

Draft Zoning By-law

Table/List of Requested Site-Specific Exemptions

Overview

The Subject Site is zoned General Commercial 3 (C3-66 & C3-2) under the Mississauga Zoning By-law 0225-2007. The commercial zoning regulation permits a range of uses such as retail, restaurants, personal service establishments, office, recreation establishments, among others. It is important to note that the site-specific permissions on the site do allow for residential uses within the eastern portion of the site based on a site-specific exception discussed further below.

Exception C3-2 pertains to the eastern half of the Subject Site which allows for live-work units to be located on the second floor of a building in accordance with the following: a maximum combined gross floor area for non-residential and gross floor area for live/work units is 24,030 square metres.

The C3-66 designation applies to the western half of the subject site and implemented additional permitted and non-permitted employment uses. The exception allows uses from the Employment Zone category E2 to be permitted, excluding uses that emit noxious fumes. Non-permitted uses included asbestos manufacturing, cement manufacturing and other potential toxic manufacturing processes. It should be noted that while the C3-66 does not explicitly indicate residential permissions, a review of existing tenants within the building has revealed that there are residential units within the building municipally known as 1590 Dundas Street East.

The following provides an overview of the existing and proposed zoning regulations on a Block by Block basis. Schedule 1 indicates the proposed zoning changes which are discussed in detail below. Height Maps 1 to 5 are included following the Zoning Comparison Tables and outline the maximum height permissions for the proposed buildings, excluding mechanical elements, projections, and encroachments, as defined in the Tables below.

Block A

Block A is currently zoned C3-66 (General Commercial – Specific Exception 66) with western portions of the existing block identified as Greenlands Overlay as per Zoning Map 12 of Mississauga By-law 0225-2007.

The Zoning By-law Amendment proposes to rezone to lands from C3-66 (General Commercial – Specific Exception 66) 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, and retail uses. The Table below provides an overview of the base permissions of the C4 Zone and how the site specific exception C4-XX responds for Block A.

Block B (Park)

Block B is currently zoned C3-66 (General Commercial – Specific Exception 66) and is located in the southwest corner of the subject site. The Zoning By-law Amendment proposes to rezone to lands from C3-66 (General Commercial – Specific Exception 66) to OS1 (Open Space – Community Park) in order to permit the proposed community park including both passive and active recreation facilities. The Table below provides an overview of the base permissions of the OS1 Zone and how proposed OS1 zone responds for Block B.

Block C

Block C is currently zoned C3-66 (General Commercial – Specific Exception 66) including the existing western portions of the block identified as Greenlands Overlay as per Zoning Map 12 of By-law 0225-2007. The Zoning By-law Amendment proposes to rezone to lands from C3-66 (General Commercial – Specific Exception 66) to RA5-XX (Residential Apartment Zone 5 – Specific Exception XX) in order to permit the proposed mixed use development of the block, which will feature high density residential, retail and community uses. The Table below provides an overview of the base permissions of the RA5 Zone and how the site specific exception RA5-XX responds for Block C.

Block D

Block D is currently zoned C3-66 (General Commercial – Specific Exception 66) and generally constitutes the western portions identified as a part of the Greenlands Overlay as per Zoning Map 12. Block D is identified as Natural Hazards in which no development activity, below grade or above grade, will take place. As such, the Zoning By-law Amendment proposes to rezone to lands from C3-66 (General Commercial – Specific Exception 66) to G1 (Greenlands - Natural Hazards), thereby increasing the total area buffer area between the development and the Little Etobicoke Creek as well as facilitating conservation of natural heritage features. The Table below provides an overview of the base permissions of the G1 Zone and how the proposed G1 Zone responds for Block D.

Block E

Block E is currently zoned C3-2 (General Commercial – Specific Exception 2) which fronts onto Dundas Avenue East and occupies the north portion of the east block of the subject site. The Zoning By-law Amendment proposes to rezone to lands from C3-2 (General Commercial – Specific Exception 2) 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, and retail uses. The Table below provides an overview of the base permissions of the C4 Zone and how the site specific exception C4-XX responds for Block E.

Block F and G

Block F and G are also zoned C3-2 (General Commercial – Specific Exception 2). The Zoning By-law Amendment proposes to rezone the lands from C3-2 (General Commercial – Specific Exception 2) to RA5-XX (Residential Apartment Zone 5 – Specific Exception XX) in order to permit the proposed residential development blocks, which will feature high density residential, mid-rise buildings and back to back townhouses. The Tables below provide an overview of the base permissions of the RA5 Zone and how the site specific exception RA5-XX responds for Block F and G.

Block H (H1)

Finally, Block H is currently zoned C3-66 (General Commercial – Specific Exception 66) and located in the northwest corner of the subject site, between Dundas Street East and the Future Blundell Road Extension across Little Etobicoke Creek. Block H is proposed to be zoned G1 Greenlands. The Table below provides an overview of the base permissions of the G1 Zone and how the G1 Zone responds for Block H

Maximum Gross Floor Areas

The lands subject to this by-law are permitted to accommodate a maximum gross floor area in accordance with the following:

Overall GFA – 228,500

- Residential GFA – 225,000
- Non-residential GFA – 3,000
- Community GFA – 500

Table 1
Block A: Existing and Proposed Zoning – C3-66 to C4-XX

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 • Hospitality • Entertainment / Recreation • Residential (Apartment) 	<ul style="list-style-type: none"> • Apartments • Grade-related Retail Space
3.0	Minimum Lot Frontage	N/A	N/A
4.0	Minimum Front Yard (North)	0.0 m	0.0 m (Dundas Street East)
5.0	Maximum Front Yard	3.0 m	7.0 m (Dundas Street East)
6.0	Minimum Exterior Side Yard (East)	0.0 m	0.0 m (Mattawa Avenue)
7.0	Maximum Exterior Side Yard	3.0 m	3.3 m (Mattawa Avenue)
8.0	Minimum Interior Side Yard (West)	n/a	n/a (Borders G1 Zone)
8.1	Lot abutting a Residential Zone	4.5 m	4.5
8.2	Lot abutting Institutional, Office, City Centre, Employment, Buffer or Utility Zone	3.0 m	3.0 m
8.3	Lot abutting a C4 Zone	0.0 m	0.0
8.4	Lot abutting a C1 to C3, or C5 Zone	1.5 m	1.5
8.5	Lot abutting any other Zone	4.5 m	3.0 (G1 Zone to the west)

Zone Regulations		C4 Base Zone Regulations	C4-XX Proposed Zone Regulations
9.0	Minimum Rear Yard (South)		
9.1	Lot abutting a Residential Zone	4.5 m	3.0 m (RA5 to the South)
9.2	Lot abutting Institutional, Office, City Centre, Employment, Buffer or Utility Zone	3.0 m	3.0 m
9.3	Lot abutting a C4 Zone	0.0 m	0.0 m
9.4	Lot abutting a C1 to C3, or C5 Zone	1.5 m	1.5 m
9.5	Lot abutting any other Zone	4.5 m	4.5 m
10.0	Maximum Gross Floor Area – Non Residential	n/a	Residential – 73,000 m ² Retail – 800 m ² Total GFA – 73,800 m²
10.1	Maximum Gross Floor Area – Non Residential where a lot abuts a Residential Zone	n/a	Residential – 73,000 m ² Retail – 800 m ² Total GFA – 73,800 m²
11.0	Minimum Height	Slope Roof – 2-storeys Flat Roof – 2-storeys	N/A
11.1	Maximum Height	Sloped Roof – 16.0 m and 3-storeys Flat Roof – 12.5 m and 3-storeys	<u>Building A1</u> 15-storeys (*49.3 m); transitioning down to a 4-storey podium. <u>Building A2</u> 29-storeys (*94.10m); transitioning down to a 2- 4 storey podium and 11-storey connecting element with Building A1

Zone Regulations		C4 Base Zone Regulations	C4-XX Proposed Zone Regulations
			Building A3 41 storeys (*132.5 m); transitioning down to a 4 storey podium and a 8 storey connecting element with Building A2 *excluding mechanical elements, parapets and roof assemblies
12.0	Minimum Landscaped Buffer		
12.1	Minimum depth of landscaped buffer measured from a lot line that is a street line	0.0 m	0.0 m (Mattawa Avenue) Landscaping provided in Public Right of Way 2.0 m Tree Zone (Dundas Street East)
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 (10.0 metre buffer provided - Block H - to the west of Block 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 or 0.0 m where abutting a C4 zone	1.5 m (N/A RA5 zone to the south)
12.4	Minimum depth of a landscaped buffer measured from any other lot line	4.5 m	0.0 m (RA5 zone to the south – midblock connection provided)

Zone Regulations		C4 Base Zone Regulations	C4-XX Proposed Zone Regulations
13.0	Parking and loading spaces shall not be located between a streetwall and a lot line that is a street line	Yes	N/A
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	25%	25%
15.0	Maximum length of a streetwall that may be setback beyond the maximum front and maximum exterior side yard	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	*check*	All commercial use entrances will be located on the first storey
17.0	Exemptions		
17.1	The Provisions of Subsection 2.1.14 of this By-law shall not apply	*check*	Subsection 2.1.14 of this By-law shall not apply
3.1.2.1	Required Number of Parking Spaces for Residential Uses	N/A	Resident – 650 Visitor/Commercial – 209 Total – 859

Table 2

Block B: Existing and Proposed Zoning – C3-66 to OS1 (Park)

Zone Regulations		OS1 Base Zone Regulations	OS1 Proposed Zone Regulations
10.1	General Provisions for Greenlands Zones		
10.1.1	Accessory Uses in OS1 and OS2 Zones		
10.1.1.1	Parking areas may be constructed of a permeable type of material.		
10.1.1.2	Accessory uses in OS1 and OS2 zones shall include, but not be limited to, washroom/changeroom facility, shade structure, maintenance/storage building or structure or an office for a permitted use, and shall be permitted accessory to an active or passive recreational use. (0179-2018)		
	Permitted Uses		
2.0	OPEN SPACE	N/A	N/A
2.1	Passive Recreational Uses	Yes	Yes
2.2	Active Recreational Use	Yes	Yes
2.3	Stormwater Management Facility	Yes	Yes
2.4	Cemetery	No	N/A
3.0	Minimum Lot Frontage	0 m	0 m
4.0	Minimum Setback of a building or structure to a lot line (North and East)	4.5 m	4.5 m

Zone Regulations		OS1 Base Zone Regulations	OS1 Proposed Zone Regulations
5.0	Minimum Setback of a building or structure to a lot line abutting a residential zone (North)	6.0 m	6.0 m
6.0	Maximum Building Height	N/A	N/A
7.0	Minimum Landscaped Buffer abutting all lot lines	N/A	N/A

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Table 3

Block C: Existing and Proposed Zoning – C3-66 to RA5-XX

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
2.0	Permitted Use	<ul style="list-style-type: none"> Apartment Long-Term Care Building Retirement Building 	<ul style="list-style-type: none"> Apartment Dwelling Grade-related Retail Space Community Uses
3.0	Minimum Lot Frontage	30.0 m	97.9 m (Mattawa Ave)
4.0	Minimum Floor Space Index	1.9	1.9
5.0	Maximum Floor Space Index	2.9	5.29
6.0	Maximum Gross Floor Area – Apartment Zone per Storey for each Storey above 12-storeys	1000 m ²	Total GFA – 33,300 m² Retail – 850 m ² Community – 500 m ² Residential – 31,950 m ²
7.0	Maximum Height	77.0 metres and 25-storeys	<u>Building C1</u> *230.40 metres or 35 storeys; transitioning down to 12-storeys to the north and 1- to 4- storeys to the south/southeast *excluding mechanical elements parapets and roof assemblies
8.0	Minimum Front and Exterior Side Yards	(East and South)	
	For that portion of the dwelling with a height less than or equal to 13.0 m	7.5 m	4.3 m and 2.7 m
	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	7.1 m and 5.5 m

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed 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	7.1 m and 10.5 m
	For that portion of the dwelling with a height greater than 26.0 m	10.5	7.1 m and 18.8 m
9.0	Minimum Interior Side Yard (North)		
9.1	For that portion of the dwelling with a height less than or equal to 13.0 m	4.5 m	4.5 m (11.9 m provided)
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	6.0 m (11.9 m provided)
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	7.5 m (11.9 m provided)
9.4	For that portion of the dwelling with a height greater than 26.0 m	9.0 m	9.0 m (11.9 – 33.6 m provided)
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	4.5 m (11.9 m provided)
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

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
10.0	Minimum Rear Yard (West)		
10.1	For that portion of the dwelling with a height less than or equal to 13.0 m	4.5 m	4.5 m (5.4 m provided)
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	6.0 m	6.0 (8.7 m provided)
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	7.5 m	7.5 (12.4 m provided)
10.4	For that portion of the dwelling with a height greater than 26.0 m	15.0 m	15.0 m (16.7 m provided)
10.5	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	4.5 (11.9 m provided)
10.6	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
11.0	Encroachments and Projections		
11.1	Maximum encroachment of a balcony located above the first storey, sunroom,	1.0 m	2.0 m (Including entrance canopies)

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
	window, chimney, pilaster, cornice, balustrade or roof eaves into a required yard (0325-2008), (0174-2017)		
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 (0174-2017)	1.8 m	3.0 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 (0174-2017)	1.0 m	3.0 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 – 1 Building on Block
12.2	For that portion of a dwelling with a height of 13.0 m – 20.0 m	9.0 m	N/A – 1 Building on Block
12.3	For that portion of a dwelling with a height of 20.0 m – 26.0 m	12.0 m	N/A – 1 Building on Block
12.4	For that portion of a dwelling with a height greater than 26.0 m	15.0 m	N/A – 1 Building on Block
13.0	Parking, Loading, Servicing Area and Parking Structures		
13.1	Minimum parking spaces (Apartment Buildings) Table 3.1.2.1; Line 2.0		Vehicle parking spaces
	Studio	1.0 spaces/unit	

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
	One-bedroom	1.25 spaces/unit	Residents – 297 Visitor/Commercial – 67 Community – 20 Total – 384
	Two-bedroom	1.40 spaces/unit	
	Three-bedroom	1.75 spaces/unit	
	Visitor	0.20 spaces/unit	
	Minimum parking spaces (Community Centre) Table 3.1.2.2; Line 9.0		
	Community Centre	4.5 spaces per/ 100 sq.m. GFA	
	Minimum parking spaces (Retail Store) Table 3.1.2.2; Line 41.1		
	Retail Store	5.4 spaces/100 sq.m. GFA	
13.2	Minimum setback from surface parking spaces or aisles to a street line	4.5 m	N/A – layby spaces provided in public right of way (Mattawa Avenue)
13.3	Minimum setback from surface parking spaces or aisles to any lot line	3.0 m	N/A – layby spaces provided in public right of way (Mattawa Avenue)
13.4	Minimum setback from a parking structure above or partially above finished grade to any lot line	7.5 m	N/A At grade parking is enclosed within the podium and not visible from the street
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

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
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	CONDOMINIUM ROADS AND AISLES (0181-2018/LPAT Order 2019 February 15)		
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 (0174-2017), (0181-2018/LPAT Order 2019 February 15)	*Check*	N/A
15.0	Minimum Landscaped Area, Landscaped Buffer and Amenity Area		
15.1	Minimum landscaped area	40% of the lot area	N/A (43.1%)
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	0.0 m to a street line (Landscaping provided in the Public Right of way – Mattawa Avenue)
15.3	Minimum depth of a landscaped buffer along any other lot line	3.0 m	3.0 (10.0 m provided on west lot line)
15.4	Minimum amenity area	The greater of 5.6 m ² per dwelling unit or 10% of the site area	Total Amenity provided – 2,823 m ²

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
		Req. Amenity – 2,509 m ²	
15.5	Minimum percentage of total required amenity area to be provided in one contiguous area	50%	29% (832 m ²)
15.6	Minimum amenity area to be provided outside at grade	55.0 m ²	Notwithstanding 15.6, the minimum required outdoor amenity areas may be permitted above grade.
16.0	Accessory Buildings and Structures	N/A	N/A

Table 4

Block D: Existing and Proposed Zoning – C3-66 to G1

Zone Regulations		G1 Base Zone Regulations	G1 Proposed Zone Regulations
10.1	General Provisions for Greenlands Zones		
10.1.1	Accessory Uses in G1 and G2 Zones		
10.1.1.1	Trails are permitted accessory to natural heritage features and areas conservation.		
10.1.1.2	A passive recreational use is permitted accessory to a stormwater management facility.		
10.1.1.3	A fence is permitted accessory to a natural protection area and natural heritage features and areas conservation to prevent encroachment of abutting land uses and to establish property boundaries.		
10.1.1.4	Parking areas are permitted accessory to natural heritage features and areas conservation and shall be constructed of a permeable type of material to minimize impacts on the natural environment.		
	Permitted Uses		
2.0	GREENLANDS	N/A	N/A
2.1	Flood Control	Yes	Yes
2.2	Stormwater Management	Yes	Yes
2.3	Erosion Management	Yes	Yes
2.4	Natural Protection Area	N/A	N/A
2.5	Natural Heritage Features and Areas Conservation	Yes	Yes

Table 5

Block E: Existing and Proposed Zoning – C3-2 to C4-XX

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 • Hospitality • Entertainment / Recreation • Residential (Apartment) 	<ul style="list-style-type: none"> • Apartments • Grade-related Retail Space
3.0	Minimum Lot Frontage	N/A	N/A
4.0	Minimum Front Yard (North)	0.0 m	0.0 m (Dundas Street East)
5.0	Maximum Front Yard (North)	3.0 m	7.0 m (Dundas Street East)
6.0	Minimum Exterior Side Yard (West)	0.0 m	3.0m (Mattawa Avenue)
7.0	Maximum Exterior Side Yard (West)	3.0 m	3.25 m (Mattawa Avenue)
8.0	Minimum Interior Side Yard (East)	n/a	n/a
8.1	Lot abutting a Residential Zone	4.5 m	4.5 m
8.2	Lot abutting Institutional, Office, City Centre, Employment, Buffer or Utility Zone	3.0 m	3.0 m
8.3	Lot abutting a C4 Zone	0.0 m	0.0 m
8.4	Lot abutting a C1 to C3, or C5 Zone	1.5 m	1.5 m
8.5	Lot abutting any other Zone	4.5 m	4.5 m
9.0	Minimum Rear Yard (South)		

Zone Regulations		C4 Base Zone Regulations	C4-XX Proposed Zone Regulations
9.1	Lot abutting a Residential Zone	4.5 m	4.5 m
9.2	Lot abutting Institutional, Office, City Centre, Employment, Buffer or Utility Zone	3.0 m	3.0 m
9.3	Lot abutting a C4 Zone	0.0 m	0.0 m
9.4	Lot abutting a C1 to C3, or C5 Zone	1.5 m	1.5 m
9.5	Lot abutting any other Zone	4.5 m	4.5 m
10.0	Maximum Gross Floor Area – Non Residential	n/a	Residential – 40,800 m ² Retail – 920 m ² Total GFA – 41,720 m²
10.1	Maximum Gross Floor Area – Non Residential where a lot abuts a Residential Zone	n/a	Residential – 40,800 m ² Retail – 920 m ² Total GFA – 41,720 m²
11.0	Minimum Height	Slope Roof – 2-storeys Flat Roof – 2-storeys	N/A
11.1	Maximum Height	Sloped Roof – 16.0 m and 3-storeys Flat Roof – 12.5 m and 3-storeys	<u>Building E1</u> 15-storeys (47.90 m); transitioning down to an 8, 4 and 1-storey podium. <u>Building E2</u> 18-storeys (57.20 m); transitioning down to a 12, 4 and 3 -storey podium *excluding mechanical elements parapets and roof assemblies
12.0	Minimum Landscaped Buffer		

Zone Regulations		C4 Base Zone Regulations	C4-XX Proposed Zone Regulations
12.1	Minimum depth of landscaped buffer measured from a lot line that is a street line	0.0 m	0.0 m – Landscaping provided in public right of way (Mattawa Avenue)
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	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 or 0.0 m where abutting a C4 zone	1.5 m or 0.0 m where abutting a C4 zone
12.4	Minimum depth of a landscaped buffer measured from any other lot line	4.5 m	0.0 (RA5 zone to the south, 20.6 R3 to the east. A 5.0 metre buffer has been provided on the east lot line.
13.0	Parking and loading spaces shall not be located between a streetwall and a lot line that is a street line	Yes	Yes
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	25%	25%

Zone Regulations		C4 Base Zone Regulations	C4-XX Proposed Zone Regulations
15.0	Maximum length of a streetwall that may be setback beyond the maximum front and maximum exterior side yard	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	*check*	All commercial use entrances will be located on the first storey
17.0	Exemptions		
17.1	The Provisions of Subsection 2.1.14 of this By-law shall not apply	*check*	Subsection 2.1.14 of this By-law shall not apply
3.1.2.1	Required Number of Parking Spaces for Residential Uses	N/A	Resident – 404 Visitor/Commercial – 121 Total – 525

Table 6

Block F: Existing and Proposed Zoning – C3-2 to RA5-XX

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
2.0	Permitted Use	<ul style="list-style-type: none"> Apartment Long-Term Care Building Retirement Building 	<ul style="list-style-type: none"> Apartment Dwellings Back to Back Townhouses
3.0	Minimum Lot Frontage	30.0 m	128.4 m (Mattawa Ave)
4.0	Minimum Floor Space Index	1.9	1.9
5.0	Maximum Floor Space Index	2.9	N/A (2.6)
6.0	Maximum Gross Floor Area – Apartment Zone per Storey for each Storey above 12-storeys	1000 m ²	Total GFA – 32,100 m² Residential – 32,100 m ²
7.0	Maximum Height	77.0 metres and 25-storeys	<p><u>Building F1</u> *38.6 metres or 12-storeys; transitioning down to 9-, 6-, and 3-storeys to the east.</p> <p><u>Building F2</u> *38.6 metres or 12-storeys; transitioning down to 6 and 3-storeys to the east</p> <p><u>Building F-TH1</u> 10.5 metres – 3-storeys</p> <p><u>Building F-TH2</u> 9.96 metres – 3-storeys</p>

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
			*excluding mechanical elements parapets and roof assemblies
8.0	Minimum Front and Exterior Side Yards (West and North)		
	For that portion of the dwelling with a height less than or equal to 13.0 m	7.5 m	<u>Building F1 and F2</u> 3.0 m and 3.0 m <u>Building F-TH1 and F-TH2</u> 0.0 and 3.0 m
	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	<u>Building F1 and F2</u> 6.0 m and 6.0 m <u>Building F-TH1 and F-TH2</u> N/A
	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	<u>Building F1 and F2</u> 3.0 m and 6.0m <u>Building F-TH1 and F-TH2</u> N/A
	For that portion of the dwelling with a height greater than 26.0 m	10.5	<u>Building F1 and F2</u> 6.0 m and 9.0 m <u>Building F-TH1 and F-TH2</u> N/A

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
9.0	Minimum Interior Side Yard		(South)
9.1	For that portion of the dwelling with a height less than or equal to 13.0 m	4.5 m	<u>Building F2</u> 4.5 (20.6 m provided) <u>Building F-TH1 and F-TH2</u> N/A (20.4)
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	<u>Building F2</u> 6.0 (23.6 m provided) <u>Building F-TH1 and F-TH2</u> 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	<u>Building F2</u> 7.5 (23.6 m provided) <u>Building F-TH1 and F-TH2</u> N/A
9.4	For that portion of the dwelling with a height greater than 26.0 m	9.0 m	<u>Building F2</u> 9.0 (23.6 m provided) <u>Building F-TH1 and F-TH2</u> 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	<u>Building F2</u> 4.5 (20.6 m provided) <u>Building F-TH1 and F-TH2</u> N/A

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
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		(East)
10.1	For that portion of the dwelling with a height less than or equal to 13.0 m	4.5 m	<u>Building F1 and F2</u> 4.5 m <u>Building F-TH1 and F-TH2</u> 4.5 m (9.72 m provided)
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	6.0 m	<u>Building F1 and F2</u> 6.0 m <u>Building F-TH1 and F-TH2</u> 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	7.5 m	<u>Building F1 and F2</u> 7.5 m <u>Building F-TH1 and F-TH2</u> N/A
10.4	For that portion of the dwelling with a height greater than 26.0 m	15.0 m	<u>Building F1 and F2</u> 15.0 m <u>Building F-TH1 and F-TH2</u> N/A

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
10.5	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	4.5 m <u>Building F-TH1 and F-TH2</u> N/A
10.6	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	7.5 m (9.72 m provided)
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 (0325-2008), (0174-2017)	1.0 m	1.5 m
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 (0174-2017)	1.8 m	2.5 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 (0174-2017)	1.0 m	1.5 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	7.3 m

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
12.2	For that portion of a dwelling with a height of 13.0 m – 20.0 m	9.0 m	7.3 m
12.3	For that portion of a dwelling with a height of 20.0 m – 26.0 m	12.0 m	10.07 m
12.4	For that portion of a dwelling with a height greater than 26.0 m	15.0 m	12.7 m
13.0	Parking, Loading, Servicing Area and Parking Structures		
13.1	Minimum parking spaces (Apartment Buildings) Table 3.1.2.1; Line 2.0		Vehicle parking spaces Residents – 265 Visitor/Commercial – 61 Total – 326
	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 (Retail Store) Table 3.1.2.2; Line 41.1		
	Retail Store	5.4 spaces/100 sq.m. GFA	
13.2	Minimum setback from surface parking spaces or aisles to a street line	4.5 m	N/A - layby in Public Right of Way
13.3	Minimum setback from surface parking spaces or aisles to any lot line	3.0 m	N/A - layby in Public Right of Way
13.4	Minimum setback from a parking structure above or partially above finished grade to any lot line	7.5 m	N/A At grade parking is enclosed within the podium, below grade and not visible from the street

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
13.5	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line	3.0 m	1.2 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	CONDOMINIUM ROADS AND AISLES (0181-2018/LPAT Order 2019 February 15)		
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 (0174-2017), (0181-2018/LPAT Order 2019 February 15)	Yes	Yes
15.0	Minimum Landscaped Area, Landscaped Buffer and Amenity Area		
15.1	Minimum landscaped area	40% of the lot area	N/A (48.5%)
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	0.0 m to a street line - Mattawa (Landscaping provided in the Public Right of way) 4.45 m landscape buffer along east lot line
15.3	Minimum depth of a landscaped buffer along any other lot line	3.0 m	0.0

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 – 2,279 m ²	Total Amenity provided – 2,427 m ²
15.5	Minimum percentage of total required amenity area to be provided in one contiguous area	50%	39% (979 m ²)
15.6	Minimum amenity area to be provided outside at grade	55.0 m ²	Notwithstanding 15.6, the minimum outdoor amenity requirements may be permitted above grade.
16.0	Accessory Buildings and Structures	N/A	N/A

Table 7

Block G: Existing and Proposed Zoning – C3-2 to RA5-XX

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
2.0	Permitted Use	<ul style="list-style-type: none"> Apartment Long-Term Care Building Retirement Building 	<ul style="list-style-type: none"> Apartment Dwellings Back to Back Townhouses
3.0	Minimum Lot Frontage	30.0 m	113.6 m (Mattawa Ave)
4.0	Minimum Floor Space Index	1.9	1.9
5.0	Maximum Floor Space Index	2.9	3.8
6.0	Maximum Gross Floor Area – Apartment Zone per Storey for each Storey above 12-storeys	1000 m ²	Total GFA – 42,800 m² Residential – 42,800 m ²
7.0	Maximum Height	77.0 metres and 25-storeys	<p><u>Building G1</u> *38.6 metres or 12-storeys; transitioning down to 9-, 6-, 4, 3 -storeys to the east.</p> <p><u>Building G2</u> *57.2 metres or 18-storeys; transitioning down to 12, 8, 6 and 3-storeys to the east</p> <p><u>Building G-TH1</u> 10.5 metres – 3-storeys</p> <p>*excluding mechanical elements parapets and roof assemblies</p>

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
8.0	Minimum Front and Exterior Side Yards		(West and South)
	For that portion of the dwelling with a height less than or equal to 13.0 m	7.5 m	<u>Building G1 and G2</u> 2.8 m and 7.4 m <u>Building G-TH1</u> N/A
	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	<u>Building G1 and G2</u> 3.0 m and 7.9 m <u>Building G-TH1</u> N/A
	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	<u>Building G1 and G2</u> 3.0 m and 7.9 m <u>Building G-TH1</u> N/A
	For that portion of the dwelling with a height greater than 26.0 m	10.5 m	<u>Building G1 and G2</u> 3.0 m and 10.5 m <u>Building G-TH1</u> N/A

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
9.0	Minimum Interior Side Yard (North)		
9.1	For that portion of the dwelling with a height less than or equal to 13.0 m	4.5 m	<u>Building G1</u> 3.4 m <u>Building G-TH1</u> 3.6 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	<u>Building G1</u> 6.0 m (6.7 m provided) <u>Building G-TH1</u> 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	<u>Building G1</u> 6.7 m <u>Building G-TH1</u> N/A
9.4	For that portion of the dwelling with a height greater than 26.0 m	9.0 m	<u>Building G1</u> 9.0 m (9.5 m provided) <u>Building G-TH1</u> 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	<u>Building G1</u> 3.4 m <u>Building G-TH1</u> 3.6 m

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
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 (East)		
10.1	For that portion of the dwelling with a height less than or equal to 13.0 m	4.5 m	<u>Building G1 and G2</u> 4.5 m (10.0 m provided) <u>Building G-TH1</u> 4.5 m (10.2 m provided)
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	6.0 m	<u>Building G1 and G2</u> 6.0 m <u>Building G-TH1</u> 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	7.5 m	<u>Building G1 and G2</u> 7.5 m <u>Building G-TH1</u> N/A
10.4	For that portion of the dwelling with a height greater than 26.0 m	15.0 m	<u>Building G1 and G2</u> 15.0 m <u>Building G-TH1</u> N/A
10.5	Where an interior side lot line, or any portion thereof, abuts an Apartment,	4.5 m	<u>Building G1 and G2</u> 3.4 m

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
	Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof		<u>Building G-TH1</u> 3.6 m
10.6	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	7.5 m (10.2 metres provided)
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 (0325-2008), (0174-2017)	1.0 m	2.0m
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 (0174-2017)	1.8 m	3.0m
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 (0174-2017)	1.0 m	2.0m
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	3.0 m
12.2	For that portion of a dwelling with a height of 13.0 m – 20.0 m	9.0 m	9.0 m (14.7 m provided)

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
12.3	For that portion of a dwelling with a height of 20.0 m – 26.0 m	12.0 m	12.0 m
12.4	For that portion of a dwelling with a height greater than 26.0 m	15.0 m	15.0 m
13.0	Parking, Loading, Servicing Area and Parking Structures		
13.1	Minimum parking spaces (Apartment Buildings) Table 3.1.2.1; Line 2.0		Vehicle parking spaces Residents – 272 Visitor/Commercial – 81 Total – 353
	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	
13.2	Minimum setback from surface parking spaces or aisles to a street line	4.5 m	N/A – layby in Public Right of Way
13.3	Minimum setback from surface parking spaces or aisles to any lot line	3.0 m	N/A – layby in Public Right of Way
13.4	Minimum setback from a parking structure above or partially above finished grade to any lot line	7.5 m	N/A At grade parking is enclosed within the podium, below grade and not visible from the street
13.5	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line	3.0 m	1.2 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

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
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	CONDOMINIUM ROADS AND AISLES (0181-2018/LPAT Order 2019 February 15)		
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 (0174-2017), (0181-2018/LPAT Order 2019 February 15)	Yes	Yes
15.0	Minimum Landscaped Area, Landscaped Buffer and Amenity Area		
15.1	Minimum landscaped area	40% of the lot area	37.3% 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 Dwelling Zone	4.5 m	0.0 m to a street line - Mattawa (Landscaping provided in the Public Right of way) 4.45 m landscape buffer along east lot line 4.4 m landscape buffer along south lot line 1.88 m along the south lot line and within Public Right of Way
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	Total Amenity provided – 3,189 m ²

Zone Regulations		RA5-20 Base Zone Regulations	RA5-20-XX Proposed Zone Regulations
		Req. Amenity – 3,024 m ²	
15.5	Minimum percentage of total required amenity area to be provided in one contiguous area	50%	27.3% (873 m ²)
15.6	Minimum amenity area to be provided outside at grade	55.0 m ²	N/A (148 m ²) Notwithstanding 15.6, the minimum outdoor amenity requirements may be permitted above grade.
16.0	Accessory Buildings and Structures	N/A	N/A

Table 8

Block H: Existing and Proposed Zoning – C3-66 to G1

Zone Regulations		G1 Base Zone Regulations	G1 Proposed Zone Regulations
10.1	General Provisions for Greenlands Zones		
10.1.1	Accessory Uses in G1 and G2 Zones		
10.1.1.1	Trails are permitted accessory to natural heritage features and areas conservation.		
10.1.1.2	A passive recreational use is permitted accessory to a stormwater management facility.		
10.1.1.3	A fence is permitted accessory to a natural protection area and natural heritage features and areas conservation to prevent encroachment of abutting land uses and to establish property boundaries.		
10.1.1.4	Parking areas are permitted accessory to natural heritage features and areas conservation and shall be constructed of a permeable type of material to minimize impacts on the natural environment.		
	Permitted Uses		
2.0	GREENLANDS	N/A	N/A
2.1	Flood Control	Yes	Yes
2.2	Stormwater Management	Yes	Yes
2.3	Erosion Management	Yes	Yes
2.4	Natural Protection Area	N/A	N/A
2.5	Natural Heritage Features and Areas Conservation	Yes	Yes











