unit • Residential (long-term): 0.8 spaces per unit |

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.