

## Attachment 13 – Zoning By-law 1-88 Exception Table

Table 1:

|    | Zoning By-law 1-88 Standard           | C9 Corporate Centre Zone Requirements  | Proposed C9 Corporate Centre Zone Exceptions  |
|----|---------------------------------------|--|---|
| a. | 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<br>i) in the case of a flat roof, the highest point of the roof surface;<br>ii) in the case of a mansard roof, the highest point on the roof surface;<br>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 measured from the following Canadian Geodetic Datum elevations and the highest point of the roof surface exclusive of any accessory roof construction such as chimney, tower, steeple, elevator and stairwell shafts, and mechanical penthouse:<br><ul style="list-style-type: none"> <li>• <u>Block A</u>: 203.52 m Canadian Geodetic Datum, as identified on Schedule 1 of this By-law;</li> <li>• <u>Block B</u>: 202.82 m Canadian Geodetic Datum, as identified on Schedule 1 of this By-law;</li> <li>• <u>Block C</u>: 202.38 m Canadian Geodetic Datum, as identified on Schedule 1 of this By-law; and</li> <li>• <u>Block D</u>: 202.40 m Canadian Geodetic Datum, as identified on Schedule 1 of this By-law.</li> </ul> |
| b. | Definitions – “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 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.  |
| c. | Definitions – “Ground Floor Frontage” | Not Defined  | Means the portion of the ground floor that:<br><ul style="list-style-type: none"> <li>a. Faces any street line or faces an urban square that abuts a street line;</li> <li>b. Is contained in a building that is partially or wholly located within 15.0 m of a street line or an urban square abutting a street line; and,</li> <li>c. Is measured from the main wall to a depth of 7.5 m into the building.</li> </ul>  |

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| d. | Definitions – “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 m by 5.7 m, exclusive of any aisles or ingress or egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto.  |
| e. | Definitions – “Lot”                   | N/A  | For the purpose of zoning conformity, the Subject Lands as they pertain to Blocks A, B, C, and D, each individually, are deemed one lot, regardless of the number buildings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, or other permissions, and any easements or registrations that are granted, shall be deemed to comply with the provisions of this By-law |
| f. | Permitted Uses                        | In accordance with Section 5.1.4, 5.10 and Exception 9(144)  | All permitted uses in the C9 Zone in addition to the following uses: <ul style="list-style-type: none"> <li>• Independent Living Facility</li> <li>• Supportive Living Facility</li> <li>• Long Term Care Facility</li> <li>• Public Parking Lot or Parking Garage</li> <li>• Day Nursery</li> </ul>   |
| g. | Minimum Landscape Strip               | In accordance with Section 3.13 and 5.1.1 a) and c)  | 2.0 m  |
| h. | Minimum Rear Yard Setback             | For residential uses: 6.0 m  | <ul style="list-style-type: none"> <li>• <u>Blocks A &amp; B</u>: 3.0 m</li> <li>• <u>Block C</u>: 4.0 m</li> </ul>  |
| i. | Build-To-Zone (‘BTZ’) Requirements    | Non-residential uses: 0 m - 3.0 m<br>Residential uses: 3.0 m - 6.0 m   | Shall not apply  |
| j. | Minimum Building Setbacks Below-Grade | To the front and exterior lot line:<br>1.8 m   | 0.0 m<br>3.0 m to any transportation use buildings or structures above or below grade  |
| k. | Maximum Permitted Yard Encroachments  | In accordance with Section 3.14  | Balconies, columns, landscape features, stairs and stair enclosures, awnings, balustrades, canopies, architectural features, and window washing equipment: 3.0 m   |
| l. | Maximum Building Heights              | 25 m   | <u>Block A</u> : <ul style="list-style-type: none"> <li>• Tower 1: 215 m (69-Storeys)</li> <li>• Tower 2: 171 m (54-storeys)</li> <li>• Tower 3: 197 m (63-storeys)</li> <li>• Tower 4: 188 m (59-storeys)</li> <li>• Tower 5: 176 m (55-storeys)</li> </ul>   |

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|    |  |   | <p><u>Block B:</u></p> <ul style="list-style-type: none"> <li>• Tower 6: 230 m (74-Storeys)</li> <li>• Tower 7: 178 m (56-storeys)</li> <li>• Tower 8: 187 m (59-storeys)</li> <li>• Tower 9: 198 m (63-storeys)</li> <li>• Tower 10: 168 m (53-storeys)</li> </ul> <p><u>Block C:</u></p> <ul style="list-style-type: none"> <li>• Tower 11: 138 m (43-Storeys)</li> <li>• Tower 12: 161 m (51-storeys)</li> <li>• Tower 13: 143 m (45-storeys)</li> <li>• Tower 14: 170 m (54-storeys)</li> </ul> <p><u>Block D:</u></p> <ul style="list-style-type: none"> <li>• Tower 15: 191 m (61-Storeys)</li> <li>• Tower 16: 167 m (53-storeys)</li> <li>• Tower 17: 182 m (58-storeys)</li> </ul> |
| m. | Maximum Projection for Mechanical Penthouse and Architectural Features | N/A   | 8.0 m above the maximum permitted height  |
| n. | Maximum Gross Floor Area (GFA)   | N/A   | <ul style="list-style-type: none"> <li>• <u>Block A:</u> 272,000 m<sup>2</sup></li> <li>• <u>Block B:</u> 281,000 m<sup>2</sup></li> <li>• <u>Block C:</u> 171,000 m<sup>2</sup></li> <li>• <u>Block D:</u> 154,000 m<sup>2</sup></li> </ul>  |
| o. | Minimum Non-Residential GFA  | N/A   | <ul style="list-style-type: none"> <li>• <u>Block A:</u> 18,750 m<sup>2</sup></li> <li>• <u>Block B:</u> 7,000 m<sup>2</sup></li> <li>• <u>Block C:</u> 1,500 m<sup>2</sup></li> <li>• <u>Block D:</u> 2,200 m<sup>2</sup></li> </ul>   |
| p. | Minimum Non-Residential GFA (Ground Floor)                             | Where a building is constructed fronting onto Highway 7, a minimum of 60% of the GFA at the ground floor level shall be composed of commercial uses which provide individual external at grade pedestrian access to such use. | Where a building is constructed fronting onto Highway 7, a minimum of 60% of the GFA at the ground floor level shall be composed of commercial and/or residential uses, which provide individual external at grade pedestrian access to such use.   |
| q. | Maximum Residential Density  | 67 m <sup>2</sup> per unit  | 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. The maximum permitted FSI are as follows:  |

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|    |   |  | <ul style="list-style-type: none"> <li>• <u>Block A</u>: 8.8</li> <li>• <u>Block B</u>: 14.3</li> <li>• <u>Block C</u>: 7.4</li> <li>• <u>Block D</u>: 9.2</li> <li>• <u>Total</u>: 10</li> </ul>  |
| r. | Density Transfer                              | <p>Where land is conveyed to the municipality for a public purpose, for nominal consideration, density from such land may be transferred to a development parcel within the C9 Corporate Centre Zone under the same ownership, subject to the following:</p> <ol style="list-style-type: none"> <li>In the case of residential development, the resulting density on any receiving parcel shall not exceed 50 m<sup>2</sup>/unit on any given parcel.</li> <li>The density transfer shall be identified and reflected in the implementing site plan agreements for the receiving site, identifying the source of the transfer</li> </ol> | Shall not apply  |
| s. | Location of Short-Term Bicycle Parking Spaces | In accordance with Section 3.8.2 c) of Zoning By-law 1-88  | Shall not apply  |
| t. | Loading Space Requirements                    | In accordance with Section 3.9 a)  | <ul style="list-style-type: none"> <li>• <u>Block A</u>: 4 Type 'B', 1 Type 'C' and 4 Type 'D'</li> <li>• <u>Block B</u>: 2 Type 'A', 4 Type 'B' and 5 Type 'D'</li> <li>• <u>Block C</u>: 4 Type 'B' and 4 Type 'D'</li> <li>• <u>Block D</u>: 4 Type 'B' and 2 Type 'D'</li> </ul> |
| u. | Minimum Loading Space Dimensions              | 3.5 m (w) x 9.0 m (l) x 4.2 m (h)  | <ul style="list-style-type: none"> <li>• <u>Type A</u>: 3.5 m x 17.0 m x 4.4 m</li> <li>• <u>Type B</u>: 3.5 m x 11.0 m x 4.0 m</li> <li>• <u>Type C</u>: 3.5 m x 6.0 m x 3.0 m</li> <li>• <u>Type D</u>: 4.0 m x 13.0 m x 6.1 m</li> </ul>  |

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