

25 Hillcrest Avenue & 3154 Hurontario Street

City File: DARC 21 – 282

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

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-law(s) prior to approval.

Notwithstanding the Section(s) outlined under the 'Required Zoning Standard / Regulation', the standard(s) shown under 'Proposed Zoning Standard / Regulation' shall apply.

BY – LAW SECTION	REGULATION	REQUIRED (RA5 Zone) STANDARD	REQUESTED (RA5-XX) STANDARD
2.1.2.1.1.	Minimum Separation Distance	All buildings and structures containing a use in Table 2.1.2.1.1 – Minimum Separation Distance from any Residential Zones, shall comply with the applicable minimum separation distance required	Lines 1.0 through 3.0 shall not apply
2.1.9.4	Day Care	Minimum depth of a landscape buffer measured from a lot line that is a street line – 4.5 m	Line 3.5 of Table 2.1.9.4 shall not apply
2.1.14.1.	Centreline Setbacks	Where a lot abuts a right-of-way or a 0.3 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 [35 m – 17.5 m + required yard/setback] [26 m – 16.0 m + required yard/setback within 90.0 m of the intersecting centreline of a major intersection]	Line 14.0 and Line 16.0 of Table 2.1.14.1 shall not apply

BY – LAW SECTION	REGULATION	REQUIRED (RA5 Zone) STANDARD	REQUESTED (RA5-XX) STANDARD
2.1.30.1	Rooftop Balcony	A rooftop balcony shall be set back 1.2 m from all exterior edges of a building or structure	Delete provision – a rooftop balcony may be setback 0.0 m from all exterior edges of a building or structure
3.1.1.4.3	Parking Space Dimensions	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	Delete provision
3.1.1.4.5	Accessible Parking Spaces Dimensions	<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> <ol style="list-style-type: none"> (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 (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 (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 	Provision met

BY – LAW SECTION	REGULATION	REQUIRED (RA5 Zone) STANDARD	REQUESTED (RA5-XX) STANDARD
3.1.2.1	Required Number of Parking Spaces for Residential Uses	Condominium Apartment: 1.25 resident spaces per one-bedroom unit; 1.4 resident spaces per two-bedroom unit; 1.75 resident spaces per three-bedroom unit 0.2 visitor spaces per unit	Delete provision – parking spaces shall be provided as follows: <ul style="list-style-type: none"> • 0.62 resident spaces per one-bedroom unit; • 0.72 resident spaces per two-bedroom unit; and • 0.8 resident space per three-bedroom unit
3.1.2.2.	Required Number of Parking Spaces for Non-Residential Uses	Community Centre – 4.5 spaces per 100 sq m gross floor area (GFA)-non-residential; Day Care – 2.5 spaces per 100 sq m GFA-non-residential; Education and Training Facility – 5.0 spaces per 100 sq m GFA-non-residential; Financial Institution – 5.5 spaces per 100 sq m GFA – non-residential; Library – 3.2 spaces per 100 sq m GA-non-residential Office – 3.2 spaces per 100 sq m GFA – non-residential; Personal Service Establishment – 5.4 spaces per 100 sq m GFA-non-residential; Retail Store – 5.4 spaces per 100 sq m GFA-non-residential; Recreational Establishment – 4.5 spaces per 100 sq m GFA – non-residential; Restaurant – 16.0 spaces per 100 sq m GFA-non-residential; Take-Out Restaurant – 6.0 spaces per 100 sq m GFA-non-residential Veterinary Clinic – 3.6 spaces per 100 sq m GFA – non-residential	Delete provision – a shared parking standard for all visitor and non-residential uses on the lot will be provided

BY – LAW SECTION	REGULATION	REQUIRED (RA5 Zone) STANDARD	REQUESTED (RA5-XX) STANDARD
3.1.2.3	Mixed Use Development Shared Parking	<p>A shared parking formula may be used for the calculation of required parking for a mixed use development. ...</p> <p>Shared parking is to be calculated in compliance with Table 3.1.2.3. – Mixed Use Development Shared Parking Formular. All required parking spaces must be accessible to all users participating in the shared parking arrangement and may not be reserved for specific users</p>	<p>Delete provision – a shared parking standard for all non-residential uses and visitor parking spaces will be provided based on the following standards:</p> <ul style="list-style-type: none"> • 0.15 visitor spaces per dwelling unit; • 2.9 spaces per 100 square metres GFA for Community Centre use; • 2.0 spaces per 100 square metres for commercial uses; and. • 3.0 spaces for all other non-residential uses on the lot
3.1.3.1.	Required Number of Accessible Parking Spaces	2.0 spaces plus 2% of the total visitor parking spaces required	Provision met
3.1.4.2.	Required Number of Loading Spaces for Office and / or Medical Buildings	Where the GFA of office and/or medical office uses is less than or equal to 2,350 square metres – no loading spaces are required	Provision met
3.1.4.3.	Required Number of Loading Spaces	Where the GFA for uses other than office and / medical office uses is greater than 14,000 square metres – 3 loading spaces plus 1 additional space for each 9,300 GFA-non-residential or portion thereof	Delete provision – a shared loading space standard of 11 spaces is to be provided

BY – LAW SECTION	REGULATION	REQUIRED (RA5 Zone) STANDARD	REQUESTED (RA5-XX) STANDARD
3.1.4.5.	Required Number of Loading Spaces for Apartment	One (1) loading space per apartment building containing a minimum of 30 dwelling units, shall be required	Provision met
4.1.15.1.1	Apartment Zones – Accessory Uses	Accessory uses [permitted within RA1 to RA5 zones] are limited to a retail store, personal service establishment, financial institution, office and medical office – restricted.	Delete provision – the following are to be included as site-specific accessory uses: <ul style="list-style-type: none"> • Community Centre; • Daycare; • Education and Training Facility; • Financial Institution; • Library; • Office; • Personal Service Establishment; • Retail Store; • Recreational Establishment; • Restaurant; • Take-Out Restaurant; • Veterinary Clinic
4.1.15.1.2	Apartment Zones – Accessory Uses	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.	Apartment Zones – Accessory Uses	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 – accessory uses shall be located in the same apartment building and shall be permitted to have entrances from a corridor or from the street

BY – LAW SECTION	REGULATION	REQUIRED (RA5 Zone) STANDARD	REQUESTED (RA5-XX) STANDARD
4.1.15.1.4	Apartment Zones – Accessory Uses	An accessory use shall not be permitted above the first storey of an apartment, retirement building or long-term care building	Delete provision – accessory uses shall be permitted in the first 6 storeys of an apartment building
4.1.15.1.5	Apartment Zones – Accessory Uses	Each accessory use shall have a maximum gross floor area – non-residential of 186 sq m	Delete provision – a maximum size for each accessory use shall not be required
4.1.15.1.6.	Apartment Zones – Accessory Uses	The maximum total gross floor area – non-residential for all accessory uses shall be lesser of 10% of the total gross floor area – apartment zone or the gross floor area – apartment zone of one storey of the dwelling	Delete provision – a maximum gross floor area-non-residential for all accessory uses shall not be provided
4.1.15.1.7	Apartment Zones – Accessory Uses	Additional on-site parking is not required for accessory uses permitted in Sentence 4.1.15.1.1	Delete provision – a shared parking standard shall be provided
4.15.1	RA5 - Permitted Uses	Apartment; Long-Term Care Building; Retirement Building	Delete provision – the following are to be permitted as accessory uses to Apartment: <ul style="list-style-type: none"> • Community Centre; • Daycare; • Education and Training Facility; • Financial Institution; • Library; • Office; • Personal Service Establishment; • Retail Store; • Recreational Establishment; • Restaurant; • Take-Out Restaurant; • Veterinary Clinic

BY – LAW SECTION	REGULATION	REQUIRED (RA5 Zone) STANDARD	REQUESTED (RA5-XX) STANDARD
4.15.1	RA5 – Zone Regulations	Minimum Lot Frontage – 30.0 m	Provision met
4.15.1	RA5 – Zone Regulations	Minimum Floor Space Index – Apartment Zone – 1.9	Provision met
4.15.1	RA5 – Zone Regulations	Maximum Floor Space Index – Apartment Zone – 2.9	Delete provision – a site-specific density of 7.7 FSI shall be permitted
4.15.1	RA5 – Zone Regulations	Maximum Gross Floor Area – Apartment Zone per Storey above 12 Storeys – 1,000 sq m	Provision met
4.15.1	RA5 – Zone Regulations	Maximum Height – 77.0 m and 25 storeys	Delete provision – permit building heights of up to 46 storeys, exclusive of mechanical penthouse
4.15.1	RA5 – Zone Regulations	<i>Minimum Front and Exterior Side Yards</i>	
4.15.1	RA5 – Zone Regulations	For that portion of the dwelling with a height less than or equal to 13.0 m – 7.5 m	Delete provision – permit minimum setbacks in accordance with a building envelope schedule
4.15.1	RA5 – Zone Regulations	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	
4.15.1	RA5 – Zone Regulations	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	
4.15.1	RA5 – Zone Regulations	For that portion of the dwelling with a height greater than 26.0 m – 10.5 m	
4.15.1	RA5 – Zone Regulations	<i>Minimum Interior Side Yard</i>	

BY – LAW SECTION	REGULATION	REQUIRED (RA5 Zone) STANDARD	REQUESTED (RA5-XX) STANDARD
4.15.1	RA5 – Zone Regulations	For that portion of the dwelling with a height less than or equal to 13.0 m – 4.5 m	Not Applicable
4.15.1	RA5 – Zone Regulations	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	Not Applicable
4.15.1	RA5 – Zone Regulations	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	Not Applicable
4.15.1	RA5 – Zone Regulations	For that portion of the dwelling with a height greater than 26.0 m – 9.0 m	Not Applicable
4.15.1	RA5 – Zone Regulations	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
4.15.1	RA5 – Zone Regulations	Where an interior 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	RA5 – Zone Regulations	<i>Minimum Rear Yard</i>	
4.15.1	RA5 – Zone Regulations	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	RA5 – Zone Regulations	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

BY – LAW SECTION	REGULATION	REQUIRED (RA5 Zone) STANDARD	REQUESTED (RA5-XX) STANDARD
4.15.1	RA5 – Zone Regulations	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	RA5 – Zone Regulations	For that portion of the dwelling with a height greater than 26.0 m – 15.0 m	Not Applicable
4.15.1	RA5 – Zone Regulations	Where a rear lot line, or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or combination of zones thereof	Permit a minimum setback to GO Access Road of 1.3 metres for Building A and 4.1 metres for Building E where the lot abuts an Apartment Zone
4.15.1	RA5 – Zone Regulations	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	RA5 – Zone Regulations	<i>Encroachments and Projections</i>	
4.15.1	RA5 – Zone Regulations	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 metres	Delete provision – permit a maximum encroachment of 1.8 m
4.15.1	RA5 – Zone Regulations	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 metres	Provision met
4.15.1	RA5 – Zone Regulations	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	Delete provision – permit a maximum balcony projection of 1.8 m

BY – LAW SECTION	REGULATION	REQUIRED (RA5 Zone) STANDARD	REQUESTED (RA5-XX) STANDARD
4.15.1	RA5 – Zone Regulations	<i>Minimum Above Grade Separation Between Buildings</i>	
4.15.1	RA5 – Zone Regulations	For that portion of a dwelling with a height less than or equal to 13.0 m – 3.0 m	Delete provision – permit a minimum building separation in accordance with the building envelope schedule
4.15.1	RA5 – Zone Regulations	For that portion of a dwelling with a height greater than 13.0 m and less than or equal to 20.0 m – 9.0 m	
4.15.1	RA5 – Zone Regulations	For that portion of a dwelling with a height greater than 20.0 m and less than or equal to 26.0 m – 12.0 m	
4.15.1	RA5 – Zone Regulations	For that portion of a dwelling with a height greater than 26.0 m – 15.0 m	
4.15.1	RA5 – Zone Regulations	<i>Parking, Loading, Servicing Area and Parking Structures</i>	
4.15.1	RA5 – Zone Regulations	Minimum setback from surface parking spaces or aisles to a street line – 4.5 m	Not Applicable
4.15.1	RA5 – Zone Regulations	Minimum setback from surface parking spaces or aisles to any other lot line – 3.0 m	Not Applicable
4.15.1	RA5 – Zone Regulations	Minimum setback from a parking structure above or partially above finished grade to any lot line – 7.5 m	Not Applicable
4.15.1	RA5 – Zone Regulations	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line – 3.0 m	Delete provision – permit a 1.0 metre setback from a parking structure completely below finished grade to any lot line
4.15.1	RA5 – Zone Regulations	Minimum setback from a waste enclosure / loading space to a street line – 10.0 m	Provision met

BY – LAW SECTION	REGULATION	REQUIRED (RA5 Zone) STANDARD	REQUESTED (RA5-XX) STANDARD
4.15.1	RA5 – Zone Regulations	Minimum setback from a waste enclosure / loading area to a zone permitting detached dwelling and / or semi-detached – 10.0 m	Not Applicable
4.15.1	RA5 – Zone Regulations	<i>Minimum Landscaped Area, Landscaped Buffer and Amenity Area</i>	
4.15.1	RA5 – Zone Regulations	Minimum landscaped area – 40% of the lot area	Delete provision
4.15.1	RA5 – Zone Regulations	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 Residential Zone with the exception of an Apartment Zone – 4.5 m	Delete provision – permit a 0.0 landscape buffer width abutting a lot line that is a street line
4.15.1	RA5 – Zone Regulations	Minimum depth of a landscaped buffer along any other lot line – 3.0 m	Not Applicable
4.15.1	RA5 – Zone Regulations	Minimum amenity area – the greater of 5.6 sq m per dwelling unit or 10% of the site area	Provision met
4.15.1	RA5 – Zone Regulations	Minimum percentage of total required amenity area to be provided in one contiguous area – 50%	Delete provision – amenity areas are to be provided in appropriate locations across the lot
4.15.1	RA5 – Zone Regulations	Minimum amenity area to be provided outside at-grade – 55 sq m	Delete provision – outdoor amenity areas are to be provided at-grade and as rooftop outdoor areas