

Attachment 7
Zoning By-Law 001- 2021
Table 1

	Zoning By-law 001-2021 Standard	HMU High-Rise Mixed-Use Zone Requirement	Proposed Exceptions to the HMU High-Rise Mixed-Use Zone Requirement
a.	Required build-to zone	5 m – 10 m	Shall not apply
b.	Minimum street wall	9 m	8.5 m
c.	Maximum Building Height	88 m	180 m
d.	Maximum Podium Height	20 m	25 m
e.	Minimum Tower Step-Back	3 m	Shall not apply
f.	Minimum Tower Separation	30 m	25 m
g.	Minimum tower setback from any rear lot line and interior side lot line	12.5 m	North Building (Tower A): 9.3 m South Building (Tower B): 10.7 m
h.	Minimum landscape strip abutting a street line	5 m	1.7 m
i.	Minimum required landscape strip on any interior side lot line or rear lot line abutting an (OS1) Open Space Zone	3 m	Shall not apply along the north property line
j.	Minimum Setback of a Below Grade Structure or Structure that is incidental to a below-grade parking structure	Minimum setback of 3.0 m from any lot line	Shall not apply
k.	Minimum Parking Requirements	Residential 0.8 spaces/unit x 933 units = 747 spaces Visitor 0.2 spaces/unit x 933 units = 187 spaces	Residential 0.406 spaces/unit x 933 units = 379 spaces Visitor 0.15 spaces/unit x 933 units = 140 spaces

	Zoning By-law 001-2021 Standard	HMU High-Rise Mixed-Use Zone Requirement	Proposed Exceptions to the HMU High-Rise Mixed-Use Zone Requirement
		<p>Hotel 0.6 spaces/per suite x 225 suites = 135 spaces</p> <p>Office 1.4 space/ per 100m² @ 1,966 m² = 28 spaces</p> <p>Clinic 2 space/ per 100m² @ 1,898 m² = 38 spaces</p> <p>Retail 2 space/ per 100m² @ 364 m² = 8 spaces</p> <p>Total Parking Required = 1,143 spaces</p>	<p>Hotel 0.26 spaces/per suite x 225 suites = 59 spaces</p> <p>Office 0.61 spaces/ per 100 m² @ 1,966 m² = 12 spaces</p> <p>Clinic 1.06 space/ per 100m² @ 1,898 m² = 20 spaces</p> <p>Retail 0.7 space/ per 100m² @ 364 m² = 3 spaces</p> <p>Total Parking Provided = 613 spaces</p>
i.	Amenity Area Requirements	<p>8 units X 8 m² = 64 m² 925 units X 5 m² = 4625 m² Total required amenity area = 4,689 m²</p>	Total amenity area provided 3,791.8 m ²
m.	Maximum Gross Floor Area permitted on a lot for a "Hotel" use	10,000 m ²	13,500 m ²
n.	Minimum Change and Shower Facilities	4	Shall not apply
o.	General Provisions for Long-term Bicycle Parking Spaces	Long-term bicycle parking space shall have direct access from the exterior of a building.	Long-term bicycle parking space may have indirect access to the exterior of the building.