

Attachment 9 – Zoning By-law 1-88 Exception Table 1

Table 1:

	Zoning By-law 1-88 Standard	C9 Corporate Centre Zone Requirement	Proposed Exceptions to the C9 Corporate Centre Zone Requirement
a.	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).
b.	Definition of “Building Height”	<p>Vertical distance between the average elevation of finished grade at the front of the building; and</p> <p>i) 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;</p> <p>exclusive of any accessory roof construction such as a chimney, tower, steeple, elevator, mechanical room, or television antenna.</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.
c.	Definition of “Gross Floor Area”	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, loading areas located above or below grade	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, loading areas located above or below grade;

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d.	Definition of "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.	The Subject Lands are deemed to be one lot, regardless of the number of dwellings 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 registration that are granted, shall be deemed to comply with this provision of Zoning By-law 1-88;
e.	Definition of "Parking Space"	A rectangular area measuring at least 2.7m by 6.0m, exclusive of 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.	A rectangular area measuring at least 2.7m by 5.7 m
f.	Minimum Vehicle Parking Space Requirements	<u>Residential Uses</u> <ul style="list-style-type: none"> • Bachelor/1 Bedroom: 0.7 spaces/unit • 2 Bedroom: 0.9 spaces/unit • 3 Bedroom: 1 space/unit • Visitor Parking: 0.15 spaces/unit <u>Non-Residential Uses:</u> <ul style="list-style-type: none"> • Retail: 2.5 spaces/100 m² GFA • Office: 1.5 spaces/100 m² GFA 	No minimum parking requirements.
g.	Accessible Vehicle Parking Space Dimensions	<ul style="list-style-type: none"> • Type A – 3.4m in width by 6.0m in length which abuts an Accessible Access Aisle • Type B - 2.4m in width by 6.0 m in length and which abuts an Accessible Access Aisle. 	The minimum length of an accessible parking space shall be 5.7m

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h.	Maximum Driveway Dimensions	<p>A parking area shall be provided with a means of access or driveway measured perpendicular to the driveway centre line as follows:</p> <ul style="list-style-type: none"> • One-way: minimum 3.5m • Two-way: minimum 6.0m to a maximum of 7.5m 	<p>The maximum width of a driveway shall be 9.0m and the maximum width of a driveway at the street curb and a curb cut shall be 25.0m.</p>
i.	Minimum Bicycle Parking Rates	<p><u>Multi-Unit Residential</u></p> <ul style="list-style-type: none"> • Short Term: 0.1 spaces per unit or 6 spaces, whichever is the greater • Long Term: 0.5 spaces/unit for buildings with greater than 10 units <p><u>General Office</u></p> <ul style="list-style-type: none"> • Short Term: 0.1 spaces/100 m² or 6 bicycle spaces whichever is the greater • Long Term: 0.13 spaces/100 m² <p><u>Commercial Uses:</u></p> <ul style="list-style-type: none"> • Short Term: 0.15 spaces/100 m² or 6 bicycle spaces whichever is the greater • Long Term: 0.1 spaces/100 m² 	<p><u>Residential bicycle parking:</u></p> <ul style="list-style-type: none"> • Short term: 0.1 spaces per unit • Long term: 0.5 spaces per unit. <p><u>Office bicycle parking:</u></p> <ul style="list-style-type: none"> • 0.1 long-term spaces per 100 m² • 0.1 short-term bicycle spaces per 100 m² <p>All other commercial uses shall have no bicycle parking requirements</p>
j.	Bicycle Parking Requirements	<p>Short-term bicycle parking spaces shall be located within 35m of a building entrance and shall not occupy or impede any pedestrian access or required parking and landscaped areas.</p>	<p>Short-term bicycle parking spaces shall be located within 60m of a building entrance and shall not occupy or impede any pedestrian access or required parking and landscaped areas.</p>
k.	Bicycle Parking Dimensions	None	<p>Bicycle parking spaces shall be a minimum of 1.8m long by 0.37m in width by 1.8m in vertical clearance.</p>
l.	Loading Requirements	<p>Loading Spaces are required per building.</p>	<p>Required loading spaces are not required to be within the</p>

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			building they service and may be consolidated into one location and shared between buildings and uses.
m.	Loading Location Requirements	Loading and unloading shall not be permitted between a building and a street. Where a lot has a frontage of less than 45.5 metres, and is not a through lot, all loading shall take place between the building and the rear lot line. Where a lot is a through lot, loading and unloading shall take place anywhere on the lot except between a building and a Highway or arterial road.	Section 3.9 d) shall not apply.
n.	Minimum Landscape Area	<ul style="list-style-type: none"> • A strip of land minimum 6.0m in width shall be provided along a lot line which abuts a street line and shall be used for no other purpose than landscaping. This shall not prevent the provision of access driveways across the said strip. • Where a Commercial Zone abuts Open Space or Residential zones, 2.4m landscape strip is required and shall be used for landscaping only 	<p>Sections 3.13 and 5.1.1 shall not apply.</p> <p>The minimum landscape strip abutting Edgeley Boulevard, New Park Place and Highway 7 shall be 2m</p>
o.	Minimum Below Grade Setback	1.8 m to the front and exterior lot line. 0.0m to interior and rear lot lines	0.0m to all lot lines
p.	Minimum Ground floor commercial use requirement	Where a building fronts onto Highway 7, a minimum of 60% of the GFA gross floor area at the ground floor level shall be composed of commercial uses which provide individual	The minimum ground floor commercial use requirement and requirement for individual external at-grade pedestrian access of Section 5.10 shall not apply;

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		external at-grade pedestrian access to such use.	
q.	Minimum Front Yard Setback	Residential Uses: 3 m Non-residential Uses: 0.0	2.0 m (Edgeley Boulevard)
r.	Minimum Rear Yard Setback	Residential Uses: 6 m Non-Residential Uses: 3 m	1.0 m (Lot Line abutting TTC Station)
s.	Minimum Exterior Side Yard Setback	Residential Uses: 3 m Non-residential Uses: 0m	2.0 m (Highway 7 and New Park Place)
t.	Minimum Setback to a Sight Triangle	N/A	<ul style="list-style-type: none"> • SW Daylight Triangle: 2m setback at grade and 1m setback above 6m • NW Daylight Triangle: 3m setback at grade and 1m setback above 6m
u.	Maximum Mechanical Penthouse Height	N/A	Mechanical penthouse and other building equipment and screening may exceed the maximum building height by 10.0m
v.	Minimum % of Length of Street Line within Build-To-Zone	80% (New Park Place and Highway 7)	This provision shall not apply.
w.	Permitted encroachments	In accordance with Section 3.14	Architectural Features and Building Signage may encroach into required setbacks by 1.0m
x.	Maximum Building Height	25 m (Buildings Within Landmark Zone (Unlimited Height)	<ul style="list-style-type: none"> • Buildings O1, R1 and R3: 35-storeys • Buildings O2, O3, R1 and R2: 30-storeys
y.	Maximum Density	67m2 per unit (residential	6.0 FSI across the subject lands <ul style="list-style-type: none"> • (10,000m² of provided Office GFA may be discounted when calculating FSI)

*NOTE: Minor modifications may be made to the zoning exceptions identified in Table 1 prior to the enactment of an implementing Zoning By-law, as required, should the Applications be approved.