

805 Dundas Street East

City File: OZ/OPA 23-1

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 (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 – a minimum separation distance from the identified uses shall not apply
2.1.9.14.6	Temporary Outdoor Patio	Minimum distance from accessible parking spaces to edge of temporary outdoor patio – 1.0 m	Delete provision – a temporary outdoor patio or patios shall be permitted along the Dundas Street East frontage
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 – permit setbacks in accordance with the Schedule that forms part of this By-law
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

BY-LAW SECTION	REGULATION	REQUIRED (C4 ZONE)	REQUESTED (C4-XX)
3.1.1.1.12	Minimum Required Number of Electric Vehicle Ready Parking Spaces	<p>Condominium and Rental Apartment, resident parking – 20% of total required parking spaces or 1.0 space, whichever is greater</p> <p>Condominium and Rental Apartment, visitor parking – 10% of 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>	Provision met
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
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"> <li>(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;</li> <li>(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.</li> <li>(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</li> </ul>	Provision met
3.1.1.5	Aisles	The minimum aisle width shall be 7.0 m	Delete provision – permit a maximum aisle width of 6.8 metres

BY-LAW SECTION	REGULATION	REQUIRED (C4 ZONE)	REQUESTED (C4-XX)
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 Condominium Townhouse – Precinct 3: 2.0 resident spaces per dwelling unit; 0.25 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; Other Non-Residential Uses Not Specified – 5.4 spaces per 100 square metres GFA</p>	<p>Delete provision – a shared, co-mingling parking standard is to be provided, in accordance with the following:</p> <ul style="list-style-type: none"> <li>• 0.9 spaces per apartment dwelling unit;</li> <li>• 2.0 spaces per condominium street townhouse unit; and,</li> <li>• Shared visitor and non-residential spaces shall be provided as the greater of 0.2 visitor spaces per residential apartment dwelling unit, 0.25 visitor spaces per condominium townhouse dwelling unit or 3.5 spaces per 100 sq m non-residential GFA</li> </ul>
3.1.2.3	Mixed Use Development Shared Parking	<p>A shared parking formula may be used for the calculation of required parking for a mixed use development. ...</p> <p>Shared parking is to be calculated in compliance with Table 3.1.2.3. – Mixed Use Development Shared Parking Formular. All required parking spaces must be accessible to all users participating in the shared parking arrangement and may not be reserved for specific users</p>	Provision met
3.1.3	Required Accessible Parking Spaces	1 accessible space plus 3% of the total parking spaces required	Provision met

BY-LAW SECTION	REGULATION	REQUIRED (C4 ZONE)	REQUESTED (C4-XX)
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 m <sup>2</sup> – no loading spaces 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
3.1.6.5.1	Required Number of Bicycle Parking Spaces for Residential Uses	<p>Apartment and stacked townhouses without exclusive garages – 0.6 (Class A) bicycle parking spaces per unit – 239 Class A spaces required</p> <p>Apartment and stacked townhouses without exclusive garages – the greater of 0.05 (Class B) bicycle parking spaces per unit or 6.0 spaces – 20 Class B spaces required</p>	Provision met
3.1.6.6	Required Number of Bicycle Parking Spaces for Non-Residential Uses	<p>Recreational establishment – 0.1 (Class A) bicycle parking spaces per 100 sq m GFA-non-residential;</p> <p>Recreational establishment – 0.1 (Class B) bicycle parking spaces per 100 sq m GFA-non-residential</p> <p>Financial institution – 0.1 (Class A) bicycle parking spaces per 100 sq m GFA-non-residential;</p> <p>Financial institution – 2.0 (Class B) bicycle parking spaces per 100 sq m GFA-non-residential;</p> <p>Restaurant – 0.15 (Class A) bicycle parking spaces per 100 sq m GFA-non-residential;</p> <p>Restaurant – 0.2 (Class B) bicycle parking spaces per 100 sq m GFA-non-residential;</p> <p>Take-Out Restaurant – 0.15 (Class A) bicycle parking spaces per 100 sq m GFA-non-residential;</p> <p>Take-Out Restaurant – 0.2 (Class B) bicycle parking spaces per 100 sq m GFA-non-residential;</p> <p>Retail Store – 0.15 (Class A) bicycle parking spaces per 100 sq m GFA-non-residential;</p> <p>Retail Store – 0.2 (Class B) bicycle parking spaces per 100 sq m GFA-non-residential;</p> <p>Service Establishment – 0.15 (Class A) bicycle parking spaces per 100 sq m GFA-non-residential;</p> <p>Service Establishment – 0.2 (Class B) bicycle parking spaces per 100 sq m GFA-non-residential;</p>	<p>Delete provision – permit a shared bicycle parking standard as follows:</p> <p>0.15 Class A bicycle parking spaces per 100 sq m GFA-non-residential and</p> <p>0.2 Class B bicycle parking spaces per 100 sq m GFA-non-residential</p>

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		Medical Office – 0.1 (Class A) bicycle parking spaces per 100 sq m GFA-non-residential; Medical Office – 0.1 (Class B) bicycle parking spaces per 100 sq m GFA-non-residential; Office – 0.1 (Class A) bicycle parking spaces per 100 sq m GFA-non-residential; Office – 0.1 (Class B) bicycle parking spaces per 100 sq m GFA-non-residential; All other non-residential uses – 0.05 (Class A) bicycle parking spaces per 100 sq m GFA-non-residential; All other non-residential uses – 0.1 (Class B) bicycle parking spaces per 100 sq m GFA-non-residential;	
6.2.1	C4 – Permitted Uses	Retail Store; Restaurant (NOTE: a Restaurant Use requires conformity to Minimum Separation Distances, Section 2.1.2 of the By-law); Take-Out Restaurant (NOTE: a 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); Service Establishment; Commercial School; Financial Institution; Medical Office; Office; Overnight Accommodation; Recreational Establishment; Entertainment Establishment; Private Club; University / College; Parking Lot; Apartment; Dwelling Unit located above the first storey of a commercial building	Delete provision - permit dwelling units in stand-alone residential buildings. The following uses are to be also to be permitted as site-specific accessory uses to a mixed-use structure: <ul style="list-style-type: none"> <li>• Education and Training Facility;</li> <li>• Financial Institution;</li> <li>• Office;</li> <li>• Personal Service Establishment;</li> <li>• Retail Store;</li> <li>• Recreational Establishment;</li> <li>• Restaurant;</li> <li>• Take-Out Restaurant;</li> <li>• Temporary Outdoor Patio;</li> <li>• Veterinary Clinic</li> </ul>
6.2.1	C4 – Zone Regulations	<i>Minimum Front Yard</i>	

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6.2.1	C4 – Zone Regulations	Minimum front yard – 0.0 m	Provision met  For the purposes of zoning, Haines Road is deemed to be the front lot line
6.2.1	C4 – Zone Regulations	Maximum front yard – 3.0 m	Delete provision
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  For the purposes of zoning, Dundas Street East is deemed to be the exterior side lot line
6.2.1	C4 – Zone Regulations	Maximum exterior side yard – 3.0 m	Delete provision
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
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	Not Applicable

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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
6.2.1	C4 – Zone Regulations	Lot abutting any other Zone – 4.5 m	Provision met
6.2.1	C4 – Zone Regulations	Minimum Height (Flat Roof) – 2 storeys	Provision met
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 'X' of this By-law
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	Not Applicable
6.2.1	C4 – Zone Regulations	Minimum depth of a landscaped buffer measured from any other lot line – 4.5 m	Delete provision – permit landscape buffers in accordance with Schedule 'X' of this By-law
6.2.1	C4 – Zone Regulations	Minimum contiguous amenity area – the lesser of 2.8 sq m per dwelling unit or 5% of the site area	Delete provision – permit a minimum contiguous amenity area of 1,060 square metres

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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