

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

Table 1:

	<b>Zoning By-law 1-88 Standard</b>	<b>C9 Corporate Centre Zone Requirement</b>	<b>Proposed Rezoning and Amendments to the C9(H) Corporate Centre Zone</b>
a.	Definition - Lot	<p>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.</p> <p>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.</p>	<p>For the purposes of this by-law, the Subject Lands are deemed to be 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 agreements, or other permissions, and easements or registrations that are granted, shall be deemed to comply with the provisions of By-law 1-88.</p>
b.	Definition – Parking Space	<p>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.</p>	<p>Means a rectangular area measuring at least 2.6 m by 5.7 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.</p>
c.	Definition - Storey	<p>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 metres.</p>	<p>For purposes of this By-law, the Mezzanine level shall not be considered a storey</p>

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d.	Definition - Tower	N/A	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.
e.	Definition – Landscaping or Landscaped Area	Means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural elements designed to enhance the visual amenity of a property but does not include open storage display area, parking or loading areas, or areas covered by driveways.	May also include areas for short-term bicycle parking
f.	Definition – Restaurant with Accessory Brew Manufacturing	N/A	Means premises used for the processing, packaging and/or storage of food, beverages or other goods or articles in limited quantities and intended for retail sale or wholesale, and where the establishment includes an accessory restaurant or retail store through which such goods are sold or served to the public directly on the premises.
g.	Definition – Minimum Tower Separation Distance	N/A	Means the minimum required distance between the exterior faces of two or more towers, located on the same lot, but shall not include projection of a balcony.

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h.	Permitted Uses	Uses listed in Section 5.10 of Zoning By-law 1-88	Additional permitted uses include: <ul style="list-style-type: none"> <li>• Restaurant with Accessory Brew Manufacturing</li> <li>• Day Nursery</li> <li>• Arts Studio</li> <li>• Convenience Retail</li> <li>• Arcade</li> </ul>
i.	Front Yard Setback	To Residential Uses: 3.0m To Non-Residential Uses: 0.0m	2.0m
j.	Rear Yard Setback	To Residential Uses: 6.0 m To Non-Residential Uses: 3.0 m	2.0m
k.	Exterior Side Yard Setback	To Residential Uses: 3.0 m To Non-Residential Uses: 0.0 m	2.0 m
l.	Building Setbacks Below Grade	Front and Exterior: 1.8 m	0.0 m
m.	Maximum Permitted Yard Encroachments	Art and landscape features, bicycle racks, exhaust ventilation shafts (for the purpose of ventilating parking garage only): N/A  Awnings: N/A	Art and landscape features, bicycle racks, exhaust and ventilation shafts (for the purposes of ventilating the parking garage only and shall not exceed 150 mm above grade or shall be flush with grade or embedded as part of

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		<p>Canopies: 0.5 m into a required yard</p> <p>Exterior stairways and porches which are uncovered, unexcavated and unclosed:  3.0 m (interior side yard)  1.8 m (front, exterior side, rear yard)</p> <p>Outdoor Patios: N/A</p>	<p>planters), uncovered porches and stairs: 1.0 m.</p> <p>Awnings and canopies: 1.8 m, provided all projections remain 1.0 m from the lot line</p> <p>Outdoor Patios: 1.6 m, provided all projections are setback 1.0 m from the lot line</p>
n.	Build-to-Zone Requirements	<p>Non-Residential: 0 to 3.0 m</p> <p>Residential: 3.0 to 6.0 m</p> <p>50% of the length of the street line or 80% of length of the street line abutting first east-west street parallel to Regional Road 7 (Celebration Ave)</p>	<p>Residential and Non-Residential: 2.0 m – 5.5 m</p> <p>30% of the length of the street line shall have buildings located within the Build-to-Zone</p>
o.	Maximum Residential Density	67 m <sup>2</sup> per unit	<p>The provision of 5.1.5 as it relates to the minimum floor residential density in Schedule A2 shall not apply. For the purpose of clarity, Floor Space Index ('FSI') shall be calculated based on the ratio of gross floor area ('GFA') to area of the lot. The area of the lot shall include all road widenings, reserves, and future streets. Overall FSI of 9.31 times the area of the lot.</p>

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p.	Maximum Building Heights	25.0 m	185m (55 Storeys)
q.	Maximum Tower Floor Plate	N/A	Maximum tower floor plate size shall be: <ul style="list-style-type: none"> <li>• Tower A1: 850 m<sup>2</sup></li> <li>• Tower A2: 895 m<sup>2</sup> (for any building up to 18-storeys); or 850 m<sup>2</sup> (for any building exceeding 18 storeys)</li> <li>• Tower B: 850 m<sup>2</sup></li> </ul>
r.	Minimum tower separation	N/A	Minimum tower separation shall be: <ul style="list-style-type: none"> <li>• Between Towers A1 and A2: 30 m</li> <li>• Between Towers A1 and B: 80 m</li> <li>• Between Towers A2 and B: 40 m</li> </ul>
s.	Minimum Amenity Area	N/A	Indoor Amenity Area: 1.5 m <sup>2</sup> per dwelling unit  Outdoor Amenity Area: 1.5 m <sup>2</sup> per dwelling unit
t.	Minimum Accessible Parking Dimensions	<ul style="list-style-type: none"> <li>• Type A: 3.4 m by 6.0 m</li> <li>• Type B: 2.4 m by 6.0 m</li> <li>• Accessible Aisle: 1.5 m x 6.0 m</li> </ul>	<ul style="list-style-type: none"> <li>• Type A: 3.4 m by 5.7 m</li> <li>• Type B: 2.4 m by 5.7 m</li> <li>• Accessible Aisle: 1.5 m x 5.7 m</li> </ul>
u.	Loading Space	2 spaces / 2,501 m <sup>2</sup> – 10,000 m <sup>2</sup> Commercial GFA	Phase 1 (Building A1): <ul style="list-style-type: none"> <li>• Type B: 1 space</li> <li>• Type C: 1 space</li> <li>• Type D: 1 space</li> </ul> Phase 2 (Buildings A2 + B):

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			<ul style="list-style-type: none"> <li>• Type C: 2 spaces</li> <li>• Type D: 1 space</li> </ul> Per 3,408 m <sup>2</sup> of Commercial GFA
v.	Minimum Landscaped Strip along a Lot Line	6.0 m	Shall not apply
w.	Mezzanines	Mezzanines shall be permitted in single use and multi-unit industrial and commercial buildings in accordance with the Ontario Building Code.	Mezzanines shall be permitted within mixed-use buildings or commercial buildings in accordance with the Ontario Building Code.
x.	Outdoor Patio Provisions	Provisions listed under Section 5.1.6 of Zoning By-law 1-88	Subsection 5.1.6 a), b), e), h) and i) shall not apply for Outdoor Patios.
y.	Minimum/Maximum Gross Floor Area	N/A	The maximum Gross Floor Area, which excludes all below-grade area, of all buildings above grade on the subject lands shall not exceed 113,500 m <sup>2</sup> .  Residential GFA (Maximum): 110,500 m <sup>2</sup>  Non-Residential GFA (Minimum): 3,000 m <sup>2</sup>

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z.	Maximum Residential Unit Count	N/A	1,560 units

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.