

Draft Zoning By-law Amendment

92 Park Street East

Zone Regulations		RA5 Zone Requirement	RA5-XX Zone Proposed
2.0	Permitted Uses	Residential Uses: Apartment Long-Term Care Building Retirement Building	Residential Uses: Apartment and Street Townhouse Additional Uses: Uses permitted in a C4 zone as contained in Table 6.2.1 of this By-law
3.0	Minimum Lot Frontage	30.0 m	--
4.0	Minimum Floor Space Index- Apartment Zone	1.9	--
5.0	Maximum Floor Space Index- Apartment Zone	2.9	12.36
6.0	Maximum Gross Floor Area- Apartment Zone Per Storey For Each Storey Above 12 Storeys	1,000 m ²	--
7.0	Maximum Height	77.0 m and 25 Storeys	139 m and 42 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	0.0 m front yard setback 0.0 m exterior side yard setback
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	5.0 m front yard setback 0.0 m exterior side yard setback
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	5.0 m front yard setback 5.0 m exterior side yard setback
8.4	For that portion of the dwelling with a height greater than 26.0 m	10.5 m	5.0 m front yard setback 5.0 m exterior side yard setback
9.0	Minimum 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	0.0 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	0.0 m
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	0.0 m
9.4	For that portion of the dwelling with a height greater than 26.0 m	9.0 m	0.0 m

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	--
9.6	Where an interior 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	--
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	0.0 m
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	0.0 m
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	3.0 m
10.4	For that portion of the dwelling with a height greater than 26.0 m	15.0 m	3.0 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	3.0 m
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	--
11.0	Encroachments and Projections		
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	2.0 m
11.2	Maximum encroachment into a required yard of a porch, balcony located on the first storey , staircase, landing or awning,	1.8 m	4.0 m

	provided that each shall have a maximum width of 6.0 m		
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	4.0 m
11.x	Maximum projection of a balcony (terrace) located on the second storey measured from the outermost face or faces of the building from which the balcony projects	--	12.8 m
11.x	Maximum projection of a balcony (terrace) located on the second storey measured from the outermost face or faces of the building from which the balcony projects	--	16.4 m
11.x	Maximum projection of a balcony (terrace) located on the tenth storey measured from the outermost face or faces of the building from which the balcony projects	--	12.8 m
12.0	Minimum Above Grade Separation Between Buildings		
12.1	For that portion of dwelling with a height less than or equal to 13.0 m	3.0 m	--
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	--
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	--
12.4	For that portion of dwelling with a height greater than 26.0 m	15.0 m	--
13.0	Parking, Loading, Servicing Area and Parking Structures		
13.1	Minimum parking spaces	Condominium Apartment 1.00 resident space per studio unit 1.25 resident spaces per one-bedroom unit 1.40 resident spaces per two-bedroom unit 1.75 resident spaces per three-bedroom unit	0.31 resident spaces per unit (360 spaces total) 0.1 visitor spaces per unit (114 spaces total)

		0.20 visitor spaces per unit Retail Store 5.4 spaces per 100 m2 GFA - non-residential	
13.2	Minimum setback from surface parking spaces or aisles to a street line	4.5 m	--
13.3	Minimum setback from surface parking spaces or aisles to any other lot line	3.0 m	--
13.4	Minimum setback from a parking structure above or partially above finished grade to any lot line	7.5 m	--
13.5	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line	3.0 m	0.0 m
13.6	Minimum setback from a waste enclosure/loading area to a street line	10.0 m	--
13.7	Minimum setback from a waste enclosure/loading area to a zone permitting detached and/or semi-detached	10.0 m	--
13.x	Minimum driveway width providing access to a loading area	--	5.0 m
13.x	Minimum required number of electric vehicle ready parking spaces (condominium and rental apartment resident and visitor parking)	--	10% (47 spaces)
13.x	Maximum encroachment into required parking space to provide electric vehicle charging and servicing	--	0.5 m
13.x	Notwithstanding Section 3.1.1.4.3 and 3.1.1.4.4 of this By-law, the minimum width of a parking space shall be 2.6 m.	--	2.6 m
13.x	Required number of bicycle parking spaces for residential uses not in CC1, CC2, CC3, CC4 and CC) zones (Apartment, Class A)	--	0.6 spaces per unit (683 spaces)
13.x	Required number of bicycle parking spaces for residential uses	--	0.05 spaces per unit (57 spaces)

	not in CC1, CC2, CC3, CC4 and CC) zones (Apartment, Class B)		
13.x	Required number of bicycle parking spaces for non-residential uses not in CC1, CC2, CC3, CC4 and CC) zones (All non-residential uses, Class A)	--	0.15 spaces per 100m ² commercial floor area (3 spaces)
13.x	Required number of bicycle parking spaces for non-residential uses not in CC1, CC2, CC3, CC4 and CC) zones (All non-residential uses, Class A)	--	0.2 spaces per 100m ² commercial floor area (4 spaces)
14.0	Condominium Roads and Aisles		
14.1	Condominium roads and aisles are permitted to be shared with abutting lands zoned to permit back to back and stacked townhouses, townhouses or apartments , or any combination thereof	✓	--
15.0	Minimum Landscaped Area, Landscape Buffer and Amenity Area		
15.1	Minimum landscaped area	40% of the lot area	25% of the lot area
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 Zone	4.5 m	--
15.3	Minimum depth of a landscaped buffer along any other lot line	3.0 m	0.0 m
15.4	Minimum amenity area	The greater of 5.6 m ² per dwelling unit or 10% of the site area	3.0 m ² per dwelling unit
15.5	Minimum percentage of total required amenity area to be provided in one contiguous area	50%	20%
15.6	Minimum amenity area to be provided outside at grade	55.0 m ²	--
15.x	Amenity area shall include a Privately Owned Public Space	--	--
16.0	Accessory buildings and structures	✓	--
17.x	Minimum separating distance for a Restaurant or Take-out Restaurant	60.0 m	50.0 m