

Attachment 6 - Proposed Exceptions to Zoning By-law 001-2021

For the purpose of reviewing these Applications, Block 1 and Block 2 have been considered as two separate lots, based on the drawings submitted by the Owner. Both lots comprising the Subject Lands have their Front Lot Line facing Highway 7.

Table 1 - Block 1 (Buildings A, B and C):

	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.	Minimum Front Yard (Highway 7) for Building C	5 m	3.35 m
b.	Minimum Exterior Side Yard (Highway 27) for Building C	5 m	3.77 m
c.	Setbacks for Build-to Zone (for Building C)	Minimum 5 m (Front Lot Line) and Maximum 10 m (Exterior Side Lot Line)	3.35 m (Front Lot Line) and 3.77 m (Exterior Side Lot Line)
d.	Maximum Building Height (Buildings A, B, and C)	88 m	134.8 m for Building A 104.4 m for Building B 165.6 m for Building C
e.	Minimum Street Wall Height	9 m	7.7 m for Buildings A and B 7.5 m for Building C
f.	Minimum Tower Step-Back (Buildings A, B, and C)	3 m	0 m (for all three towers of A, B and C)
g.	Maximum Tower Floor Plate	850 m ²	Towers A and B: 858 m ² Tower C: 871 m ²
h.	Minimum Tower Separation (between Towers A and B)	30 m	25.55 m
i.	Maximum Podium Height	20 m	26.3 m for Building A 26.9 m for Building B 28.5 m for Building C

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j.	Minimum Landscape Strip Width Abutting a Street Line (between Building C and Highway 27 and Highway 7)	5 m	Less than 5 m
k.	Encroachment of an Ornamental Building Feature into a Minimum Required Front Yard	0.6 m	0.82 m for Building C
i.	Location of Air Ventilation Shaft	<p>Shall not be located in the minimum required front yard or exterior side yard</p> <p>Shall not be located within the minimum required landscape strip of 5 m</p>	<p>Located in the minimum required front yard</p> <p>Encroaches into the minimum required landscape strip of 5 m</p>
m.	Minimum Setback of Air Ventilation Shaft from any Lot Line	3 m	1.8 m (from the lot line of sight triangle)
n.	Location of Surface Parking Lot	Surface parking shall be prohibited in all yards except the rear yard.	Interior side yard abutting Building B
o.	Minimum Vehicular Parking Space Requirements	<p>Residential (Apartment) 0.8 spaces/dwelling unit x 932 units = 746 spaces</p> <p>Visitor (Apartment) 0.2 spaces/dwelling unit x 932 units = 187 spaces</p> <p>Commercial (Retail) 2 spaces/100 m² x 912.97 m² = 19 spaces</p> <p>Office 1.4 spaces/100 m² x 383.35 m² = 6 spaces</p>	<p>Residential (Apartment) 0.8 spaces/dwelling unit x 932 units = 746 spaces</p> <p>Visitor (Apartment) 0.11 spaces/unit x 932 units = 172 spaces</p> <p>Commercial (Retail) 2 spaces/100 m² x 912.97 m² = 19 spaces</p> <p>Office 1.4 parking spaces/100 m² x 383.35 m² = 6 spaces</p>

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		Daycare 0.6 parking spaces/100 m ² x 340.83 m ² = 3 spaces Total Parking Required = 961 spaces	Daycare 0.6 parking spaces/100 m ² x 340.83 m ² = 3 spaces Provide a total of 946 parking spaces (including barrier-free)
p.	Minimum Parking Space Width	2.7 m	2.6 m
q.	Minimum Long-Term Residential Bicycle Parking Spaces	747 spaces	746 spaces
r.	Minimum Long-term Commercial and Office Use Bicycle Parking Spaces	7 spaces	3 spaces
s.	Minimum Short-Term Residential Bicycle Parking Spaces (Buildings A and B)	188 spaces	187 spaces
t.	Minimum Short-Term Residential Bicycle Parking Spaces (Building C)	6 spaces	0 spaces
u.	Definition of Long-term Bicycle Parking Spaces	Located in a locked room within a building or part of a building for the exclusive use of parking bicycles	Located outside of locker rooms
v.	Long-term Bicycle Space Location for a Dwelling Unit	Shall be required to be located within the following areas of a building: a. Within the ground floor area; b. On the storey above the ground floor area; or	The proposed bicycle spaces on below grade Level Parking 3 do not meet this zoning by-law requirement

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		c. On the first or second storey located below grade	
w.	Access for Long-Term Bicycle Parking Spaces	Shall have direct access from the exterior of a building, and that access shall be located on the ground floor	Does not have direct access from the exterior of the building
x.	Number of Commercial Type B Loading Spaces	1 loading space	0 loading spaces
y.	Minimum Number/Type of Loading Spaces (Buildings A, B and C)	1 Type D loading space is required (Building A) 1 Type D loading space is required (Building B) 1 Type B and 1 Type C loading space (Building C)	3 Type D loading spaces (1 per building)
z.	Minimum Vertical Clearance for Type D Loading Spaces	6.1 m	5 m

NOTES:

1. Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.
2. Based on the site statistics, a total of 17 barrier-free parking spaces is proposed for residential uses in Phase 1, which does not comply with the zoning by-law requirements. A minimum of 26 barrier-free parking spaces (Type A and Type B) is required in total (i.e. minimum of 17 residential, 7 visitor and 2 non-residential). No exceptions to the minimum number of barrier-free parking spaces are permitted.
3. Parking spaces shall comply with “Obstruction of a Parking space” regulations in Section 6.3.3 of the zoning by-law.

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Table 2 - Block 2 (Buildings D, E, F, G to H):

	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.	Minimum Front Yard (Highway 7)	5 m	3.04 m (Building D) 3.89 m (Building F)
b.	Setbacks for Street the Street Frontage (for Buildings D, F and G)	Minimum 5 m (Front Lot Line) and Maximum 10 m (Exterior Side Lot Line) for Build-to Zone	Buildings D, F and G do not comply
c.	Maximum Building Height (Buildings D, E, F, G and H)	88 m	Building D – 134.95 m Building E – 104.45 m Building F – 116.9 m Building G – 116.85 m Building H – 110.75 m
d.	Minimum Street Wall (Buildings D, F and G)	9 m	Building D – 7.85 m Buildings E and G – 7.75 m Building F – 7.55 m Building H – 7.45 m
e.	Maximum Podium Height (Buildings D, E, F, G and H)	20 m	Building D – 26.45 m Building E – 26.95 m Building F – 26.75 m Building G – 26.95 m Building H – 26.65 m
f.	Minimum Tower Step-Back (Buildings D, E, F, G and H)	3 m	0 m
g.	Maximum Tower Floor Plate (Buildings D, E, F, G and H)	850 m ²	879.4 m ² (each building)
h.	Minimum Tower Separation (between Towers D, E, F, G and H)	30 m	25.55 m

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i.	Minimum Landscape Strip Width Abutting a Street Line (between Building C and Highway 27 and Highway 7)	5 m	Towers D and E – 28.53 m Towers E and F – 25.77 m Towers F and H – 25.66 m Tower F and G – 29.5 m Tower H and G – 26.04 m Tower E and H – 29 m
j.	Minimum Tower Setback from any Rear Lot Line	12.5 m	Tower E – 11.35 m Tower G – 11.32 m
k.	Minimum Tower Setback from any Interior Side Lot Line	12.5 m	Tower D – 2.11 m
l.	Minimum Landscape Strip Abutting the Street Line of Highway 7 (Buildings D and F)	5 m	Less than 5 m
m.	Minimum Outdoor Amenity Area	4,378.71 m ²	3,811.69 m ²
n.	Location of Air Ventilation Shaft	Shall not be located in the minimum required front yard or exterior side yard Shall not be located within the minimum required landscape strip of 5 m	Located in the minimum required front yard Encroaches into the minimum required landscape strip of 5 m
o.	Minimum Vehicular Parking Requirements	Residential (Apartment) 0.8 parking spaces/dwelling unit x 1,218 units = 975 spaces Visitor (Apartment) 0.2 parking spaces/dwelling unit x 1,218 units = 244 spaces Commercial (Retail) 2 parking spaces/100 m ² x 1,916.06 m ² = 39 spaces	Residential (Apartment) 0.8 parking spaces/dwelling unit x 1,218 units = 976 spaces Visitor (Apartment) 0.06 parking spaces/dwelling unit x 1,218 units = 73 spaces Commercial (Retail) 2 parking spaces/100 m ² x 1,916.06 m ² = 39 spaces

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		Office 1.4 parking spaces/100 m ² x 2,060.02 m ² = 29 spaces Total Parking Required = 1,287 spaces	Office 1.4 parking spaces/100 m ² x 2,060.02 m ² = 29 spaces Provide a total of 1,117 parking spaces (including barrier-free)
p.	Minimum Parking Space Width	2.7 m	2.6 m
q.	Minimum Long-Term Residential Bicycle Parking Spaces	976 spaces	975
r.	Minimum Long-term Commercial and Office Use Bicycle Parking Spaces	8 spaces	7 spaces
s.	Minimum Short-Term Residential Bicycle Parking Spaces (Buildings A and B)	253 spaces	245 spaces
t.	Minimum Short-Term Bicycle Parking Spaces for Commercial and Office Uses	30 spaces	12 spaces
u.	Access for Long-Term Bicycle Parking Spaces	Shall have direct access from the exterior of a building, and that access shall be located on the ground floor	Does not have direct access from the exterior of the building
v.	Minimum Number/Type of Commercial Loading Spaces (Buildings E and G)	2 Type B loading spaces	0 loading spaces

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w.	Minimum Vertical Clearance for Type D Loading Spaces	6.1 m	5 m

NOTES:

1. Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.
2. Based on the site statistics, a total of 9 barrier-free parking spaces are proposed for residential uses in Phase 2, which does not comply with the zoning by-law requirements. A minimum of 28 barrier-free parking spaces is required in total (i.e. minimum of 22 residential, 3 visitor, and 3 non-residential). No exceptions to the minimum number of barrier-free parking spaces are permitted.
3. Parking spaces shall comply with “Obstruction of a Parking space” regulations in Section 6.3.3 of the zoning by-law.