

579, 619 Lakeshore Road East and 1022, 1028 Caven Street

City File: DARC 20-200

Type of Application: Zoning By-law Amendment

Please 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-laws prior to approval.

NOTE: Notwithstanding the Section(s) outlined in 'Required Zoning Standard / Regulation', the standards shown under 'Proposed Zoning Standard / Regulation' shall apply

BY-LAW SECTION	REGULATION	REQUIRED (C4 ZONE)	REQUESTED (C4-XX)
2.1.2	Minimum Separation Distance	All buildings and structures containing a use in Table 2.1.2.1.1 – Minimum Separation Distance from Residential Zone, shall comply with the applicable minimum separation distance required	Delete lines 1.0 and 3.0 of Table 2.1.2.1.1
2.1.14	Centreline Setbacks	Where a lot abuts a right-of-way or a 0.3 metre 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 [30 m ROW – 15.0 m + required yard / setback]	Delete provision
2.1.30.1	Rooftop Balcony	A rooftop balcony shall be set back 1.2 metres from all exterior edges of a building or structure	Delete provision – a rooftop balcony shall be permitted to be setback 0.0 metres from all exterior edges of a building or structure
3.1.1.4.3	Parking Space Width	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	Provision met

BY-LAW SECTION	REGULATION	REQUIRED (C4 ZONE)	REQUESTED (C4-XX)
3.1.1.4.4	Parking Space Width	The minimum width of a parking space, other than an accessible parking space or parallel parking space, shall be increased to 2.9 m where the length of both sides 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	Provision met
3.1.1.4.5	Accessible Parking Space Size	<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> <ul 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
3.1.1.5	Aisles	The minimum aisle width shall be 7.0 m	Provision met
3.1.2.1, 3.1.2.2	Required Number of Parking Spaces	<p>For Condominium Apartment – Precinct 3: 1.0 resident spaces per dwelling unit; 0.20 visitor spaces per unit</p> <p>For Non-Residential Use – Precinct 3: Financial Institution – 4.0 spaces per 100 square metres GFA; Office – 2.0 spaces per 100 square metres GFA; Medical Office – 3.8 spaces per 100 square metres GFA; Personal Service Establishment – 4.0 spaces per 100 square metres GFA; Retail Store – 4.0 spaces per 100 square metres GFA; Restaurant – 3.0 spaces per 100 square metres GFA; and, Take-Out Restaurant – 3.0 spaces per 100 square metres GFA;</p>	Delete provision – a shared parking standard is to be provided, in accordance with the revised parking standards of By-law 0117-2022

BY-LAW SECTION	REGULATION	REQUIRED (C4 ZONE)	REQUESTED (C4-XX)
		Other Non-Residential Uses Not Specified – 5.4 spaces per 100 square metres GFA	
3.1.3	Required Accessible Parking Spaces	1 accessible space plus 3% of the total parking spaces required	Provision met
3.1.4.2	Required Number of Loading Spaces for Office and / or Medical Office Buildings	Where the GFA for a Office and / or Medical Office use is less than or equal to 2,350 m2 – no loading spaces are required	Provision met
3.1.4.3	Required Number of Loading Spaces for Non-Residential Uses	Where the GFA-Non-residential of a building is greater than 2,350 m2 but less than or equal to 7,500 m2 – 2.0 loading space are required	Provision met
3.1.4.5	Required Number of Loading Spaces for Apartment	1 loading space is required per apartment building containing a minimum of 30 dwelling units	Provision met
6.2.1	C4 – Permitted Uses	Retail Store less than or equal to 600 m2 GFA – non-residential Retail Store greater than 600 m2 GFA – non-residential Restaurant (NOTE: a Restaurant Use requires conformity to Minimum Separation Distances, Section 2.1.2 of the By-law) Take-Out Restaurant (NOTE: a Take-Out Restaurant Use requires conformity to Minimum Separation Distances, Section 2.1.2 of the By-law) Veterinary Clinic Animal Care Establishment Funeral Establishment ((NOTE: a Funeral Establishment Use requires conformity to Minimum Separation Distances, Section 2.1.2.2.2 of the By-law) Personal Service Establishment Commercial School Financial Institution Repair Establishment Beverage / Food Preparation Establishment Medical Office Office	Delete provision - permit dwelling units in stand-alone residential buildings. The non-residential uses permitted in the C4 Zone shall also be permitted as accessory to an Apartment.

BY-LAW SECTION	REGULATION	REQUIRED (C4 ZONE)	REQUESTED (C4-XX)
		Overnight Accommodation Recreational Establishment Entertainment Establishment Private Club University / College Parking Lot Apartment Dwelling Unit located above the first storey of a commercial building	
6.2.1	C4 – Zone Regulations	<i>Minimum Front Yard</i>	
6.2.1	C4 – Zone Regulations	Minimum front yard – 0.0 m	Provision met
6.2.1	C4 – Zone Regulations	Maximum front yard – 3.0 m	Provision met
6.2.1	C4 – Zone Regulations	<i>Minimum Exterior Side Yard</i>	
6.2.1	C4 – Zone Regulations	Minimum exterior side yard – 0.0 m	Provision met
6.2.1	C4 – Zone Regulations	Maximum exterior side yard – 3.0 m	Provision met
6.2.1	C4 – Zone Regulations	<i>Minimum Interior Side Yard</i>	
6.2.1	C4 – Zone Regulations	Lot abutting a Residential Zone – 4.5 m	Provision met
6.2.1	C4 – Zone Regulations	Lot abutting Institutional, Office, Downtown Core, Employment, Buffer or Utility Zone – 3.0 m	Not Applicable
6.2.1	C4 – Zone Regulations	Lot abutting a C4 Zone – 0.0 m	Not Applicable
6.2.1	C4 – Zone Regulations	Lot abutting a C1 to C3, or C5 Zone – 1.5 m	Not Applicable

BY-LAW SECTION	REGULATION	REQUIRED (C4 ZONE)	REQUESTED (C4-XX)
6.2.1	C4 – Zone Regulations	Lot abutting any other Zone – 4.5 m	Not Applicable
6.2.1	C4 – Zone Regulations	<i>Minimum Rear Yard</i>	
6.2.1	C4 – Zone Regulations	Lot abutting a Residential Zone – 4.5 m	Provision met
6.2.1	C4 – Zone Regulations	Lot abutting Institutional, Office, Downtown Core, Employment, Buffer or Utility Zone – 3.0 m	Not Applicable
6.2.1	C4 – Zone Regulations	Lot abutting a C4 Zone – 0.0 m	Provision met
6.2.1	C4 – Zone Regulations	Lot abutting a C1 to C3, or C5 Zone – 1.5 m	Not Applicable
6.2.1	C4 – Zone Regulations	Lot abutting any other Zone – 4.5 m	Not Applicable
6.2.1	C4 – Zone Regulations	Maximum Height (Flat Roof) – 12.5 m and 3 storeys	Delete provision – permit building heights in accordance with Schedule 'B'
6.2.1	C4 – Zone Regulations	<i>Minimum Landscaped Buffer</i>	
6.2.1	C4 – Zone Regulations	Minimum depth of landscaped buffer measured from a lot line that is a street line – 0.0 m	Provision met
6.2.1	C4 – Zone Regulations	Minimum depth of landscaped buffer measured from a lot line where the lot line abuts an Institutional, Office, Downtown Core, Employment, Buffer or Utility Zone, or any combination of zones thereof – 3.0 m	Not Applicable
6.2.1	C4 – Zone Regulations	Minimum depth of a landscaped buffer measured from the lot line of a Commercial Zone that abuts another Commercial Zone – 0.0 m where abutting a C4 zone	Provision met

BY-LAW SECTION	REGULATION	REQUIRED (C4 ZONE)	REQUESTED (C4-XX)
6.2.1	C4 – Zone Regulations	Minimum depth of a landscaped buffer measured from any other lot line – 4.5 m	Delete provision – a landscape buffer width of 3.0 metres is requested
6.2.1	C4 – Zone Regulations	Parking and loading spaces shall not be located between a streetwall and a lot line that is a street line	Provision met
6.2.1	C4 – Zone Regulations	Maximum length of a building streetwall on the first storey that may be used for accessing residential uses located above the first storey – 25%	Delete provision – no maximum length of a building streetwall is requested
6.2.1	C4 – Zone Regulations	Maximum length of a building streetwall that may be set back beyond the maximum front and maximum exterior side yard – 30%	Delete provision - no maximum length of a building streetwall is requested
6.2.1	C4 – Zone Regulations	The main front entrance for commercial uses located on the first storey shall be located in the streetwall on the first storey	Provision met