

Attachment 13 – Zoning By-law 1-88 Exception Table

Table 1:

	Zoning By-law 1-88 Standard	EM2 General Employment Area Zone Requirements	C9 Corporate Centre Zone Requirement	Proposed C9 Corporate Centre Zone Exceptions
a.	Definition – “Architectural Features”	Not Defined		Features used to enhance the visual appearance of a building. May include pilasters, brackets, cornices, columns, balustrades, and similar building features that are attached to the main walls of a building.
	Definition – “Gross Floor Area”	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.		Exclusions are basement, attic, mechanical room, electrical room, elevator shaft, refuse chute, escalators, vehicle and bicycle parking areas, loading areas located above or below grade.
	Definition – “Height”	<p>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</p> <ul style="list-style-type: none"> i) in the case of a flat roof, the highest point of the roof surface; ii) in the case of a mansard roof, the highest point on the roof surface; iii) in the case of a gable, hip or gambrel roof, the mean height between the eaves and the highest point of the roof; exclusive of any accessory roof construction such as a chimney, tower, steeple, elevator, mechanical room, or television antenna. 		<p>The vertical distance measured from established grade to:</p> <ul style="list-style-type: none"> i) For a flat roof, including any roof where more than half of the roof area has a slope of 15 degrees or less above the horizontal, the highest point of the roof surface or parapet, whichever is the greater; ii) For a sloped roof, the mean height between the eaves and the ridge; or, iii) For a structure with no roof, the highest point of the structure.
	Definition – “Parking Space” (dimensions only)	A rectangular area measuring 2.7m by 6.0m		A rectangular area measuring 2.7m x 5.7m

	Definition – “Lot”	A parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 50 of the Planning Act, would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot.		Subject Lands are one lot, regardless of the number of buildings thereon, the creation of separate units and/or lots by way of condominium, consent, conveyance of private or public roads, strata title agreements, or other permissions, and any easements or registrations that are granted.
	Definition – “Phase 1”	Not Defined		A portion of the development containing a minimum of: <ul style="list-style-type: none"> • 8,200 m² of Hotel use • 5,800 m² of Office uses • 182 Purpose-built rental dwelling units • An additional 800 dwelling units are permitted.
	Definition – “Phase 2”	Not Defined		Balance of the development subsequent to Phase 1.
	Definition – “Purpose-Built Rental”	Not Defined		Housing specifically for long-term rental accommodation.
b.	Permitted Uses	In accordance with Section 6.3 of Zoning By-law 1-88	In accordance with Section 5.10 and Exception 9(1473)	All permitted uses in the C9 Zone
c.	Minimum Lot Frontage	34.0 m	50.0 m	<ul style="list-style-type: none"> • Maplecrete Road: 94 m • Doughton Road: 99 m • White Elm Road: 97 m
d.	Minimum Front Yard Setback	6.0 m	<ul style="list-style-type: none"> • Non-Residential: 0m • Residential: 3.0m 	3.0 m
e.	Minimum Rear Yard Setback	12.0 m	<ul style="list-style-type: none"> • Non-Residential: 3.0 m • Residential: 6.0m 	3.0 m
f.	Minimum Exterior Side Yard Setback	6.0 m	<ul style="list-style-type: none"> • Non-Residential: 0m • Residential: 3.0 m 	3.0 m
g.	Minimum Interior Side Yard Setback	6.0 m	<ul style="list-style-type: none"> • Non-Residential: 0m • Residential: 0 m 	3.0 m
h.	Build-To-Zone Requirements	N/A	<ul style="list-style-type: none"> • Non-Residential: 0m to 3.0 m • Residential: 3.0 m to 6.0 m 	Shall not apply.

i.	Setback to Sight Triangles	0.6 m	0.6 m	1.5 m
j.	Building Setbacks Below Grade	1.8 m	<ul style="list-style-type: none"> • Front and exterior side: 1.8 m • Rear: 0.0 m • Interior Side: 0 m • Exterior Side: 1.8 m 	All yards: 0.0 m
k.	Encroachments - Architectural Features	<ul style="list-style-type: none"> • Front Yard: 1.8 m • Rear Yard: 1.8 m • Exterior Side Yard: 1.8m 	<ul style="list-style-type: none"> • Front Yard: 1.8 m • Rear Yard: 1.8 m • Exterior Side Yard: 1.8 m 	<ul style="list-style-type: none"> • May encroach 1.0m into front, rear and exterior side yards
l.	Minimum Amenity Area Requirements	N/A	N/A	4 m ² per unit (combined indoor and outdoor)
m.	Podium Height and Tower Requirements	N/A	N/A	<ul style="list-style-type: none"> • Maximum Residential Tower Floor Plate: 850 m² • Minimum Tower Step-back: 2.0 m • Maximum Podium Height: 27m or 6-storeys • Minimum Tower Separation Between Buildings: 25.0 m • Minimum Residential Tower Setback from any Rear and Interior Side Lot Line: 5.0 m • Minimum Office Tower Setback to any Rear and Interior Side Lot Line: 5 m
n.	Minimum Landscaping Strip	3.0 m	3.0 m	3.0 m. 1.5 m at a sight triangle
o.	Permitted Encroachments – Landscape Strip	A landscape strip shall be used for no other purpose than landscaping.	A landscape strip shall be used for no other purpose than landscaping.	Hard landscaping, Bicycle parking, architectural features/ elements, air ventilation shafts for below-grade parking structures
p.	Maximum Building Height	15.0 m	25.0 m	30-storeys or the height permitted by the VMC Secondary Plan
q.	Maximum Gross Floor Area (GFA)	N/A	N/A	112,451 m ²

r.	Minimum Development Requirements – Phase 1	N/A	N/A	<ul style="list-style-type: none"> • 8,200 m² of Hotel uses; • 5,800 m² of Office uses; • 182 purpose-built rental dwelling units • An additional 800 dwelling units may be permitted
s.	Minimum Loading Space	N/A	N/A	<ul style="list-style-type: none"> • Type B: 2 space • Type D: 3 spaces • Shared Type B and D: 1 Space
t.	Non-Residential Use Requirement	N/A	N/A	10% minimum
u.	Purpose-Built Rental Requirement	N/A	N/A	11.5% of the total units shall be purpose-built rental

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