

## Proposed Zoning Exceptions to Zoning By-law 001-2021

Table 1:

	Zoning By-law 001-2021 Standard	HMU Zone Requirement	Proposed Exceptions to the HMU Zone Requirement
a.	Maximum Building Height	88 m	110 m (35 storeys)
b.	Minimum Podium Height	10.5 m	10 m
c.	Minimum Tower Step-Back	3 m	0 m
d.	Minimum Tower Separation	30 m	26 m
e.	Minimum Tower Setback	12.5 m	12 m
f.	Build-to-Zone	5 to 10 m	3 m
g.	Minimum Front Yard Setback	5 m	3 m
h.	Minimum Rear Yard Setback	7.5 m	5 m
i.	Maximum Floor Space Index	There is no maximum Floor Space Index for the Subject Lands	7.0
j.	Maximum Gross Floor Area	There is no maximum Gross Floor Area for the Subject Lands	115,000 m <sup>2</sup>
k.	Minimum Landscape Strip	5 m abutting a street line	No landscape strip abutting a street line or along an interior side lot line is required
l.	Definition of Landscape	Means the area of a lot used exclusively for soft landscape or hard landscape	The area of the lot used exclusively for soft landscape or hard landscape, including ventilation shafts and short term bicycle parking.
m.	Minimum Parking Requirements	Personal Service 2 spaces/100 m <sup>2</sup>  Restaurant 4 spaces/100 m <sup>2</sup>  Restaurant Take-out 2.7 spaces/100 m <sup>2</sup>	No parking spaces are required for personal service, restaurant, restaurant take-out and retail uses

**Attachment 5**

	<b>Zoning By-law 001-2021 Standard</b>	<b>HMU Zone Requirement</b>	<b>Proposed Exceptions to the HMU Zone Requirement</b>
		Retail 2 spaces/100 m <sup>2</sup>	
n.	Minimum Barrier Free Parking Spaces	24 spaces	9 spaces
o.	Minimum Loading Spaces	<p>1 Type D, plus 1 Type C for 400 dwelling units or greater</p> <p>0-499 m<sup>2</sup> of commercial space, no loading spaces are required</p> <p>500-1,999 m<sup>2</sup> of commercial space, 1 Type B space is required</p> <p>2,000-4,999 m<sup>2</sup> of commercial space, 2 Type B spaces are required</p>	<p>2 Type D loading spaces may be provided for 400 dwelling units or greater</p> <p>No loading spaces are required for commercial uses</p>
p.	Minimum Amenity Area	<p>8 m<sup>2</sup> / unit for the first eight dwelling units and 5 m<sup>2</sup> / unit for each additional unit</p> <p>A minimum of 90% of the require Amenity Area shall be provided as common space</p> <p>A maximum of 20% of the required outdoor Amenity Area may consist of Amenity Area located on a rooftop or terrace</p>	<p>7.5 m<sup>2</sup> / unit</p> <p>A minimum of 30% of the required Amenity Area shall be provided as common space</p> <p>A maximum of 60% of the required outdoor Amenity Area may consist of Amenity Area located on a rooftop or terrace</p>
q.	Minimum Bicycle Parking Spaces	<p>0.8 long-term bicycle parking spaces / dwelling unit</p> <p>0.2 short-term bicycle parking spaces / dwelling unit</p> <p>0.1 long-term bicycle parking spaces for commercial uses</p>	<p>0.5 long-term bicycle parking spaces / dwelling unit</p> <p>0.1 short-term bicycle parking spaces / dwelling unit</p> <p>0 long-term bicycle parking spaces for commercial uses</p>

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		0.2 short-term bicycle parking spaces for commercial uses	0 short-term bicycle parking spaces for commercial uses
r.	Location of Bicycle Parking Spaces	<p>A required bicycle parking space shall have direct access from an interior communal area of a building or structure</p> <p>Long-term bicycle parking spaces shall be located within the ground floor area, on the storey above the ground floor area, or on the first or second storey located below grade</p>	<p>A required bicycle parking space does not need direct access from an interior communal area of a building</p> <p>Long-term bicycle parking spaces may be provided on Level 4 of a building</p>
s.	Minimum Change and Shower Facilities for long-term bicycle parking spaces	1 facility for 5 to 60 long-term bicycle parking spaces	0 facilities for 5 to 60 long-term bicycle parking spaces
t.	Below-grade Parking Structure Setbacks	1.8 m to a street line	0 m to all lot lines
u.	Location of Outdoor Patios	An outdoor patio located at grade and with direct access from the first storey of a building shall be located between a building and a road	An outdoor patio located at grade and with direct access from the first storey of a building may be located between a building and a road