

City File No.:
 (formerly DARC 22-226) OZ 22/XX W2

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

Type of Use:
 Mixed Use (Residential and Mix of Non-Residential Uses)

	Zoning Standard/Regulation	General Provision/Section	Parent Zone Prefix & Section	Required Zoning Standard/Regulation	Proposed Zoning Standard/Regulation
RA5-XX (For Mixed Use Blocks)					
Zone Regulations					
General Provisions for All Zones (Part 2)	Minimum Separation Distances	2.1.2.1	N/A	Table 2.1.2.1.1 (Minimum Separation Distance from Residential Zones) Line 1.0: Restaurant (60 m) Line 3.0: Take-out restaurant (60 m)	Delete provisions
	Day Care	2.1.9.4		Table 2.1.9.4 (Day Care) Line 3.1: Located on a street Line 3.4: Minimum setback of a parking area to an abutting lot in a Residential Zone (4.5 m) Line 3.5: Minimum depth of a landscaped buffer measured from a lot line that is a street line (4.5 m)	Delete provisions (Specific to Line 3.1, delete provision or include provision noting the lot line abutting Royal Windsor Drive shall be deemed to be the front lot line)
	Centreline Setbacks	2.1.14	N/A	Table 2.1.14.1 (Minimum Centreline Setback) Line 13.0: 17.5 m + required yard/setback (20.5 m + required yard/setback within 110.0 m of the intersecting centreline of a major intersection) (35 m ROW width)	Delete provision
	Rooftop Balcony	2.1.30	N/A	Provisions pertaining to rooftop setbacks	Delete provision
	Parking Requirement(s)	3.1.1.4		Provisions pertaining to parking stall dimensions	5% of underground parking stalls may be provided smaller than as required
Parking, Loading and	Parking Requirement(s)	3.1.2	N/A	Table 3.1.2.1 (Required Number of Off-Street Parking Spaces for Residential Uses) Line 2.0: 0.9 spaces/unit (resident) Line 2.0: 0.2 spaces/unit (visitor)	0.6 spaces/unit (resident) 0.1 spaces/unit (visitor)
	Bicycle Parking	3.1.6		Table 3.1.6.5.1 - Required Number of Bicycle Parking Spaces for Residential Uses And Table 3.1.6.6 - Required Number of Bicycle Parking Spaces for Non-Residential Uses	Total bicycle parking spaces to be provided for residential and non-residential uses: 416 (NOTE: Residential and non-residential rates may be determined later based on final concept plan in support of

RA5 (RA5-XX SPECIAL SECTION PROPOSED)				rezoning application for project)	
	Permitted Uses				
	Apartment Zones	4.1.5		4.1.15.1.1 Additional uses are limited to a retail store, service establishment, financial institution, office and medical office - restricted	Add the following uses: Recreation establishment Medical Office Animal Care Establishment Veterinary Clinic Restaurant Take-out restaurant Outdoor patio accessory to a restaurant or take-out restaurant
				4.1.15.1.3 An additional use shall not be permitted above the first storey of an apartment building	Permit limited non-residential uses above the first storey
				Add existing C3-3 zoning/use permissions for temporary/phasing considerations	Notwithstanding the proposed RA5-XX zoning, the provisions of C3-3 will also be permitted
	Zone Regulation				
	Lot Regulations				
	RA1 to RA5 Apartment Zones	4.15.1		Table 4.15.1 - RA1 to RA5 Permitted Uses and Zone Regulations Line 3.0: Minimum lot frontage (30 m) Line 4.0: Minimum Floor Space Index - Apartment Zone (1.9) Line 6.0: Maximum Gross Floor Area – Apartment Zone per storey for each storey above 12 storeys Line 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	Delete provision
	RA1 to RA5 Apartment Zones	4.15.1		Table 4.15.1 - RA1 to RA5 Permitted Uses and Zone Regulations Line 5.0: Maximum Floor Space Index - Apartment Zone (2.9) Line 7.0: Maximum height (77.0 m and 25 storeys) Line 8.0-8.4: Minimum front and exterior side yards (various) Line 9.0-9.5: Minimum interior side yard (various)	Replace provisions as follows: Line 5.0: Maximum Floor Space Index - Apartment Zone (Gross: 6.0, Net: 8.5) Line 7.0: Maximum height (91.0 m and 29 storeys) Line 8.0-8.4: Minimum front yard (Ground to 7 th storey: 3.0 m) Minimum front yard (8 th storey and above: 6.0 m) No exterior side yard applicable Line 9.0-9.5: Minimum interior (west) side yard (Ground to 7 th Floor: 14 m) Minimum interior (west) side yard (8 th storey and above: 17 m) Minimum interior (east) side yard (Ground to 7 th Floor: 10.0 m) Minimum interior (east) side yard (8 th storey and above: 14.5 m)

			<p>Line 10.0-10.5: Minimum rear yard (various)</p> <p>Line 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 (1.8 m)</p> <p>Line 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 (1.0 m)</p> <p>Line 12.0-12.4: Minimum above grade separation between buildings (various)</p> <p>Line 13.4: Minimum setback from a parking structure above or partially above finished grade to any lot line (7.5 m)</p> <p>Line 13.5: Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line (3.0 m)</p> <p>Line 15.1: Minimum landscaped area (40% of the lot area)</p> <p>Line 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 Zone (4.5 m)</p> <p>Line 15.3: Minimum depth of a landscaped buffer along any other lot line (3.0 m)</p> <p>Line 15.4: Minimum amenity area (the greater of 5.6 m² per dwelling unit or 10% of the site area)</p> <p>Line 15.5: Minimum percentage of total required amenity area to be provided in one contiguous area (50%)</p> <p>Line 15.6: Minimum amenity area to be provided outside at grade (55.0 m²)</p>	<p>Line 10.0-10.5: Minimum rear yard (Ground to 7th storey: 27.0 m) Minimum rear yard (8th storey and above: 30.0 m)</p> <p>Line 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 20.0 m (3.5 m)</p> <p>Line 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 (3.0 m)</p> <p>Line 12.0-12.4: Minimum above grade separation between buildings (for that portion of dwelling with a height greater than 8 storeys: 25 m)</p> <p>Line 13.4: Minimum setback from a parking structure above or partially above finished grade to any lot line (1.0 m)</p> <p>Line 13.5: Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line (1.0 m)</p> <p>Line 15.1: Minimum landscaped area (Gross: 23% of the lot area, Net: 32% of the lot area)</p> <p>Line 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 Zone (0.9 m)</p> <p>Line 15.3: Minimum depth of a landscaped buffer along any other lot line (0.0 m)</p> <p>Line 15.4: Minimum amenity area (the greater of 5.4 m² per dwelling unit or 10% of the site area)</p> <p>Line 15.5: Minimum percentage of total required amenity area to be provided in one contiguous area (25%)</p> <p>Line 15.6: Notwithstanding line 15.6, minimum amenity area can be provided outside at grade or above-grade</p>
--	--	--	---	---

	Additional Regulations			
	Various			<p>Permissions in yards and landscape buffers</p> <p>Tandem parking permission</p> <p>One lot zoning interpretation</p>
OS1	Additional Regulations			
				No additional regulations for this area