



C59.

Communication

CW(PM) – November 6, 2024

Item No. 6

DATE: November 6, 2024

TO: Mayor and Members of Council

FROM: Haiqing Xu, Deputy City Manager, Planning and Growth Management

**RE: COMMUNICATION – Committee of the Whole (Public Meeting),
November 6, 2024**

Item 6, Report 38

**The Q Towers Limited Partnership
Official Plan Amendment File OP.21.001
Zoning By-law Amendment File Z.21.002
Part of Lot 20, Concession 6
Vicinity of Major Mackenzie Drive and Fossil Hill Road**

Recommendation

1. THAT Attachment 10 - Proposed Site-Specific Exceptions to Zoning By-law 1-88 in the Committee of the Whole (Public Meeting) report be replaced with the attached Attachment 10 - Proposed Site-Specific Exceptions to Zoning By-law 1-88.

Background

The incorrect Attachment 10 - Proposed Site-Specific Exceptions to Zoning By-law 1-88 was inadvertently included in the Committee of the Whole (Public Meeting) report ('Report') and the correct Attachment 10 is attached to replace the version currently in the Report.

For more information, contact: Judy Jeffers, Planner, Development Planning Department, ext. 8645

Respectfully submitted by

A handwritten signature in black ink, appearing to read "Haiqing Xu".

Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Attachment

1. Attachment 10 - Proposed Site-Specific Exceptions to Zoning By-law 1-88 - Table 1

Attachment 10 - Proposed Site-Specific Exceptions to Zoning By-law 1-88**Table 1**

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
a.	Minimum Lot Area	67 m ² / unit	24 m ² / unit
b.	Minimum Front Yard	7.5 m	2.9 m (Major Mackenzie Drive)
c.	Minimum Rear Yard	7.5 m	3 m (Sibella Way)
d.	Minimum Exterior Yard	7.5 m	3.6 m (Fossil Hill Road)
e.	Minimum Setback from the Front Lot Line and the Exterior Lot Line to the Building Below the Finished Grade	1.8 m	0.6 m (Major Mackenzie Drive and Fossil Hill Road)
f.	Maximum Permitted Encroachment (Porches)	1.8 m	3 m (Fossil Hill Road)
g.	Permitted Use	<ul style="list-style-type: none"> - Apartment Dwelling - Day Nursery 	Permit the following additional uses within the 10-story Mixed-Use Residential-Commercial Building: <ul style="list-style-type: none"> - Retail Store
h.	Minimum Parking Requirements	Residential 1.5 spaces / unit x 428 units = 642 spaces Visitor 0.25 spaces / unit x 428 units = 107 spaces	Residential 1 spaces / unit x 428 units = 428 spaces Visitor 0.20 spaces / unit x 482 units = 86 spaces

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
		Total Residential Parking Required = 749 spaces	Total Residential Parking Proposed = 514 spaces
i.	Minimum Amenity Area	270 One Bedroom Units x 20 m ² /unit = 5,400 m ² 151 Two Bedroom Units x 55 m ² /unit = 8,305 m ² 7 Three Bedroom Units x 90 m ² /unit = 630 m ² Total required amenity area = 14,335 m ²	Provide a total amenity area of 4,286 m ²

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.