

Attachment 15 – Zoning By-law 1-88 Exception Table

Table 2:

	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 2.7 metres x 5.7 metres. Barrier-free space length of 5.7 metres.

	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 (three towers and any associated podiums) containing a minimum of 11,245 square metres of non-residential uses and up to 1,000 dwelling units.
	Definition – “Phase 2”	Not Defined		Balance of the development on the Subject Lands subsequent to Phase 1.
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 Front Yard Setback	6.0 m	<ul style="list-style-type: none"> • Non-Residential: 0m • Residential: 3.0m 	3.0 m
d.	Minimum Rear Yard Setback	12.0 m	<ul style="list-style-type: none"> • Non-Residential: 3.0 m • Residential: 6.0m 	3.0 m
e.	Minimum Exterior Side Yard Setback	6.0 m	<ul style="list-style-type: none"> • Non-Residential: 0m • Residential: 3.0 m 	3.0 m
f.	Minimum Interior Side Yard Setback	6.0 m	<ul style="list-style-type: none"> • Non-Residential: 0m • Residential: 0 m 	3.0 m
g.	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.
h.	Setback to Sight Triangles	0.6 m	0.6 m	1.5 m
i.	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

j.	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 all yards
k.	Minimum Amenity Area Requirements	N/A		4 m ² per unit (combined indoor and outdoor)
l.	Minimum Landscaping Strip	3.0 m	3.0 m	3.0 m. 1.5 m at a sight triangle
m.	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.	<ul style="list-style-type: none"> • Hard Landscaping • Bicycle parking • architectural features/ elements • air ventilation shafts for below-grade parking (within 3.0m of any lot line)
n.	Permitted Encroachments	Sills, air conditioners other than central air conditioning units, belt courses, cornices, eaves, gutters, canopies, chimney pilasters and windows, provided however, that the same shall not project more than 0.5 metres into a required yard		Canopies, balconies, awnings, lighting fixtures, ornamental elements, window sills, stairs ramps permitted to encroach 1.0 metre into any required yard
o.	Maximum Building Height	15.0 m	25.0 m	30-storeys
p.	Maximum Gross Floor Area (GFA)	N/A		112,451 m ²
q.	Minimum Development Requirements – Phase 1	N/A		<ul style="list-style-type: none"> • 11,245 square metres of non-residential uses • Up to 1,000 dwelling units Permits for Phase 1 shall be issued prior to issuance of any portion of Phase 2.
r.	Minimum Loading Space	N/A		<ul style="list-style-type: none"> • Type B: 2 space • Type D: 3 spaces • Shared Type B and D: 1 Space
s.	Minimum Change and Shower Facilities	0 required		Shall not be required
t.	Non-Residential Use Requirement	N/A		10% minimum across entirety of Subject Lands

u.	Maximum Dwelling Units	N/A	1,565 Total Dwelling Units
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Minor modifications may be made to the zoning exceptions identified in Table 2 prior to the enactment of an implementing Zoning By-law, as required, should the Applications be approved