

6.2.18 Minimum front yard landscape buffer exemption

Line 15.2 in Table 4.15.1 requires a minimum 4.5 metre deep landscape buffer adjacent to a street line on properties subject to the Apartments RA5 Zone. On the subject site this regulation would require a minimum 4.5 metre deep landscape buffer adjacent to Dundas Street East. This is an inappropriate requirement for the subject site because non-residential uses are proposed for the portion of the ground floor of the proposed mixed-use redevelopment that faces the public street. The planned Tomken Road Bus Rapid Transit Station is to be constructed within the centre of Dundas Street East to the northwest of the subject site. The introduction of outdoor patios close to this new station with the street related commercial uses would help to animate this new station.

6.2.19 Minimum Amenity Area

Line 15.6 in Table 4.15.1 in Zoning By-law 0225-2007 requires a minimum of 55 square metres of amenity area at grade on properties subject to the Apartments RA5 Zone. The Zoning By-law defines amenity area as an indoor and/or outdoor recreational area provided for the communal use of the residents. 215 square metres of outdoor amenity area is provided on the subject site.

Line 15.4 in Table 4.15.1 requires the greater of 5.6 square metres of amenity area per unit or amenity area equivalent to 10% of the lot area on properties subject to the Apartments RA5 Zone. Therefore, this regulation requires 2,578.2 square meters of amenity area for the 462 proposed rental apartment units shown on WZMH Architects Inc.'s plans for the subject site. 715 square metres of indoor amenity space is proposed for the 5th floor and 209 square metres of indoor amenity space is proposed on the ground floor for a combined total of 924 square metres of indoor amenity space. 709 square metres of outdoor amenity space is proposed for the roof of the 4 storey podium and 215 square metres of outdoor amenity space is proposed at grade for a combined total of 924 square metres of outdoor amenity space. The Zoning By-law Amendment shall add a site-specific regulation to the Zoning By-law to recognize the 924 square metres of proposed indoor amenity space and the 924 square metres of outdoor amenity space.

6.2.20 Circular Driveway Access Points

Article 4.1.9.10 in Zoning By-law 0225-2007 requires that a circular driveway and the access points to it only be located within one yard whereas the proposed circular driveway covers part of the front yard and part of the interior side yard. In addition, there is an access point to the proposed circular driveway within the front yard and another access point to this proposed circular driveway within the interior side yard. The proposed circular driveway within the mixed-use redevelopment for the subject site conforms with the policy in Section 17.4.3.1 of the MOP because it shall reduce the number of access driveways to Dundas Street East on the subject site from 3 existing driveways to 1 proposed access driveway. The Zoning By-law Amendment shall add a site-specific regulation to the Zoning By-law to permit the proposed circular driveway to cover part of the front yard and interior side yard and to be accessible from both yards.

6.2.21 Circular Driveway 58% Coverage of Interior Side Yard

Article 4.1.9.11 in Zoning By-law 0225-2007 requires that a circular driveway shall not cover more than 50% of the yard in which it is located whereas the proposed circular driveway covers 58 % of the interior side yard. The Zoning By-law Amendment shall add a site-specific regulation to the Zoning By-law to permit the proposed circular driveway to cover a maximum of 58 % of the interior side yard.