

Attachment 9 – Zoning By-law 001 -2021 Table 1

	Zoning By-law 001-2021 Standard	HMU High-Rise Mixed-Use Zone Requirement	Proposed HMU High-Rise Mixed-Use Zone Exception
a.	Definition of a "Lot"	Means a parcel of land which can be conveyed as a separate parcel pursuant to the provisions of the Planning Act	The Subject Lands as shall be 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 arrangements, or other permissions, and any easements or registrations that are granted
b.	Parking Requirements	<p align="center"><u>Residential</u> 1 space/ unit x 1621 units = 1621</p> <p align="center"><u>Visitor</u> 0.2 spaces/unit x 1621 units = 324</p> <p align="center"><u>Retail</u> 3.5 spaces/ 100 m² (3.5 x 937.7 m² /100) = 32</p> <p align="center">Total Parking Required 1977 parking spaces</p>	<p align="center">Total parking space provided 740 parking spaces</p> <p>Note: Subject Lands are in a Protected Major Transit Station Area (PMTSA) where parking rates are no longer mandatory pursuant to Bill 185.</p>
c.	Minimum Setback of a Below Grade Structure or Structure that is incidental to a	1.8 m from the street line	0.0 m from all property lines

	below -grade parking structure		
d.	Bicycle Parking Space Dimensions	Vertical dimension: 1.2 m Width: 0.6 m Vertical clearance from the floor shall be 2.4 m	Length: 1.9 metres Width: 0.4 m Vertical clearance from the floor shall be 2.4 m
e.	General Provisions for Short-term Bicycle Parking Spaces	Minimum Setback from nearest lot line: 0.6 m	Minimum Setback from any lot line: 0 m
f.	Amenity Area Requirements	8 units X 8 m ² 1613 units x 5m ² Total amenity area required = 8129 m ²	Building A: 2135 m ² Building B: 2092 m ² Building C: 2279 m ² Total amenity area provided = 6505 m ²
g.	Permitted Encroachments into Required Yards	Air conditioner (central), heat pump, condenser or similar equipment (wall mounted) Interior Side yard : 0.6 m Rear and exterior side yard: 1.0 m	Minimum Setback from any lot line: 0 m
h.	Maximum Building Height	88 m	145 m (45 storeys)
i.	Minimum Front Yard	5 m	3.0 m
j.	Minimum Exterior Side Yard	5 m	1.0 m
k.	Maximum Podium Height	10.5 m	26 m
l.	Minimum Tower Separation	30 m	25 m
m.	Minimum Tower Step-back	3 m	0.0 m
n.	Minimum Landscape Strip	Abutting a street line: 5 m Interior side lot, rear lot line, and abutting Residential and Opens Space Zones: 3 m	0.0 m