

Draft Zoning By-law Requested Site-Specific Exemptions

For the lands municipally known as 4615 Hurontario Street, 136 Eglinton Avenue East and 25, 35, 55, 105 & 110 Elia Avenue in the City of Mississauga.

Overview

The site is subject to three different zoning categories under the City of Mississauga Zoning By-law No. 0225-2007, as amended. The portion of the site along the east side of Sorrento Drive is currently zoned RA5-20 (Residential Apartment Five – Site Specific Exception 20); the southwest quadrant of the site is currently zoned O-7 (Office – Site Specific Exception 7) and the balance of the site is currently zoned C3-48 (General Commercial – Specific Exception 48), as shown on **Figure 1 - Map 28 to Schedule 'B' of Zoning By-law No. 0225-2007**. The following provides an overview of the existing and proposed zoning regulations.

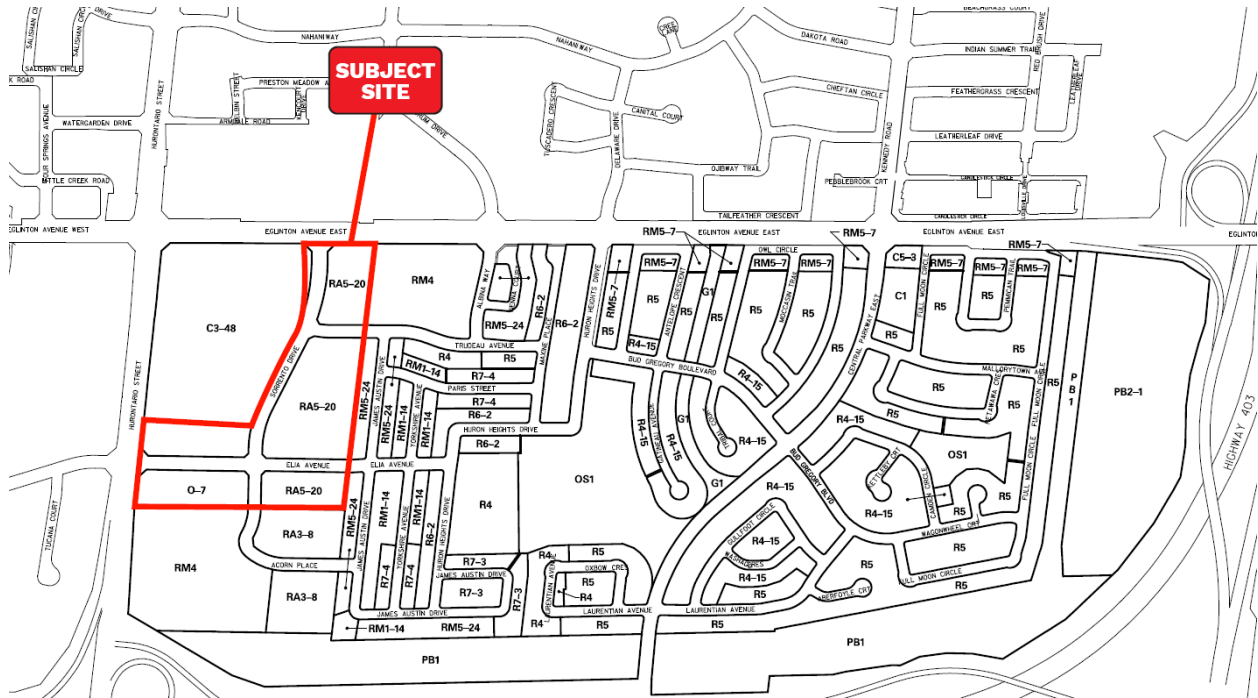


Figure 1 - Map 28 to the Mississauga Zoning By-law 0225-2007

Block 1

Block 1 is currently zoned C3-48 (General Commercial – Specific Exception 48). The C-3 (General Commercial – Specific Exception 48) zone permits a range of non-residential uses, including but not limited to retail stores above and below 600 square metres, restaurants, office

uses, and entertainment uses to a maximum of 4 storeys in height. Apartment buildings are not permitted within the C-3 zone. Site Specific Exception 48 allows for a garden centre and an outdoor garden centre accessory to a retail store.

The Zoning By-law Amendment application proposes to rezone to lands from C3-48 (General Commercial – Specific Exception 48) to C4-XX (Main Street Commercial – Specific Exception XX) in order to permit the proposed mixed use development of the block, which will feature high density residential, office and retail uses.

Blocks 2, 3 and 5

Blocks 2, 3 and 5 are currently zoned RA5-20 (Residential Apartment Five – Site Specific Exception 20). The RA5 Zone permits apartment buildings up to a maximum FSI of 2.9 and a height of 77.0 metres and 25 storeys. Exception RA5-20 applies site-specific provisions and divides the zone into four sub-areas (Area 'A' through 'D'), which apply further height and density restrictions in order to ensure a gradual transition towards the existing low-rise areas to the east. Block 2 is within Area 'A', block 3 is within Area 'B' and 'C' and block 5 is within Area 'D'.

Block 4

Block 4 is currently zoned O-7 (Office – Exception 7). The O Zone permits office uses, as well as financial institutions, medical offices, commercial schools and veterinary clinics up to a maximum FSI of 0.5 and a height of 19.0 m and 6 storeys. Exception O-7 applies additional permitted uses and provisions for the O Zone. Specifically, Exception O-7 permits apartments, in addition to mixed-use buildings containing both office and apartment uses, as well as ancillary retail commercial uses within office buildings. Under Exception O-7, a maximum height of 25-storeys is permitted, for both stand alone office and apartment buildings, as well as mixed-use buildings containing both uses. The maximum gross floor area for non-residential uses under Exception O-7 is 13,000 square metres for stand alone office buildings, and the lesser of 13,000 square metres or 0.5 FSI for mixed-use buildings. The maximum number of residential units permitted within a stand along apartment building is 639 dwelling units, and the lesser of 639 dwelling units or 247 dwelling units per hectare for mixed-use buildings containing both office and apartment uses.

The Zoning By-law Amendment application proposes to rezone to lands from O-7 (Office - Exception 7) to RA5-XX (Residential Apartment Five – Specific Exception XX) in order to permit the proposed mixed use development of the block containing high-density residential and retail uses.

Table 1

Existing and Proposed Zoning – C3-48 (General Commercial – Site Specific Exception 48) – Block 1

Zone Regulations		C3-48 Base Zone Regulations	C4 Base Zone Regulations	C4-XX Proposed Zone Regulations
2.0	Permitted Uses	<ul style="list-style-type: none"> • Retail Store • Service • Medical Office • Office 	<ul style="list-style-type: none"> • Retail Store • Service • Medical Office • Office • Apartment • Dwelling unit located above the first storey of a commercial building. 	<ul style="list-style-type: none"> • Apartment • Office • Grade-related Retail Space
3.0	Minimum Lot Frontage	N/A	N/A	N/A
4.0	Minimum Front Yard	4.5 m	0.0 m	2.1 m
5.0	Maximum Front Yard	N/A	3.0 m	4.5 m
6.0	Minimum Exterior Side Yard	4.5 m	0.0 m	2.1 m
7.0	Maximum Exterior Side Yard	N/A	3.0 m	N/A
8.0	Minimum Interior Side Yard			
8.1	Lot abutting a Residential Zone	6.0 m	4.5 m	N/A
8.2	Lot abutting Institutional, Office, City Centre, Employment, Buffer or Utility Zone	4.5 m	3.0 m	N/A
8.3	Lot abutting a C4 Zone	4.5 m	0.0 m	N/A
8.4	Lot abutting a C1 to C3, or C5 Zone	4.5 m	1.5 m	N/A
8.5	Lot abutting any other Zone	4.5 m	4.5 m	N/A
9.0	Minimum Rear Yard			
9.1	Lot abutting a Residential Zone	6.0 m	4.5 m	N/A

Zone Regulations		C3-48 Base Zone Regulations	C4 Base Zone Regulations	C4-XX Proposed Zone Regulations
9.2	Lot abutting Institutional, Office, City Centre, Employment, Buffer or Utility Zone	4.5 m	3.0 m	N/A
9.3	Lot abutting a C4 Zone	4.5 m	0.0 m	N/A
9.4	Lot abutting a C1 to C3, or C5 Zone	4.5 m	1.5 m	5.1 m
9.5	Lot abutting any other Zone	4.5 m	4.5 m	N/A
10.0	Maximum Gross Floor Area – Non Residential	N/A	N/A	Residential – 73,652.94 m ² Commercial – 19,995.69 m ² Total GFA – 93,648.60 m ²
10.1	Maximum Gross Floor Area – Non Residential where a lot abuts a Residential Zone	N/A	N/A	Residential – 73,652.94 m ² Commercial – 19,995.69 m ² Total GFA – 93,648.60 m ²
11.0	Minimum Height	Sloped Roof - N/A Flat Roof – N/A	Sloped Roof – 2-storeys Flat Roof – 2-storeys	N/A
11.1	Maximum Height	Sloped Roof – 20.0m/4-storeys Flat Roof – 16.5m/4-storeys	Sloped Roof – 16.0m/3-storeys Flat Roof – 12.5m/3-storeys	Building A 45-storeys; transitioning down to a 5-storey podium, with rear setbacks down to 2-storeys. Building B 36-storeys; transitioning down to a 6-storey podium
12.0	Minimum Landscaped Buffer			
12.1	Minimum depth of landscaped buffer measured from a lot line that is a street line	4.5 m	0.0 m	3.0 m

Zone Regulations		C3-48 Base Zone Regulations	C4 Base Zone Regulations	C4-XX Proposed Zone Regulations
12.2	Minimum depth of a landscaped buffer measured from a lot line where the lot line abuts an Institutional, Office, City Centre, Employment, Buffer or Utility Zone, or any combination of zones thereof	3.0 m	3.0 m	N/A
12.3	Minimum depth of a landscaped buffer measured from the lot line of a Commercial Zone that abuts another Commercial Zone	1.5 m	1.5 m or 0.0 m where abutting a C4 zone	2.1 m
12.4	Minimum depth of a landscaped buffer measured from any other lot line	4.5 m	4.5 m	N/A
13.0	Parking and loading spaces shall not be located between a streetwall and a lot line that is a street line	N/A	✓	N/A
13.1	Minimum parking spaces (Apartment Buildings) Table 3.1.2.1; Line 2.0			1,365 vehicle parking spaces
	Studio	N/A	1.0 spaces/unit	
	One-bedroom	N/A	1.25 spaces/unit	
	Two-bedroom	N/A	1.40 spaces/unit	
	Three-bedroom	N/A	1.75 spaces/unit	
	Visitor	N/A	0.20 spaces/unit	
	Minimum parking spaces (Office) Table 3.1.2.2; Line 31.1			
	Office	3.2 spaces/100 m ² GFA	3.2 spaces/100 m ² GFA	
	Minimum parking spaces (Retail Store) Table 3.1.2.2; Line 41.1			

Zone Regulations		C3-48 Base Zone Regulations	C4 Base Zone Regulations	C4-XX Proposed Zone Regulations
	Retail Store	4.3 spaces/100 m ² GFA	4.3 spaces/100 m ² GFA	
14.0	Maximum length of a building streetwall on the first storey that may be used for accessing residential uses located above the first storey	N/A	25%	10%
15.0	Maximum length of a streetwall that may be setback beyond the maximum front and maximum exterior side yard	N/A	30%	N/A
16.0	The main front entrance for commercial uses located on the first storey shall be located in the streetwall on the first storey	N/A	✓	✓
17.0	Exemptions			
17.1	The Provisions of Subsection 2.1.14 of this By-law shall not apply	N/A	✓	✓

Table 2
Existing and Proposed Zoning – RA5-20 (Residential Apartment Five – Site Specific Exception 20) – Block 2, Area ‘A’ Lands

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
2.0	Permitted Use	<ul style="list-style-type: none"> Apartment Dwelling 	<ul style="list-style-type: none"> Apartment Dwelling Stacked Townhouse Back-to Back Townhouse Grade-related Retail Space
3.0	Minimum Lot Frontage	30.0 m	73.8 m (Eglinton Ave)
4.0	Minimum Floor Space Index	N/A as per site-specific 4.15.6.20.1	N/A
5.0	Maximum Floor Space Index	N/A as per site-specific 4.15.6.20.1	N/A
6.0	Maximum Gross Floor Area Site Specific (4.15.6.20.2)	37,990 m ²	74,003.5 m ²
7.0	Maximum Height Site specific (Schedule RA5-20; Map 28)	20 storeys; transitioning down to 10 storeys and 4 storeys to the east	42 storeys; transitioning down to 8-storeys and 4 storeys to the east
8.0	Minimum Front and Exterior Side Yards Site Specific (Schedule RA5-20; Map 28)		
	Minimum Front Yard (west)	5.0 m	5.7 m
	Minimum Side Yard (north)	5.0 m	4.1 m
	Minimum Side Yard (south)	5.0 m	4.3 m
9.0	Interior Side Yard		
9.1	For that portion of the dwelling with a height less than or equal to 13.0 m	4.5 m	N/A

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
9.2	For that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m	6.0 m	N/A
9.3	For that portion of the dwelling with a height greater than 20.0 m and less than or equal to 26.0 m	7.5 m	N/A
9.4	For that portion of the dwelling with a height greater than 26.0 m	9.0 m	N/A
9.5	Where an interior side lot line, or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof	4.5 m	N/A
9.6	Where an interior lot line, or any portion thereof, abuts a zone permitting detached and/or semi-detached (0174-2017)	7.5 m plus 1.0 m for each additional 1.0 m of dwelling height, or portion thereof, exceeding 10.0 m to a maximum setback requirement of 25.5 m	N/A
10.0	Minimum Rear Yard Site specific (Schedule RA5-20; Map 28)	15.0 m for the portion of the building that is 4 storeys 30.0 m for the portion of the building that is 10 storeys 45.0 m for the portion of the building that is 20 storeys	15.0m for the 3-storey townhouse blocks; 16.0 m for the portion of the building that is 4 storeys 29.9 m for the portion of the building that is 8 storeys 49.4 m for the portion of the building that is 20 storeys or greater

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
11.0	Encroachments and Projections		
11.1	Maximum encroachment of a podium into a required front or exterior side yard	1.0 m	See setbacks
11.2	Maximum encroachment of a balcony above the first storey into a required yard	1.8 m	1.8 m
11.3	Maximum encroachment of a porch, balcony, staircase, landing or awning into a required yard	1.0 m	3.1 m
12.0	Minimum Above Grade Separation Between Buildings		
12.1	For that portion of a dwelling with a height of 13.0 m or less	N/A	8.2 m (Townhouses – Accessory)
12.2	For that portion of a dwelling with a height of 13.0 m – 20.0 m	9.0 m	N/A
12.3	For that portion of a dwelling with a height of 20.0 m – 26.0 m	12.0 m	14.2 m (6-storey podium separation)
12.4	For that portion of a dwelling with a height greater than 26.0 m	15.0 m	43.0 m (Tower separation)
13.0	Parking, Loading, Servicing Area and Parking Structures		
13.1	Minimum parking spaces (Apartment Buildings) Table 3.1.2.1; Line 2.0		1,160 vehicle parking spaces
	Studio	1.0 spaces/unit	
	One-bedroom	1.25 spaces/unit	
	Two-bedroom	1.40 spaces/unit	
	Three-bedroom	1.75 spaces/unit	
	Visitor	0.20 spaces/unit	
	Minimum parking spaces (Condominium Back-to-Back and Stacked Townhouses) Table 3.1.2.1; Line 10.0		
	Studio / One-bedroom	1.10 spaces/unit	

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
	Two-bedroom	1.5 spaces/unit	
	Three-bedroom	1.75 spaces/unit	
	Minimum parking spaces (Retail Store) Table 3.1.2.2; Line 41.1		
	Retail Store	4.3 spaces/100 sq. m. GFA	
13.2	Minimum setback from surface parking spaces or aisles to a street line	4.5 m	N/A No surface parking spaces proposed
13.3	Minimum setback from surface parking spaces or aisles to any lot line	3.0 m	N/A No surface parking spaces proposed
13.4	Minimum setback from a parking structure above or partially above finished grade to any lot line	7.5 m	N/A Parking structure is completely below grade
13.5	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line	3.0 m	3.6 m
13.6	Minimum setback from a waste enclosure/loading area to a street line	10.0 m	N/A All waste collection and loading facilities are enclosed within the buildings
13.7	Minimum setback from a waste enclosure/loading area to a zone permitting detached and/or semi-detached dwellings	10.0 m	N/A All waste collection and loading facilities are enclosed within the buildings
14.0	Internal Roads and Aisles		

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
14.1	Internal roads and aisles are permitted to be shared with abutting lands zoned to permit horizontal multiple dwellings with more than six (6) dwelling units, townhouse dwellings or apartment dwellings, or any combination thereof.	N/A	N/A
15.0	Minimum Landscaped Area, Landscaped Buffer and Amenity Area		
15.1	Minimum landscaped area	40% of the lot area	50% of the lot area (50.57%)
15.2	Minimum depth of a landscaped buffer abutting a lot line that is a street line and/or abutting lands with an Open Space, Greenlands and/or a Residential Zone with the exception of an Apartment Dwelling Zone	4.5 m	4.4 m to a street line 15.5 m to a Residential Zone
15.3	Minimum depth of a landscaped buffer along any other lot line	3.0 m	N/A There are no other lot lines to consider.
15.4	Minimum amenity area	The greater of 5.6 m ² per dwelling unit or 10% of the site area Req. Amenity – 5,678.4 m ²	Total Amenity provided - 5,777 m ²
15.5	Minimum percentage of total required amenity area to be provided in one contiguous area	50%	35%
15.6	Minimum amenity area to be provided outside at grade	55.0 m ²	50 m ²
16.0	Accessory Buildings and Structures	N/A	There is a 1-storey accessory structure proposed to the rear of the property between the two blocks of 3-story townhouses. This building

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
			contains a stairwell and elevator used to access the below grade parking structure.

Table 3
Existing and Proposed Zoning – RA5-20 (Residential Apartment Five – Site Specific Exception 20) – Block 3, Area ‘B & C’ Lands

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
2.0	Permitted Use	<ul style="list-style-type: none"> Apartment Dwelling 	<ul style="list-style-type: none"> Apartment Dwelling Stacked Townhouse Back-to Back Townhouse
3.0	Minimum Lot Frontage	30.0 m	94.5 m (Trudeau Ave)
4.0	Minimum Floor Space Index	N/A as per site-specific 4.15.6.20.1	N/A
5.0	Maximum Floor Space Index	N/A as per site-specific 4.15.6.20.1	N/A
6.0	Maximum Gross Floor Area Site Specific (4.15.6.20.2)	B – 47,850 m ² C – 29,700 m ² Total – 77,550 m ²	Total – 89,671.33 m ²
7.0	Maximum Height Site specific (Schedule RA5-20; Map 28)	25 storeys; transitioning down to 10 storeys and 4 storeys to the east.	36 storeys; transitioning down to 6 storeys to the east, with 3-storey townhouses located along the rear property line.
8.0	Minimum Front and Exterior Side Yards Site Specific (Schedule RA5-20; Map 28)		
	Minimum Front Yard (west)	5.0 m	5.1 m
	Minimum Side Yard (north)	5.0 m	4.2 m
	Minimum Side Yard (south)	5.0 m	4.3 m
9.0	Interior Side Yard		
9.1	For that portion of the dwelling with a height less than or equal to 13.0 m	4.5 m	N/A

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
9.2	For that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m	6.0 m	N/A
9.3	For that portion of the dwelling with a height greater than 20.0 m and less than or equal to 26.0 m	7.5 m	N/A
9.4	For that portion of the dwelling with a height greater than 26.0 m	9.0 m	N/A
9.5	Where an interior side lot line, or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof	4.5 m	N/A
9.6	Where an interior lot line, or any portion thereof, abuts a zone permitting detached and/or semi-detached (0174-2017)	7.5 m plus 1.0 m for each additional 1.0 m of dwelling height, or portion thereof, exceeding 10.0 m to a maximum setback requirement of 25.5 m	N/A
10.0	Minimum Rear Yard Site specific (Schedule RA5-20; Map 28)	15.0 m for the portion of the building that is 4 storeys 30.0 m for the portion of the building that is 10 storeys 45.0 m for the portion of the building that is 25 storeys	15.0m for the 3-storey townhouse blocks; 48.7 metres for the portion of the building that is 6 storeys or greater
11.0	Encroachments and Projections		
11.1	Maximum encroachment of a podium into a required front or exterior side yard	1.0 m	See setbacks
11.2	Maximum encroachment of a balcony above the first storey into a required yard	1.8 m	1.8 m

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
11.3	Maximum encroachment of a porch, balcony, staircase, landing or awning into a required yard	1.0 m	3.1 m
12.0	Minimum Above Grade Separation Between Buildings		
12.1	For that portion of a dwelling with a height of 13.0 m or less	N/A	6.2 m (Townhouse separation)
12.2	For that portion of a dwelling with a height of 13.0 m – 20.0 m	12.0 m	18.1 m (5-storey podium – Townhouses)
12.3	For that portion of a dwelling with a height of 20.0 m – 26.0 m	12.0 m	11.2 m (6-storey podium separation)
12.4	For that portion of a dwelling with a height greater than 26.0 m	15.0 m	23.2 m (8-storey podium separation) 82.7 m (Tower separation)
13.0	Parking, Loading, Servicing Area and Parking Structures		
13.1	Minimum parking spaces (Apartment Buildings) Table 3.1.2.1; Line 2.0		1,200 vehicle parking spaces
	One-bedroom	1.25 spaces/unit	
	Two-bedroom	1.40 spaces/unit	
	Three-bedroom	1.75 spaces/unit	
	Visitor	0.20 spaces/unit	
	Minimum parking spaces (Condominium Back-to-Back and Stacked Townhouses) Table 3.1.2.1; Line 10.0		
	One-bedroom	1.10 spaces/unit	
	Two-bedroom	1.5 spaces/unit	
	Three-bedroom	1.75 spaces/unit	

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
13.2	Minimum setback from surface parking spaces or aisles to a street line	4.5 m	N/A No surface parking spaces proposed
13.3	Minimum setback from surface parking spaces or aisles to any lot line	3.0 m	N/A No surface parking spaces proposed
13.4	Minimum setback from a parking structure above or partially above finished grade to any lot line	7.5 m	N/A Parking structure is completely below grade
13.5	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line	3.0 m	3.9 metres
13.6	Minimum setback from a waste enclosure/loading area to a street line	10.0 m	N/A All waste collection and loading facilities are enclosed within the buildings
13.7	Minimum setback from a waste enclosure/loading area to a zone permitting detached and/or semi-detached dwellings	10.0 m	N/A All waste collection and loading facilities are enclosed within the buildings
14.0	Internal Roads and Aisles		
14.1	Internal roads and aisles are permitted to be shared with abutting lands zoned to permit horizontal multiple dwellings with more than six (6) dwelling units, townhouse dwellings or apartment dwellings, or any combination thereof.	N/A	N/A
15.0	Minimum Landscaped Area, Landscaped Buffer and Amenity Area		

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
15.1	Minimum landscaped area	40% of the lot area	50% of the lot area (51.72%)
15.2	Minimum depth of a landscaped buffer abutting a lot line that is a street line and/or abutting lands with an Open Space, Greenlands and/or a Residential Zone with the exception of an Apartment Dwelling Zone	4.5 m	5.5 m to a street 11.1 m to a Residential Zone
15.3	Minimum depth of a landscaped buffer along any other lot line	3.0 m	12.2 m
15.4	Minimum amenity area	The greater of 5.6 m ² per dwelling unit or 10% of the site area Req. Amenity – 5,863.2 m ²	Total Amenity provided - 5,865 m ²
15.5	Minimum percentage of total required amenity area to be provided in one contiguous area	50%	52.5%
15.6	Minimum amenity area to be provided outside at grade	55.0 m ²	260 m ²
16.0	Accessory Buildings and Structures	N/A	There is a 1-storey accessory structure proposed to the rear of the property between the two blocks of 3-story townhouses. This building contains a stairwell and elevator used to access the below grade parking structure.

Table 4

Proposed Zoning – RA5- (Residential Apartment Five) – Block 4

Zone Regulations		RA5 Base Zone Regulations	RA5-XX Proposed Zone Regulations
2.0	Permitted Use	<ul style="list-style-type: none"> Apartment Dwelling 	<ul style="list-style-type: none"> Apartment Dwelling Grade-related Retail Space
3.0	Minimum Lot Frontage	30.0 m	54.5 m (Huronario St)
4.0	Minimum Floor Space Index	1.9 FSI	N/A
5.0	Maximum Floor Space Index	2.9 FSI	5.13 FSI
6.0	Maximum Gross Floor Area	1,000 m ² (Per storey for each storey above 12-storeys)	73,902.8 m ²
7.0	Maximum Height	77.0 m / 25-storeys	123.83m / 36-storeys
8.0	Minimum Front and Exterior Side Yards		
8.1	For that portion of the dwelling with a height less than or equal to 13.0 m	7.5 m	N/A
8.2	For that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m	8.5 m	N/A
8.3	For that portion of the dwelling with a height greater than 20.0 m and less than or equal to 26.0 m	9.5 m	2.5 m
8.4	For that portion of the dwelling with a height greater than 26.0 m	10.5 m	6.6 m
9.0	Interior Side Yard		
9.1	For that portion of the dwelling with a height less than or equal to 13.0 m	4.5 m	N/A
9.2	For that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m	6.0 m	N/A
9.3	For that portion of the dwelling with a height greater than 20.0 m and less than or equal to 26.0 m	7.5 m	N/A

Zone Regulations		RA5 Base Zone Regulations	RA5-XX Proposed Zone Regulations
9.4	For that portion of the dwelling with a height greater than 26.0 m	9.0 m	N/A
9.5	Where an interior side lot line, or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof	4.5 m	N/A
9.6	Where an interior lot line, or any portion thereof, abuts a zone permitting detached and/or semi-detached (0174-2017)	7.5 m plus 1.0 m for each additional 1.0 m of dwelling height, or portion thereof, exceeding 10.0 m to a maximum setback requirement of 25.5 m	N/A
10.0	Minimum Rear Yard		
10.1	For that portion of the dwelling with a height less than or equal to 13.0 m	7.5 m	N/A
10.2	For that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m	10.0 m	N/A
10.3	For that portion of the dwelling with a height greater than 20.0 m and less than or equal to 26.0 m	12.5 m	0.4 m
10.4	For that portion of the dwelling with a height greater than 26.0 m	15.0 m	24.2 m
10.5	Where a rear lot line, or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof	4.5 m	N/A Zone to the rear is RM4 (Townhouses)
10.6	Where a rear lot line, or any portion thereof, abuts a zone permitting detached and/or semi-detached	7.5 m plus 1.0 m for each additional 1.0 m of dwelling height, or portion thereof, exceeding 10.0 m to a maximum setback requirement of 25.5 m.	N/A Zone to the rear is RM4 (Townhouses)

Zone Regulations		RA5 Base Zone Regulations	RA5-XX Proposed Zone Regulations
11.0	Encroachments and Projections		
11.1	Maximum encroachment of a podium into a required front or exterior side yard	1.0 m	See setbacks
11.2	Maximum encroachment of a balcony above the first storey into a required yard	1.8 m	1.8 m
11.3	Maximum encroachment of a porch, balcony, staircase, landing or awning into a required yard	1.0 m	1.0 m
12.0	Minimum Above Grade Separation Between Buildings		
12.1	For that portion of a dwelling with a height of 13.0 m or less	3.0 m	N/A
12.2	For that portion of a dwelling with a height of 13.0 m – 20.0 m	9.0 m	N/A
12.3	For that portion of a dwelling with a height of 20.0 m – 26.0 m	12.0 m	18.2 m (Podium Separation)
12.4	For that portion of a dwelling with a height greater than 26.0 m	15.0 m	74.0 m (Tower Separation)
13.0	Parking, Loading, Servicing Area and Parking Structures		
13.1	Minimum parking spaces (Apartment Buildings) Table 3.1.2.1; Line 2.0		1,099 vehicle parking spaces
	One-bedroom	1.25 spaces/unit	
	Two-bedroom	1.40 spaces/unit	
	Three-bedroom	1.75 spaces/unit	
	Visitor	0.20 spaces/unit	
	Minimum parking spaces (Retail Store) Table 3.1.2.2; Line 41.1		
	Retail Store	4.3 spaces/100 m ² GFA	
13.2	Minimum setback from surface parking spaces or aisles to a street line	4.5 m	N/A No surface parking spaces proposed
13.3	Minimum setback from surface parking spaces or aisles to any lot line	3.0 m	N/A

Zone Regulations		RA5 Base Zone Regulations	RA5-XX Proposed Zone Regulations
			No surface parking spaces proposed
13.4	Minimum setback from a parking structure above or partially above finished grade to any lot line	7.5 m	N/A Parking structure is completely below grade
13.5	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line	3.0 m	2.2 m
13.6	Minimum setback from a waste enclosure/loading area to a street line	10.0 m	N/A All waste collection and loading facilities are enclosed within the buildings
13.7	Minimum setback from a waste enclosure/loading area to a zone permitting detached and/or semi-detached dwellings	10.0 m	N/A All waste collection and loading facilities are enclosed within the buildings
14.0	Internal Roads and Aisles		
14.1	Internal roads and aisles are permitted to be shared with abutting lands zoned to permit horizontal multiple dwellings with more than six (6) dwelling units, townhouse dwellings or apartment dwellings, or any combination thereof.	N/A	N/A
15.0	Minimum Landscaped Area, Landscaped Buffer and Amenity Area		
15.1	Minimum landscaped area	40% of the lot area	40% of the lot area (42.67%)

Zone Regulations		RA5 Base Zone Regulations	RA5-XX Proposed Zone Regulations
15.2	Minimum depth of a landscaped buffer abutting a lot line that is a street line and/or abutting lands with an Open Space, Greenlands and/or a Residential Zone with the exception of an Apartment Dwelling Zone	4.5 m	2.5 metres to a street line 0 metres to a Residential Zone
15.3	Minimum depth of a landscaped buffer along any other lot line	3.0 m	N/A
15.4	Minimum amenity area	The greater of 5.6 m ² per dwelling unit or 10% of the site area Req. Amenity – 5,454.4 m ²	Total amenity provided – 6,106 m ²
15.5	Minimum percentage of total required amenity area to be provided in one contiguous area	50%	51.1%
15.6	Minimum amenity area to be provided outside at grade	55.0 m ²	0.0 m ²
16.0	Accessory Buildings and Structures	N/A	N/A

Table 5

Existing and Proposed Zoning – RA5-20 (Residential Apartment Five – Site Specific Exception 20) – Block 5, Area ‘D’ Lands

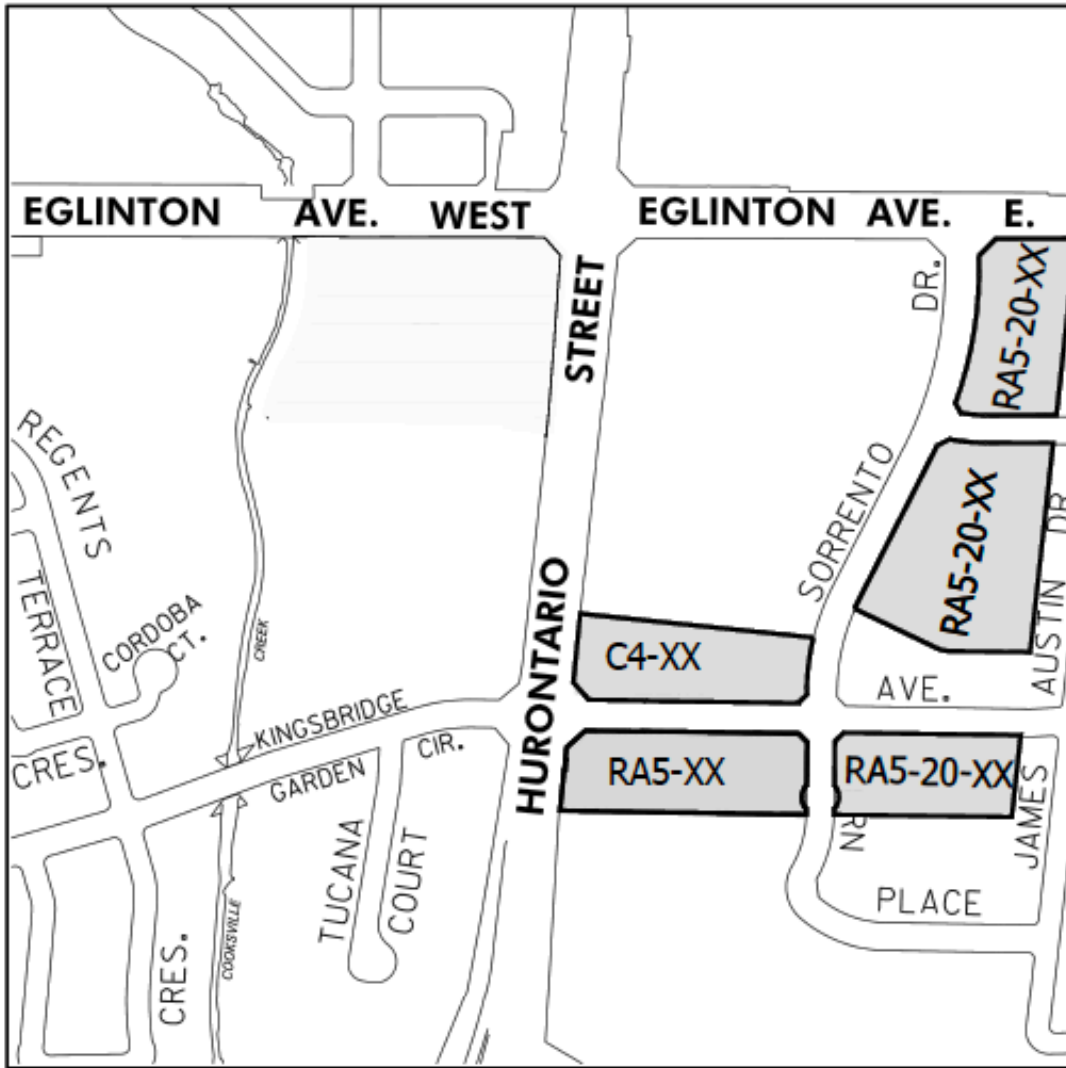
Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
2.0	Permitted Use	<ul style="list-style-type: none"> Apartment Dwelling 	<ul style="list-style-type: none"> Apartment Dwelling Stacked Townhouse Back-to Back Townhouse
3.0	Minimum Lot Frontage	30.0 m	63.3 m (Acorn Place)
4.0	Minimum Floor Space Index	N/A as per site-specific 4.15.6.20.1	N/A
5.0	Maximum Floor Space Index	N/A as per site-specific 4.15.6.20.1	N/A
6.0	Maximum Gross Floor Area Site Specific (4.15.6.20.2)	20, 340 m ²	43,730.36 m ²
7.0	Maximum Height Site specific (Schedule RA5-20; Map 28)	12 storeys; transitioning down to 10 storeys and 4 storeys to the east.	28 storeys; transitioning down to 6 storeys to the east, with 3-storey townhouses adjacent to the eastern property line.
8.0	Minimum Front and Exterior Side Yards Site Specific (Schedule RA5-20; Map 28)		
	Minimum Front Yard (west)	5.0 m	4.5 m
	Minimum Side Yard (north)	5.0 m	4.5 m
	Minimum Side Yard (south)	5.0 m	0.5 m
9.0	Interior Side Yard		
9.1	For that portion of the dwelling with a height less than or equal to 13.0 m	4.5 m	6.3 m
9.2	For that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m	6.0 m	N/A

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
9.3	For that portion of the dwelling with a height greater than 20.0 m and less than or equal to 26.0 m	7.5 m	N/A
9.4	For that portion of the dwelling with a height greater than 26.0 m	9.0 m	N/A
9.5	Where an interior side lot line, or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof	4.5 m	N/A
9.6	Where an interior lot line, or any portion thereof, abuts a zone permitting detached and/or semi-detached (0174-2017)	7.5 m plus 1.0 m for each additional 1.0 m of dwelling height, or portion thereof, exceeding 10.0 m to a maximum setback requirement of 25.5 m	N/A
10.0	Minimum Rear Yard Site specific (Schedule RA5-20; Map 28)	15.0 m for the portion of the building that is 4 storeys 30.0 m for the portion of the building that is 10 storeys 45.0 m for the portion of the building that is 12 storeys	15.0m for the 3-storey townhouse blocks; 53.6 metres for the portion of the building that is 6 storeys or greater
11.0	Encroachments and Projections		
11.1	Maximum encroachment of a podium into a required front or exterior side yard	1.0 m	N/A – see setbacks (12.0)
11.2	Maximum encroachment of a balcony above the first storey into a required yard	1.8 m	1.8 m
11.3	Maximum encroachment of a porch, balcony, staircase, landing or awning into a required yard	1.0 m	3.1 m
12.0	Minimum Above Grade Separation Between Buildings		

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
12.1	For that portion of a dwelling with a height of 13.0 m or less	N/A	6.3 m (Townhouses – Accessory)
12.2	For that portion of a dwelling with a height of 13.0 m – 20.0 m	12.0 m	N/A
12.3	For that portion of a dwelling with a height of 20.0 m – 26.0 m	12.0 m	21.6 m (Podium – Townhouses)
12.4	For that portion of a dwelling with a height greater than 26.0 m	15.0 m	81.5 m (Tower – Townhouses)
13.0	Parking, Loading, Servicing Area and Parking Structures		
13.1	Minimum parking spaces (Apartment Buildings) Table 3.1.2.1; Line 2.0		600 vehicle parking spaces
	One-bedroom	1.25 spaces/unit	
	Two-bedroom	1.40 spaces/unit	
	Three-bedroom	1.75 spaces/unit	
	Visitor	0.20 spaces/unit	
	Minimum parking spaces (Condominium Back-to-Back and Stacked Townhouses) Table 3.1.2.1; Line 10.0		
	One-bedroom	1.10 spaces/unit	
	Two-bedroom	1.5 spaces/unit	
	Three-bedroom	1.75 spaces/unit	
13.2	Minimum setback from surface parking spaces or aisles to a street line	4.5 m	N/A No surface parking spaces proposed
13.3	Minimum setback from surface parking spaces or aisles to any lot line	3.0 m	N/A

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
			No surface parking spaces proposed
13.4	Minimum setback from a parking structure above or partially above finished grade to any lot line	7.5 m	N/A Parking structure is completely below grade
13.5	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line	3.0 m	0.9 m
13.6	Minimum setback from a waste enclosure/loading area to a street line	10.0 m	N/A All waste collection and loading facilities are enclosed within the buildings
13.7	Minimum setback from a waste enclosure/loading area to a zone permitting detached and/or semi-detached dwellings	10.0 m	N/A All waste collection and loading facilities are enclosed within the buildings
14.0	Internal Roads and Aisles		
14.1	Internal roads and aisles are permitted to be shared with abutting lands zoned to permit horizontal multiple dwellings with more than six (6) dwelling units, townhouse dwellings or apartment dwellings, or any combination thereof.	N/A	N/A
15.0	Minimum Landscaped Area, Landscaped Buffer and Amenity Area		
15.1	Minimum landscaped area	40% of the lot area	40% of the lot area (43.64%)
15.2	Minimum depth of a landscaped buffer abutting a lot line that is a street line and/or abutting lands with an Open Space, Greenlands and/or a Residential Zone with the exception of an Apartment Dwelling Zone	4.5 m	3.5 m to a street 0 m to a Residential Zone
15.3	Minimum depth of a landscaped buffer along any other lot line	3.0 m	N/A

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
15.4	Minimum amenity area	The greater of 5.6 m ² per dwelling unit or 10% of the site area Req. Amenity – 3,130.4 m ²	Total Amenity provided – 3,906 m ²
15.5	Minimum percentage of total required amenity area to be provided in one contiguous area	50%	100%
15.6	Minimum amenity area to be provided outside at grade	55.0 m ²	0 m ²
16.0	Accessory Buildings and Structures	N/A	There is a 1-storey accessory structure proposed to the rear of the property between the two blocks of 3-story townhouses. This building contains a stairwell and elevator used to access the below grade parking structure.



Proposed Zones