

6, 10, 12 Queen Street South, 2 William Street & 16 James Street

City File: OZ / OPA 21 / 014 W11

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 (RA2 Zone) STANDARD	REQUESTED (RA2-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	Delete provision - 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	Delete provision - Line 3.3 and 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 [20 m – 10.0 m + required yard/setback]	Delete provision - Line 19.0 of Table 2.1.14.1 shall not apply
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	Provision met

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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> <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
3.1.1.12.1	Electric Vehicle Ready Parking Spaces	<p>Condominium Apartment, resident parking – 20% of the total required parking spaces or 1.0 space, whichever is greater</p> <p>Condominium Apartment, visitor parking – 10% of the total required parking spaces or 1.0 space, whichever is greater</p> <p>Non-residential uses identified in Table 3.1.2.2 of this By-law, with a parking structure with 10 or more parking spaces – 10% of the total required parking spaces or 1.0 space, whichever is greater</p>	Delete provision – a reduced shared standard is requested
3.1.2.1	Required Number of Parking Spaces for Residential Uses	Condominium Apartment – Precinct 2: 0.9 resident spaces per unit 0.2 visitor spaces per unit	Delete provision – a shared parking standard is requested

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3.1.2.2.	Required Number of Parking Spaces for Non-Residential Uses	Precinct 2: 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 – 3.0 spaces per 100 sq m GFA – non-residential; Office – 2.5 spaces per 100 sq m GFA – non-residential; Personal Service Establishment – 5.4 spaces per 100 sq m GFA – non-residential;0 Retail Store – 3.0 spaces per 100 sq m GFA-non-residential; Recreational Establishment – 4.5 spaces per 100 sq m GFA – non-residential; Restaurant, less than or equal to 220 sq m GFA – 3.0 spaces per 100 sq m GFA-non-residential; Take-Out Restaurant – 3.0 spaces per 100 sq m GFA-non-residential Veterinary Clinic – 3.0 spaces per 100 sq m GFA – non-residential	Delete provision – a shared, co-mingling parking standard for all visitor and non-residential uses on the lot is requested
3.1.2.4	Mixed Use Development Shared Parking	A shared parking formula may be used for the calculation of required parking for a mixed use development. A mixed use development means the following: (3) A building or group of buildings on the same lot containing a mix of office or medical office, commercial uses and dwelling units Shared parking is to be calculated in compliance with Table 3.1.2.4. – Mixed Use Development Shared Parking Formula.	Provision met

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3.1.3.1.B	Required Number of Accessible Parking Spaces	4% of the total visitor parking spaces required	Delete provision – a reduced accessible parking space standard is requested
3.1.3.1.2	Accessible Parking Space Dimensions	Where more than one accessible parking space is required: (1) If an even number of accessible parking spaces is required, an equal number of Type A and Type B accessible parking spaces must be provided	Delete provision – Type B accessible parking spaces shall be provided
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 required, loading spaces for uses other than office and / or medical office uses, shall be provided in accordance with Table 3.1.4.3 – Required Number of Loading Spaces Where the GFA non-residential is greater than 250 sq m but less than or equal to 2,350 sq m – 1 loading space is required	Delete provision – a shared loading standard is requested
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	Delete provision – a shared loading standard is requested

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3.1.6.5.1	Off-Street Bicycle Parking Spaces	Apartment without exclusive garages – 0.6 [Class A] spaces per unit Apartment without exclusive garages – 0.05 [Class B] spaces per unit	Provision met
3.1.6.6	Required Number of Bicycle Parking Spaces for Non-Residential Uses	Education and Training Facility, Financial Institution – 0.1 [Class A] spaces per 100 sq m GFA non-residential Education and Training Facility, Financial Institution – 2.0 [Class B] spaces Restaurant, Take-Out Restaurant, Retail Store, Service Establishment – 0.15 [Class A] spaces per 100 sq m GFA non-residential Restaurant, Take-Out Restaurant, Retail Store, Service Establishment – 0.2 [Class B] spaces per 100 sq m GFA non-residential Office - 0.1 [Class A] spaces per 100 sq m GFA non-residential Office - 0.1 [Class B] spaces per 100 sq m GFA non-residential All other non-residential uses - 0.05 [Class A] spaces per 100 sq m GFA non-residential All other non-residential uses - 0.1 [Class B] spaces per 100 sq m GFA non-residential	Delete provision – a shared non-residential bicycle parking standard is requested
4.1.15.1.1	Apartment Zones – Additional Uses	Additional uses [permitted within RA1 to RA5 zones] are limited to a retail store, 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"> • Daycare;

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			<ul style="list-style-type: none"> • Education and Training Facility; • Financial Institution; • Office; • Service Establishment; • Retail Store; • Recreational Establishment; • Restaurant; • Take-Out Restaurant; • Veterinary Clinic
4.1.15.1.2	Apartment Zones – Additional Uses	An additional use shall be contained within an apartment building	Provision met
4.1.15.1.3	Apartment Zones – Additional Uses	An additional use shall not be permitted above the first storey of an apartment building	Provision met
4.1.15.1.4	Apartment Zones – Additional Uses	Additional on-site parking is not required for additional uses permitted in Sentence 4.1.15.1.1 of this By-law	Delete provision – a shared, co-mingling parking standard for all visitor and non-residential uses on the lot is requested
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
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	Provision met

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4.1.21	Apartment Zones – Height	Notwithstanding any other provisions of this By-law, the calculation of height for apartment, long-term care and retirement buildings and stacked townhouses, shall be exclusive of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, parapets, turrets, cupolas, and elevator and stair enclosures, located on the roof of a dwelling provided that the maximum height of the top of such elements is no higher than 6.0 m above the height limit otherwise applicable	Provision met
4.15.1	RA2 – Permitted Uses	Apartment; Long-Term Care Building; Retirement Building	Delete provision – the following are to be as permitted as additional uses: <ul style="list-style-type: none"> • Apartment; • Daycare; • Education and Training Facility; • Financial Institution; • Office; • Service Establishment; • Retail Store; • Recreational Establishment; • Restaurant; • Take-Out Restaurant; • Veterinary Clinic
4.15.1	RA2 – Zone Regulations	Minimum Lot Frontage – 30.0 m	Provision met
4.15.1	RA2 – Zone Regulations	Minimum Floor Space Index – Apartment Zone – 0.5	Provision met

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4.15.1	RA2 – Zone Regulations	Maximum Floor Space Index – Apartment Zone – 1.0	Delete provision – a site-specific density of 2.13 FSI is requested
4.15.1	RA2 – Zone Regulations	Maximum Height – 26.0 m and 8 storeys	Delete provision – a maximum height of 27.0 metres and 8 storeys is requested
4.15.1	RA2 – Zone Regulations	<i>Minimum Front and Exterior Side Yards</i>	
4.15.1	RA2 – 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	RA2 – 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	RA2 – 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	RA2 – Zone Regulations	For that portion of the dwelling with a height greater than 26.0 m – 10.5 m	
4.15.1	RA2 – Zone Regulations	<i>Minimum Interior Side Yard</i>	
4.15.1	RA2 – 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	RA2 – 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	

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4.15.1	RA2 – 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	
4.15.1	RA2 – Zone Regulations	For that portion of the dwelling with a height greater than 26.0 m – 9.0 m	
4.15.1	RA2 – 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	Delete provision – a reduced interior side yard setback is requested in accordance with the building envelope schedule
4.15.1	RA2 – 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	RA2 – Zone Regulations	<i>Minimum Rear Yard</i>	
4.15.1	RA2 – Zone Regulations	For that portion of the dwelling with a height less than or equal to 13.0 m – 7.5 m	
4.15.1	RA2 – 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
4.15.1	RA2 – 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	
4.15.1	RA2 – Zone Regulations	For that portion of the dwelling with a height greater than 26.0 m – 15.0 m	

BY – LAW SECTION	REGULATION	REQUIRED (RA2 Zone) STANDARD	REQUESTED (RA2-XX) STANDARD
4.15.1	RA2 – 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 – 4.5 m	Delete provision – a reduced rear yard setback is requested in accordance with the building envelope schedule
4.15.1	RA2 – 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	RA2 – Zone Regulations	<i>Encroachments and Projections</i>	
4.15.1	RA2 – 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	RA2 – 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	RA2 – 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
4.15.1	RA2 – Zone Regulations	<i>Minimum Above Grade Separation Between Buildings</i>	
4.15.1	RA2 – Zone Regulations	For that portion of a dwelling with a height less than or equal to 13.0 m – 3.0 m	Not Applicable

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4.15.1	RA2 – 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	RA2 – 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	RA2 – Zone Regulations	For that portion of a dwelling with a height greater than 26.0 m – 15.0 m	
4.15.1	RA2 – Zone Regulations	<i>Parking, Loading, Servicing Area and Parking Structures</i>	
4.15.1	RA2 – Zone Regulations	Minimum setback from surface parking spaces or aisles to a street line – 4.5 m	Not Applicable
4.15.1	RA2 – Zone Regulations	Minimum setback from surface parking spaces or aisles to any other lot line – 3.0 m	Not Applicable
4.15.1	RA2 – Zone Regulations	Minimum setback from a parking structure above or partially above finished grade to any lot line – 7.5 m	Delete provision – permit a modified setback in accordance with a building envelope schedule
4.15.1	RA2 – Zone Regulations	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line – 3.0 m	Not Applicable
4.15.1	RA2 – Zone Regulations	Minimum setback from a waste enclosure / loading space to a street line – 10.0 m	Provision met
4.15.1	RA2 – 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	RA2 – Zone Regulations	<i>Minimum Landscaped Area, Landscaped Buffer and Amenity Area</i>	

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4.15.1	RA2 – Zone Regulations	Minimum landscaped area – 40% of the lot area	Delete provision – permit a reduced landscaped area standard
4.15.1	RA2 – 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 reduced 3.0 metre landscape buffer width abutting a lot line that is a street line
4.15.1	RA2 – Zone Regulations	Minimum depth of a landscaped buffer along any other lot line – 3.0 m	Provision met
4.15.1	RA2 – Zone Regulations	Minimum amenity area – the greater of 5.6 sq m per dwelling unit or 10% of the site area	Delete provision – a maximum of 465 square metres of amenity area shall be provided
4.15.1	RA2 – Zone Regulations	Minimum percentage of total required amenity area to be provided in one contiguous area – 50%	Provision met
4.15.1	RA2 – Zone Regulations	Minimum amenity area to be provided outside at-grade – 55 sq m	Provision met