

## Attachment 16 – Zoning By-law 1-88 Exception Table

Table 1:

	Zoning By-law 1-88 Standard	EM1 Prestige Employment Area Zone Requirements	C9 Corporate Centre Zone Requirement	Proposed C9 Corporate Centre Zone Exceptions
a.	Permitted Uses	In accordance with Section 6.1.1 and 6.2 of Zoning By-law 1-88	In accordance with Section 5.1.4, 5.10 and Exception 9(1505)	All permitted uses in the C9 Zone, including the following uses: <ul style="list-style-type: none"> <li>• Live-Work Dwelling</li> <li>• Office, Business or Professional</li> <li>• Day Nursery</li> </ul>
b.	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 <ol style="list-style-type: none"> <li>i. in the case of a flat roof, the highest point of the roof surface;</li> <li>ii. in the case of a mansard roof, the highest point on the roof surface;</li> <li>iii. in the case of a gable, hip or gambrel roof, the mean height between the eaves and the highest point of the roof;</li> </ol> exclusive of any accessory roof construction such as a chimney, tower, steeple, elevator, mechanical room, or television antenna.	Means the distance between the Canadian Geodetic Datum of 205.40 m and the elevation of the highest point of the roof surface excluding mechanical penthouse and any roof top equipment.	
	“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, and loading areas located above or below grade
	“Live-Work Dwelling”	Not Defined		Means a dwelling containing a business that is operated by at least one resident of the associated dwelling unit.
	“Parking Spaces”	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		Means a rectangular area measuring at least 2.7 m by 5.7 m, exclusive of any

		and private driveway leading thereto.		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. An EV charging station shall not be considered an obstruction for the purposes of a parking space size.
	"Podium"	Not Defined		Means the base of a building, inclusive of the ground floor, that projects horizontally from the tower
	"Tower"	Not Defined		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
	"Tower Separation Distance"	Not Defined		Means the minimum required distance between the exterior faces of two or more towers, located on the same lot, but shall not include the projection of a balcony
	"Tower Step-back"	Not Defined		Means the horizontal distance that the main wall of a tower is recessed from the main wall of a podium on all sides
c.	Maximum Residential Density	N/A	67.0 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 FSI shall be 10.5 times the area of the lot.

	Minimum/ Maximum Gross Floor Area (GFA)	N/A		<u>Total (maximum):</u> 116,172 m <sup>2</sup>  <u>Non-Residential (Minimum):</u> 4.8% of the total GFA
e.	Maximum Residential Units	N/A		1,700
f.	Maximum Building Heights	15.0 m	25.0 m	<u>Tower C:</u> 47-Storeys (152.0 m)
				<u>Tower D:</u> 51-Storeys (168.0 m)
				<u>Tower E:</u> 38-Storeys (128.0 m)
	Maximum Mechanical Room Height	N/A		8.0 m
	Maximum Podium Height	N/A		6-storeys (26.2 m)
	Maximum Tower Floor Plate	N/A		<u>Buildings C, D, and E:</u> 840 m <sup>2</sup> <u>Level 7:</u> 860 m <sup>2</sup>
	Minimum Tower Step-backs	N/A		<ul style="list-style-type: none"> <li>• 1.5 m (North)</li> <li>• 1.6 m (East); 0.5 m at the southeast corner of Tower C and northeast corner of Tower E;</li> <li>• 3.0 m (South)</li> <li>• 1.2 m (West); 0.6 m at the northwest corner of Tower D</li> </ul>
g.	Build-To-Zone (‘BTZ’) Requirements	N/A	<u>Non-Residential Uses:</u> 0 m – 3.0 m	<u>Front Lot Line:</u> 2.0 m - 5.0 m  The BTZ shall apply to a minimum of 40% of the street frontage along Doughton Road. On any other portion of the lot, only the minimum setback indicated shall apply.
			<u>Residential Uses:</u> 3.0 m – 6.0 m	
			80 percent of the length of the street line for the first east-west street parallel to Highway 7 (White Elm Road) shall have buildings located within the BTZ; 50 percent of the length of the street line for all other streets	
h.	Minimum Building Setbacks Below Grade	<u>Front Yard:</u> 1.8 m	<u>Front Yard:</u> 1.8 m	<u>Front Yard:</u> 0.0 m

i.	Minimum Required Yard Setbacks	<u>Front Yard:</u> 6.0 m <u>Rear Yard:</u> 12.0 m	<u>Front Yard:</u> 3.0 m <u>Rear Yard:</u> 6.0 m	<u>Front Yard:</u> 2.0 m <u>Rear Yard:</u> 4.5 m
j.	Permitted Yard Encroachments	In accordance with Section 3.14 of Zoning By-law 1-88		<ul style="list-style-type: none"> <li>• <u>Awnings and Canopies, attached (permanent):</u> 2.5 m, provided they are set back no more than 0.7 m from the front lot line, and no more than 1.0 m from any other lot line</li> <li>• <u>Balconies, Wind Mitigation Structures, Window Washing Equipment, Railings and Guardrails:</u> 2.5 m, provided they are set back no more than 1.0 m from the lot line</li> </ul>
	Minimum Amenity Area	N/A		<u>Apartment Dwelling</u> <ul style="list-style-type: none"> <li>• <u>Indoor:</u> 1.75 m<sup>2</sup>/unit</li> <li>• <u>Outdoor:</u> 1.35 m<sup>2</sup>/unit</li> </ul>
k.	Minimum Parking Rate Requirements	<ul style="list-style-type: none"> <li>• <u>Apartment Dwelling:</u> 1.5 spaces/unit</li> <li>• <u>Residential Visitor:</u> 0.25 spaces/unit</li> <li>• <u>Office:</u> 3.5 spaces/100 m<sup>2</sup></li> <li>• <u>Commercial:</u> 6.0 spaces/100 m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>• <u>Apartment Dwelling:</u> 0.7 - 1.7 spaces/unit</li> <li>• <u>Residential Visitor:</u> 0.15 spaces/unit</li> <li>• <u>Office:</u> 1.5 - 2.5 spaces/100 m<sup>2</sup></li> <li>• <u>Commercial:</u> 2.0 - 4.0 spaces/100 m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>• <u>Apartment Dwelling:</u> 0.3 spaces/unit</li> <li>• <u>Residential Visitor:</u> 0.15 spaces/unit</li> <li>• <u>Non-Residential:</u> 0.7 spaces/100 m<sup>2</sup></li> <li>• <u>Live-Work Residential:</u> 0.6 spaces/unit</li> <li>• <u>Live-Work Visitor:</u> 0.4 spaces/unit</li> </ul>
n.	Compact Motor Vehicle Parking Requirements	N/A		<ul style="list-style-type: none"> <li>• The minimum dimensions of a parking space devoted to and for the exclusive use of a compact motor vehicle shall be 2.4 m (w) x 4.8 m (l)</li> <li>• A maximum of 10% of the total required parking spaces shall be permitted for the purpose of compact motor vehicle parking</li> <li>• A parking space allocated to a compact motor vehicle shall be demarcated for the exclusive use of a</li> </ul>

			compact motor vehicle and maintained as such.
o.	Maximum Driveway Width	13.5 m	Shall not apply
p.	Minimum Landscape Strip	3.0 m	Shall not apply

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