

**Queenscorp (Erin Mills) Inc.  
4099 Erin Mills Parkway**

City File No.:  
XXXX

PROPOSED OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW APPLICATION

	Zoning Standard/Regulation	General Provision - Section	Parent Zone - Section	Required Zoning Standard/Regulation	Proposed Zoning Standard/Regulation
<b>Zone Regulations</b>					
<i>Notwithstanding the Section(s) outlined in "Required Zoning Standard/Regulation" of the below, the following standards as shown in "Proposed Zoning Standard/Regulation" shall apply. All other RA3 provisions shall continue to apply unless indicated herein. This list of proposed zoning regulations may be subject to further refinement based on City feedback and/or revisions to the overall project design.</i>					
<b>General Provisions for All Zones (Part 2)</b>	Minimum Separation Distance	2.1.2		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 of Table 2.1.2.1.1 shall not apply
	Day care - landscape	2.1.9.4		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
	Centreline Setbacks	2.1.14	N/A	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	Line 7.0 of Table 2.1.14.1 shall not apply
	Rooftop Balcony	2.1.30.1	N/A	A rooftop balcony shall be setback 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
<b>Parking, Loading and Stacking (Part 3)</b>	Parking Requirement(s)	3.1.2.1	N/A	<u>Condominium Apartment:</u> 1.25 resident spaces per one-bedroom unit; 1.4 resident spaces per two-bedroom unit; 1.75 resident spaces per three-bedroom unit	Delete resident/visitor provisions –1.1 resident space per dwelling unit, regardless of unit size and tenure, and 0.2 visitor space per dwelling unit will be provided

4.15 RAI to RA 5 Apartment Zones				0.2 visitor spaces per unit  <u>Rental Apartment:</u> 1.18 resident spaces per one-bedroom unit; 1.36 resident spaces per two-bedroom unit; 1.5 resident spaces per three-bedroom unit; 0.2 resident spaces per unit	
	Parking Requirement(s)	3.1.2.1	N/A	<u>Condominium Back to Back and Stacked Townhouse</u> Without exclusive use garage and driveway: 1.10 resident spaces per studio/one-bedroom unit 1.5 resident spaces per two-bedroom unit 1.75 resident spaces per three-bedroom unit 2.0 resident spaces per four-bedroom unit 0.25 visitor spaces per unit	Delete resident/visitor provisions – 1.1 resident space per dwelling unit, regardless of unit size and tenure, and 0.2 visitor space per dwelling unit will be provided (see below re sharing with visitor)
	Parking Requirement(s)	3.1.2.2	N/A	<u>Required Number of Parking Spaces for Non-Residential Uses</u>	5.0 spaces per 100m2 is achieved (if relevant)
	Mixed Use Development Shared Parking	3.1.2.3		As per Zoning By-law 0117-2022, a shared parking arrangement may be used for the calculation of required visitor/non-residential parking in accordance with the greater of 0.2 visitor spaces per unit or required retail parking rate of 5 spaces/100m2 of GFA.	A shared parking arrangement is being pursued for the non-resident spaces.
	Loading Space Requirement(s)	3.1.4	N/A	<i>*insert Loading Requirement per 3.1.4.2, 3.1.4.3, *</i>	One Loading Space shall be required per building containing a mix of uses (residential and non-residential uses)  Residential and Non-Residential uses shall be permitted to share one loading space
<b>Permitted Uses</b>					
(...in addition to those uses permitted in “ZONE”, the uses in “Proposed Zoning Standard/Regulation” shall also be permitted on lands zoned “ZONE”)					
Apartment Zones –	4.1.15.1		Additional uses are limited to a retail store, service	Section 4.1.15.1 shall be revised to include the following	

Additional Uses			establishment, financial institution, office and medical office - restricted	additional uses: <ul style="list-style-type: none"> <li>- day care</li> <li>- restaurant</li> <li>- take-out restaurant</li> <li>- veterinary clinic</li> <li>- recreational establishment</li> <li>- Outdoor Patio <i>associated with a restaurant use</i></li> <li>- Veterinary Clinic/ Animal Care Establishment</li> <li>- Recreational establishment</li> <li>- Schools (Commercial and Private)</li> <li>- Custom Workshop (Custom made Arts and Crafts and display and sale of custom-made goods)</li> <li>- Garden Centre (Florist)</li> <li>- Private Club</li> <li>- Science and Technology Facility</li> <li>- Presentation Centre/Sales Office</li> </ul>
Apartment Zones – RA3 zone regulations	Table 4.15.1		Line 2.0 PERMITTED USES	The uses permitted shall also include: Back to Back Townhouse on a condominium road, Stacked Townhouse
<b>Zone Regulations</b>				
<i>(...notwithstanding the Section(s) outlined in “Required Zoning Standard/Regulation” of the below, the following standards as shown in “Proposed Zoning Standard/Regulation” shall apply)</i>				
<b>Lot Regulations</b>				
Apartment Zones – RA3 zone regulations	Table 4.15.1		Line 5.0 MAXIMUM FLOOR SPACE INDEX - APARTMENT ZONE	Line 5.0 of Table 4.15.1 to be replaced with max FSI permission of 2.3
Apartment Zones – RA3 zone regulations	Table 4.15.1		Line 8.0 MINIMUM FRONT AND EXTERIOR SIDE YARDS	Line 8.0 of Table 4.15.1 shall be deleted in its entirety. The following setbacks shall apply (above-ground): Front yard: 3.9 m Ex. Side yard (Erin Mills Parkway): 5.0 m Ex. Side Yard (Sawmill Valley Drive): 4.3 m
Apartment Zones – RA3 zone regulations	Table 4.15.1		Line 10.0 MINIMUM REAR YARD	Line 10.0 of Table 4.15.1 shall be deleted in its entirety. The following setbacks shall apply (above-ground):

				6.3 m
Apartment Zones – RA3 zone regulations	Table 4.15.1		Line 11.2 <b>ENCROACHMENTS AND PROJECTIONS</b> 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	Line 11.2 of Table 4.15.1 shall be deleted in its entirety and replaced with the following: Maximum encroachment into a required yard of a porch, deck, pation, balcony located on the first storey, staircase, landing, provided that each shall have a maximum width of 6.0 m, and an awning shall have a maximum width of 15.0 m
Apartment Zones – RA3 zone regulations	Table 4.15.1		Line 13.4 <b>PARKING, LOADING, SERVICING AREA AND PARKING STRUCTURES</b> Minimum setback from a parking structure above or partially above finished grade to any lot line	Delete provision
Apartment Zones – RA3 zone regulations	Table 4.15.1		Line 13.5 <b>PARKING, LOADING, SERVICING AREA AND PARKING STRUCTURES</b> Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line (3.0 m)	Line 13.5 deleted and replaced with the following provision: Minimum setback from a parking structure partially above and/or completely below finished grade, inclusive of external access stairwells and ventilation shafts, to any lot line (0.5 m)
Apartment Zones – RA3 zone regulations	Table 4.15.1		Minimum landscaped area (40% of lot area)	Minimum required landscaped area (35% of lot area)
Apartment Zones – RA3 zone regulations	Table 4.15.1		Line 15.2 <b>MINIMUM LANDSCAPED AREA, LANDSCAPED BUFFER AND AMENITY AREA</b> 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)	Delete requirement of 4.5 m and replace with the following: Front yard: 3.5 m Exterior sideyard (Erin Mills Parkway) and Rear yard: 4.5 m Exterior side yard (Sawmill Valley Drive): 4.2 m

<b>Zone Regulations applicable for Back to Back Townhouse on a condominium road and Stacked Townhouse            ...notwithstanding the Section(s) outlined in "Required Zoning Standard/Regulation" of the below, the following standards            as shown in "Proposed Zoning Standard/Regulation" shall apply)</b>				
				Back to Back Townhouse on a condominium road and Stacked Townhouse shall comply with the applicable RA3 – Special Section zoning as noted above
			Table 4.14.1 - RM9 and RM10 Permitted Uses and Zone Regulations	Table 4.14.1 in its entirety to be deleted.
				In addition to the RA3- Special Section regulations, Back to Back Townhouse on a condominium road and Stacked Townhouse shall comply with the following regulations
			MINIMUM DWELLING UNIT WIDTH	4.5 m
			MAXIMUM DWELLING HEIGHT	Sloped roof: 17.0 m and 4 storeys Flat roof: 14.0 m and 4 storeys
			PROJECTIONS	Maximum projection of a balcony, below grade patio, awning or deck, exclusive of stairs, from the outermost face or faces of the building (3.0 m)
			PROJECTIONS	Maximum projection of any part of a building, including architectural features but exclusive of stairs, above a below grade patio (50% of the depth of the patio)
			MINIMUM INTERNAL SETBACKS	From the front wall of a building to a condominium road, sidewalk, walkway or parking space not located on a driveway (3.4 m)
			MINIMUM INTERNAL SETBACKS	From a porch, exclusive of stairs, located at and accessible from the first storey or below the first storey, to a condominium road, sidewalk, walkway or parking space (0.8 m)
			MINIMUM INTERNAL SETBACKS	From a side wall of a building to a side wall of another building on the same lot (2.3 m)
			MINIMUM INTERNAL SETBACKS	From a side wall of any building to a walkway (1.5 m)

				MINIMUM INTERNAL SETBACKS	From a side wall of a building to a condominium road, sidewalk, or parking space (3.0 m)
				MINIMUM INTERNAL SETBACKS	From a front wall of a building to a side wall of another building on the same lot (9.0 m)
				MECHANICAL AREA	The calculation of height shall be exclusive of structures for rooftop access, provided that the structure has a maximum height of 6.0 m; a maximum floor area of 120.0 m <sup>2</sup> ; and it is set back a minimum of 1.5 m from the exterior edge of the building or unit except from a sidewall where 0.0 m from the exterior edge shall be permitted