

Attachment 7 – Proposed Zoning Exceptions to Zoning By-law 001-2021

Table 1:

	Zoning By-law 001-2021 Standard	HMU Zone Requirement	Proposed Exceptions to the HMU Zone Requirement
a.	Minimum Front Yard	5 m	2 m
b.	Minimum Rear Yard	7.5 m	0.8 m
c.	Minimum Exterior Side Yard	5 m	2 m
d.	Build-to-zone	5 – 10 m	2 – 5.5 m
e.	Minimum ground floor height	4.5 m	3 m
f.	Minimum tower separation	30 m	i. Distance between Tower A and B shall be 22 m ii. Distance between Tower B and C shall be 25 m iii. Distance between Tower A & C and Existing Long-term Care Facility at 40 Friuli Court shall be 26 m
g.	Minimum Tower Step-back	3 m	1 m
h.	Maximum Tower Floor Plate Area	850 sq.m	2,000 sq.m
i.	Minimum Building setback above the ground floor to the Canadian Pacific-Kansas City Railway where a 7 m crash wall is provided	7 m	0.5 m
j.	Maximum Building height	88 m	Maximum Height shall be: Tower A – 52 m (13 Storeys) Tower B – 149 m (45 Storeys)

			Tower C – 119 m (35 Storeys)
k.	Minimum setback to a below-grade parking structure from a street line	1.8 m	0.0 m
l.	Minimum Landscape Strip abutting a street (Islington Avenue and Friuli Court)	5 m	1.5 m
m.	Minimum of amenity Area	A minimum of 90% of the total required amenity area required as a common space: 5,403 sq.m	5,029 sq.m
n.	Maximum Floor Space index	There is no maximum floor space index for the subject Lands	5.7
o.	Maximum Gross Floor Area	There is no maximum Gross Floor Area for the Subject Lands	89,941 sq.m
p.	Minimum parking requirements	Retail 2.0 spaces / 100 sq.m	Retail 0 spaces / 100 sq.m
q.	Minimum Bicycle Parking Spaces	<p>Residential</p> <p>0.8 long-term bicycle parking spaces / dwelling unit = 885</p> <p>0.2 Short term bicycle parking spaces / dwelling unit = 222</p> <p>Retail</p> <p>0.1 Long-term bicycle / 100 sq.m = 78</p> <p>0.2 short-term bicycle / 100 sq.m = 155</p>	<p>Following minimum number of parking spaces shall be permitted:</p> <p>Residential</p> <p>A minimum of 572 long-term bicycle parking spaces.</p> <p>A minimum of 112 short-term parking spaces</p> <p>Retail</p> <p>A minimum of 2 long-term bicycle parking spaces.</p> <p>A minimum of 1 short-term parking space.</p>
r.	Definition – One Lot Clause	The Subject Lands and the lands municipally known as 40	The Subject lands shall be exempted from the

		<p>and 60 Friuli Crt. shall be deemed to be one lot as defined in the City's Comprehensive Zoning By-law, and the front lot line shall be along Islington Avenue.</p>	<p>"One Lot" Clause, and shall mean a parcel of land which can be conveyed as a separate parcel pursuant to the provisions of the Planning Act.</p>
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