

170 Lakeshore Road East

City File: DARC 21-30

Type of Application: Official Plan Amendment  
and Zoning By-law Amendment

*Please note: Nothing in this document precludes our ability to add and / or change provisions throughout the planning process. We reserve the right to review any final By-laws prior to approval.*

*NOTE: Notwithstanding the Section(s) outlined in 'Required Zoning Standard / Regulation', the standards shown under 'Proposed Zoning Standard / Regulation' shall apply*

BY-LAW SECTION	REGULATION	REQUIRED (RA4 ZONE)	REQUESTED (RA4-XX)
2.1.2	Minimum Separation Distance	All buildings and structures containing a use in Table 2.1.2.1.1 – Minimum Separation Distance from Residential Zone, shall comply with the applicable minimum separation distance required	Delete lines 1.0 and 3.0 of Table 2.1.2.1.1
2.1.14	Centreline Setbacks	Where a lot abuts a right-of-way or a 0.3 metre reserve abutting a right-of-way identified on Schedules 2.1.14(1) and (2) of this Subsection, the minimum distance required between the nearest part of any building or structure to the centreline of the right-of-way shall be as contained in Table 2.1.14.1 – Centreline Setbacks [26 m ROW – 13.0 m + required yard / setback]	Delete provision
2.1.30 2.1.30.1 2.1.30.2	Rooftop Balcony	A rooftop balcony shall be setback 1.2 m for all exterior edges of a building or structure  Notwithstanding Article 2.1.30.1, a setback for a rooftop balcony may be 0.0 where: (1) the exterior edge of the building faces a street and the building is located in a non-residential zone; (2) the exterior edge of the rooftop balcony does not abut a Residential Zone and the building is located in a non-residential zone	Delete provision 2.1.30

BY-LAW SECTION	REGULATION	REQUIRED (RA4 ZONE)	REQUESTED (RA4-XX)
3.1.1.4.3	Parking Space Width	The minimum width of a parking space, other than an accessible parking space or parallel parking space, shall be increased to 2.75 m where the length of one side of the parking space abuts a building, structure or part thereof, except for a building, structure or part thereof, that extends 1.0 m or less into the front and / or rear of the parking space	Provision met
3.1.1.4.5	Accessible Parking Space Size	<p>Accessible parking spaces are to be provided in two sizes and maintain a 1.5 m wide access aisle abutting the entire length of each parking space:</p> <p>(1) Type A shall have an unobstructed rectangular area with a minimum width of 3.4 m and a minimum length of 5.2 m;</p> <p>(2) Type B shall have an unobstructed rectangular area with a minimum width of 2.4 m and a minimum length of 5.2 m.</p> <p>(3) An access aisle is required to abut each accessible parking space. Where two or more accessible parking spaces are required in accordance with the regulations contained in Table 3.1.3.1 of this By-law, the access aisle may be shared between the accessible parking spaces</p>	Delete provision
3.1.1.5.1	Aisles	The minimum aisle width shall be 7.0 m	Provision met
3.1.1.8.1	Access	Access to and from parking and loading spaces shall be provided by unobstructed on-site driveways or driveways and aisles	Provision met
3.1.2.1, 3.1.2.2	Required Number of Parking Spaces	<p>For Rental Apartment:</p> <p>1.0 resident space per studio unit;</p> <p>1.18 resident spaces per one-bedroom unit;</p> <p>1.36 resident spaces per two-bedroom unit;</p> <p>1.50 resident spaces per three-bedroom unit;</p> <p>0.20 visitor spaces per unit;</p> <p>For Non-Residential Uses:</p>	<p>0.8 spaces per dwelling unit;</p> <p>0.15 visitor spaces per dwelling unit;</p> <p>Visitor spaces are to be shared with spaces for non-residential uses</p>

BY-LAW SECTION	REGULATION	REQUIRED (RA4 ZONE)	REQUESTED (RA4-XX)
		Art Gallery, Museum – 3.6 spaces per 100 square metres GFA; Financial Institution – 5.5 spaces per 100 square metres GFA; Office – 3.2 spaces per 100 square metres GFA; Medical Office – 6.5 spaces per 100 square metres GFA; Personal Service Establishment – 5.4 spaces per 100 square metres GFA; Retail Store – 5.4 spaces per 100 square metres GFA; Restaurant – 16.0 spaces per 100 square metres GFA; and, Take-Out Restaurant – 6.0 spaces per 100 square metres GFA; Other Non-Residential Uses Not Specified – 5.4 spaces per 100 square metres GFA	
3.1.3	Required Accessible Parking Spaces	1 accessible space plus 3% of the total parking spaces required (where 101 – 200 non-residential spaces / visitor spaces required)	Provision met
3.1.4.2	Required Number of Loading Spaces for Office and / or Medical Office Buildings	Where the GFA for a Office and / or Medical Office use is less than or equal to 2,350 m <sup>2</sup> – no loading spaces are required	Provision met
3.1.4.3	Required Number of Loading Spaces for Non-Residential Uses	Where the GFA-Non-residential of a building is greater than 250 m <sup>2</sup> but less than or equal to 2,350 m <sup>2</sup> – 1.0 loading space is required	1 shared loading space for non-residential and residential uses provided
3.1.4.4	Loading Space Dimension	Required loading spaces shall have an unobstructed rectangular area with a minimum width of 3.5 m and a maximum length of 9.0 m	Provision met
3.1.4.5	Required Number of Loading Spaces for Apartment	1 loading space is required per apartment building containing a minimum of 30 dwelling units	1 shared loading space for non-residential and residential uses provided

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4.1.15.1	Apartment Zone – Accessory Uses	Accessory uses are permitted within RA1 to RA5 zones, subject to the following provisions:	Provision met
4.1.15.1.1		Accessory uses are limited to a retail store, personal service establishment, financial institution, office and medical office-restricted	<p>The following are to be included as site-specific accessory uses:</p> <ul style="list-style-type: none"> <li>• Artist Studio;</li> <li>• Art Gallery / Museum;</li> <li>• Restaurant;</li> <li>• Take-out Restaurant;</li> <li>• Medical Office</li> </ul>
4.1.15.1.2		An accessory use shall only be permitted in an apartment having 75 or more dwelling units, or in a long-term care building having 75 or more beds, or in a retirement building having 75 or more retirement dwelling units	Provision met
4.1.15.1.3		The accessory use shall be wholly contained within the dwelling and the entrance to the accessory use shall only be from within the dwelling	Delete provision
4.1.15.1.4		An accessory use shall not be permitted above the first storey of an apartment, retirement building or long-term care building	Delete provision
4.1.15.1.5		Each accessory use shall have a maximum gross floor area – non-residential of 186 m <sup>2</sup>	Delete provision
4.1.15.1.6		The maximum total gross floor area – non-residential for all accessory uses shall be the lesser of 10% of the total gross floor area – apartment zone, or the gross floor area – apartment zone of one storey of the dwelling	Provision met
4.1.15.1.7		Additional on-site parking is not required for accessory uses permitted in Section 4.1.15.1.1	Delete provision

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4.15.1	RA4 – Permitted Uses (Line 2.0)	Apartment (Line 2.1); Long-Term Care Building (Line 2.2); Retirement Building (Line 2.3)	<p>Permit the following as accessory uses to Apartment:</p> <ul style="list-style-type: none"> <li>• Artist Studio;</li> <li>• Art Gallery / Museum;</li> <li>• Financial Institution;</li> <li>• Medical Office;</li> <li>• Office;</li> <li>• Personal Service Establishment;</li> <li>• Retail Store;</li> <li>• Restaurant;</li> <li>• Take-Out Restaurant</li> </ul>
4.15.1	RA4 – Zone Regulations (Line 3.0)	Minimum lot frontage – 30.0 metres	Provision met
4.15.1	RA4 – Zone Regulations (Line 4.0)	Minimum Floor Space Index – Apartment Zone – 1.0	Provision met
4.15.1	RA4 – Zone Regulations (Line 5.0)	Maximum Floor Space Index – Apartment Zone – 1.8	Permit a Maximum Floor Space Index of 5.0
4.15.1	RA4 – Zone Regulations (Line 6.0)	Maximum Gross Floor Area – Apartment Zone per Storey for each Storey Above 12 Storeys – 1,000 m <sup>2</sup>	Delete provision
4.15.1	RA4 – Zone Regulations (Line 7.0)	Maximum Height – 56.0 m and 18 storeys	Permit a maximum building height of 56.6 metres and 15 storeys
4.15.1	RA4 – Zone Regulations	<i>Minimum Front and Exterior Side Yards</i>	

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4.15.1	RA4 – Zone Regulations (Line 8.1)	For that portion of the dwelling with a height less than or equal to 13.0 m – 7.5 m	Permit a minimum setback to the Elmwood Avenue North lot line of
4.15.1	RA4 – Zone Regulations (Line 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	4.3 metres for Floor 1; 5.8 metres for Floors 2 – 5;
4.15.1	RA4 – Zone Regulations (Line 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	18.8 metres for Floors 6 – 15; 21.8 metres for Floor 16
4.15.1	RA4 – Zone Regulations (Line 8.4)	For that portion of the dwelling with a height greater than 26.0 m – 10.5 m	Permit a minimum setback to Lakeshore Road East lot line of: 1.2 metres for Floor 1; 2.8 metres for Floors 2 – 5; 4.2 metres for Floors 6 – 15; 7.2 metres for Floor 16
4.15.1	RA4 – Zone Regulations	<i>Minimum Interior Side Yard</i>	
4.15.1	RA4 – Zone Regulations (Line 9.1)	For that portion of the dwelling with a height less than or equal to 13.0 m – 4.5 m	Provision met
4.15.1	RA4 – Zone Regulations (Line 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	Provision met
4.15.1	RA4 – Zone Regulations (Line 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	Provision met
4.15.1	RA4 – Zone Regulations (Line 9.4)	For that portion of the dwelling with a height greater than 26.0 m – 9.0 m	Provision met
4.15.1	RA4 – Zone Regulations (Line 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	Not Applicable

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4.15.1	RA4 – Zone Regulations (Line 9.6)	Where an interior side lot line, or any portion thereof, abuts a zone permitting detached dwelling 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	Delete provision
4.15.1	RA4 – Zone Regulations	<i>Minimum Rear Yard</i>	
4.15.1	RA4 – Zone Regulations (Line 10.1)	For that portion of the dwelling with a height less than or equal to 13.0 m – 7.5 m	Not Applicable
4.15.1	RA4 – Zone Regulations (Line 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	Not Applicable
4.15.1	RA4 – Zone Regulations (Line 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	Not Applicable
4.15.1	RA4 – Zone Regulations (Line 10.4)	For that portion of the dwelling with a height greater than 26.0 m – 15.0 m	Not Applicable
4.15.1	RA4 – Zone Regulations (Line 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	Permit a rear yard setback of 3.0 metres where a lot line abuts a Commercial Zone
4.15.1	RA4 – Zone Regulations (Line 10.6)	Where a rear lot line, or any portion thereof, abuts a zone permitting detached dwelling 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	Not Applicable
4.15.1	RA4 – Zone Regulations	<i>Encroachments and Projections</i>	

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4.15.1	RA4 – Zone Regulations (Line 11.1)	Maximum encroachment of a balcony located above the first storey, sunroom, window, chimney, pilaster, cornice, balustrade or roof eaves into a required yard – 1.0 m	Permit maximum encroachment of 1.0 metres
4.15.1	RA4 – Zone Regulations (Line 11.2)	Maximum encroachment into a required yard of a porch, balcony located on the first storey, staircase, landing or awning provided that each shall have a maximum width of 6.0 m – 1.8 m	Provision met
4.15.1	RA4 – Zone Regulations (Line 11.3)	Maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects – 1.0 m	Permit maximum balcony projection of 2.0 metres
4.15.1	RA4 – Zone Regulations	<i>Minimum Above Grade Separation Between Buildings</i>	
4.15.1	RA4 – Zone Regulations (Line 12.1)	For that portion of dwelling with a height less than or equal to 13.0 m – 3.0 m	Not Applicable
4.15.1	RA4 – Zone Regulations (Line 12.2)	For that portion of dwelling with a height greater than 13.0 m and less than or equal to 20.0 m – 9.0 m	Not Applicable
4.15.1	RA4 – Zone Regulations (Line 12.3)	For that portion of dwelling with a height greater than 20.0 m and less than or equal to 26.0 m – 12.0 m	Not Applicable
4.15.1	RA4 – Zone Regulations (Line 12.4)	For that portion of dwelling with a height greater than 26.0 m – 15.0 m	Not Applicable
4.15.1	RA4 – Zone Regulations	<i>Parking, Loading, Servicing Area and Parking Structures</i>	
4.15.1	RA4 – Zone Regulations (Line 13.2)	Minimum setback from surface parking spaces or aisles to a street line – 4.5 m	Not Applicable



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4.15.1	RA4 – Zone Regulations (Line 13.3)	Minimum setback from surface parking spaces or aisles to any other lot line – 3.0 m	Not Applicable
4.15.1	RA4 – Zone Regulations (Line 13.4)	Minimum setback from a parking structure above or partially above finished grade to any lot line – 7.5 m	Not Applicable
4.15.1	RA4 – Zone Regulations (Line 13.5)	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line – 3.0 m	<p>Permit minimum setback from a parking structure completely below finished grade as follows:</p> <p>0.0 metres from the Elmwood Avenue North lot line;</p> <p>0.0 metres from the Lakeshore Road East lot line;</p> <p>0.0 metres from the north side lot line;</p> <p>0.0 metres from the west rear lot line</p>
4.15.1	RA4 – Zone Regulations (Line 13.6)	Minimum setback from a waste enclosure / loading area to a street line – 10.0 m	Provision met
4.15.1	RA4 – Zone Regulations (Line 13.7)	Minimum setback from a waste enclosure / loading area to a zone permitting detached and / or semi-detached – 10.0 m	Provision met
4.15.1	RA4 – Zone Regulations	<i>Minimum Landscaped Area, Landscaped Buffer and Amenity Area</i>	
4.15.1	RA4 – Zone Regulations (Line 15.1)	Minimum landscape area – 40% of the lot area	Delete provision
4.15.1	RA4 – Zone Regulations (Line 15.2)	Minimum depth of a landscape buffer abutting a lot line that is a street line and / or abutting lands with an Open Space, Greenlands and / or Residential Zone with the exception of an Apartment Zone – 4.5 metres	Permit a landscape buffer as follows:

BY-LAW SECTION	REGULATION	REQUIRED (RA4 ZONE)	REQUESTED (RA4-XX)
			3.0 metre landscape buffer along the northern property line; 3.0 metre landscape buffer along the Elmwood Avenue North lot line, 0.0 metre landscape buffer along the Lakeshore Road East lot line
4.15.1	RA4 – Zone Regulations (Line 15.3)	Minimum depth of a landscape buffer along any other lot line – 3.0 metre	Provision met
4.15.1	RA4 – Zone Regulations (Line 15.4)	Minimum amenity area – the greater of 5.6 m <sup>2</sup> per dwelling unit or 10% of the site area	Delete provision
4.15.1	RA4 – Zone Regulations (Line 15.5)	Minimum percentage of total required amenity area to be provided in one contiguous area	Delete provision
4.15.1	RA4 – Zone Regulations (Line 15.6)	Minimum amenity area to be provided outside at grade – 55.0 m <sup>2</sup>	Delete provision