

Attachment 12 – Zoning By-law 1-88 Table 1

Table 1:

	Zoning By-law 1- 88 Standard	C7 (9)(957) – Service Commercial Zone Requirement	EM1 9(957) – Prestige Employment Area Requirement	C9 - Corporate Centre Zone Requirement	Proposed C9 – Corporate Centre Zone
a.	Definition – Lot	Means 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, R.S.O. 1990, c. P. 13. 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.			The Subject Lands are deemed to be one lot, regardless of the number of buildings, units created, road widenings and future streets conveyed, or other permissions and easements or registrations granted, in accordance with By-law 1-88.
b.	Definition – Parking Space	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 and private driveway leading thereto.			Amending dimension requirements to 2.7 metres by 5.7 metres.
c.	Definition - Storey	Means the portion of a building other than the cellar, basement or unfinished attic, which lies between the surface of the floor and the surface of the next floor above, and if there is no floor above it, then the surface next above it, provided its height is not less than 2.3 metres.			For the purposes of this By-law, the Mezzanine level shall not be considered a storey.

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d.	Definition – Landscaping or Landscaped Area	Means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural elements designed to enhance the visual amenity of a property but does not include open storage display areas, parking or loading areas, or areas covered by driveways			Amending to also include areas for short-term bicycle parking.
e.	Minimum Front Yard Setback	9.0 m	9.0 m	To Residential Uses: 3.0 m To Non- Residential Uses: 0.0 m	0.0 m
f.	Minimum Rear Yard Setback	22.0 m	12.0 m	To Residential Uses: 6.0 m To Non- Residential Uses: 3.0 m	0.0 m
g.	Minimum Exterior Side Yard Setback	9.0 m	6.0 m	To Residential Uses: 3.0 m To Non- Residential Uses: 0.0 m	0.5 m
h.	Minimum Building Setbacks Below Grade	Front and Exterior Side: 1.8 m			0.0 m to all property lines
i.	Minimum distance between the below and above ground buildings	N/A	N/A	N/A	3.0 m

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	or structures to any transporta tion use buildings or structures				
j.	Build-to- Zone Requirem ents	N/A	N/A	Non-Residential: 0.0 to 3.0 m Residential: 3.0 to 6.0 m	0.5 – 5.0 m
k.	Maximum Building Height	11 m	15 m	25 m	Tower A: 141.4 m Tower B: 125.1 m Tower C: 119.6 m
l.	Maximum Residentia l Density	N/A	N/A	67 m ² per unit	Floor Space Index shall be based on the ratio of gross floor area to lot area (9,476 m ²) yielding 10.52 times the area of the lot.
m.	Minimum Landscap ed Strip along a Lot Line	Lot lines abutting Open Space Zone: 2.4 m Lot lines abutting a street line: 6.0 m	Lot lines abutting Open Space Zone: 7.5 m Lot lines abutting a street line: 3 m	Lot lines abutting Open Space Zone: 2.4 m Lot lines abutting a street line: 6.0 m	Shall not apply

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