

Queenscorp (Erin Mills) Inc.
4099 Erin Mills Parkway

City File No.:
 OZ 22/25 W8

PROPOSED OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW APPLICATION
 (Revised submission)

	Zoning Standard/Regulation	General Provision - Section	Parent Zone - Section	Required Zoning Standard/Regulation	Proposed Zoning Standard/Regulation
Zone Regulations					
<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>					
General Provisions for All Zones (Part 2)	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
Parking, Loading and Stacking (Part 3)	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	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

			<p>three-bedroom unit 0.2 visitor spaces per unit</p> <p><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</p>	
Parking Requirement(s)	3.1.2.1	N/A	<p><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</p>	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	<p><u>Required Number of Parking Spaces for Non-Residential Uses</u></p>	5.0 spaces per 100m ² for any uses outside of uses permitted through section 4.1.15.1.1
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/100m ² of GFA.	A shared parking arrangement is being pursued for the non-resident spaces.
Loading Space Requirement(s)	3.1.4	N/A	As per Zoning By-law Table 3.1.4.3 for non-residential GFA for retail	<p>One Loading Space shall be required per building containing a mix of uses (residential and non-residential uses)</p> <p>Residential and Non-Residential uses shall be permitted to share one loading space</p>

Permitted Uses				
(...in addition to those uses permitted in "ZONE", the uses in "Proposed Zoning Standard/Regulation" shall also be permitted on lands zoned "ZONE")				
4.15 RA1 to RA 5 Apartment Zones (Proposed: RA3-Special Section)	Apartment Zones – Additional Uses	4.1.15.1	Additional uses are limited to a retail store, service establishment, financial institution, office and medical office - restricted	Section 4.1.15.1 shall be revised to include the following additional uses: <ul style="list-style-type: none"> - Day care - Restaurant - Take-out restaurant - Outdoor Patio associated with a restaurant or take-out restaurant use - Veterinary Clinic/ Animal Care Establishment - Recreational establishment - Schools (Commercial and Private) - Custom Workshop (Custom made Arts and Crafts and display and sale of custom-made goods) - Garden Centre (Florist) - Private Club - Science and Technology Facility - Presentation Centre/Sales Office
	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
Zone Regulations				
(...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)				
Lot Regulations				
	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 2.25
	Apartment Zones – RA3 zone regulations	Table 4.15.1	Line 7.0 MAXIMUM HEIGHT	Line 7.0 of Table 4.15.1 to be replaced with maximum height of 14 storeys
	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: 4.1 m Ex. Side yard (Erin Mills Parkway): 4.7 m Ex. Side Yard (Sawmill Valley Drive): 4.5 m (Townhouse

				units), 4.3 m (Apartment)
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): 7.2 m
Apartment Zones – RA3 zone regulations	Table 4.15.1		Line 11.1 ENCROACHMENTS AND PROJECTIONS 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 m	Line 11.1 of Table 4.15.1 shall be deleted in its entirety and replaced with the following: Maximum encroachment of a balcony located above the first storey, sunroom, window, chimney, pilaster, cornice, balustrade or roof eaves into a required yard 2.0 m
Apartment Zones – RA3 zone regulations	Table 4.15.1		Line 11.2 ENCROACHMENTS AND PROJECTIONS 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, patio, staircase, landing, balcony located on the first storey shall be no larger than the lot line setback of the specific yard in which it is located, and that each shall have a maximum width of 6.0 m, and of an awning, which shall also include in addition, each shall have a maximum width of 15.0 m
Apartment Zones – RA3 zone regulations	Table 4.15.1		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)	Line 11.3 of Table 4.15.1 shall be deleted in its entirety and replaced with the following: 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 (2.0 m)
Apartment Zones – RA3 zone regulations	Table 4.15.1		Line 13.4 PARKING, LOADING, SERVICING AREA AND PARKING STRUCTURES Minimum setback from a	Delete provision

			parking structure above or partially above finished grade to any lot line	
Apartment Zones – RA3 zone regulations	Table 4.15.1		Line 13.5 PARKING, LOADING, SERVICING AREA AND PARKING STRUCTURES 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 (38% of lot area)
Apartment Zones – RA3 zone regulations	Table 4.15.1		Line 15.2 MINIMUM LANDSCAPED AREA, LANDSCAPED BUFFER AND AMENITY AREA 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 side yard (Erin Mills Parkway): 4.0 m Exterior side yard (Sawmill Valley Drive): 4.0 m Rear yard: 4.5 m
			LANDSCAPED AREA	Stairs, landings, walkways, planters, patios, and ventilation shafts are permitted to encroach into a required yard and landscaped buffer or landscape area
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)				
				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: 17.5 m and 4 storeys Flat roof: 14.5 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 (3.0 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 (0.5 m)
				MINIMUM INTERNAL SETBACKS	From a side wall of a building to a side wall of another building on the same lot (3.3 m)
				MINIMUM INTERNAL SETBACKS	From a side wall of any building to a walkway (0.3 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)
				LANDSCAPED AREA	Stairs, landings, walkways, planters, patios, and ventilation shafts are permitted to encroach into a required yard and landscaped buffer or landscape area
				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 cumulative floor area of 250.0 m ² per townhouse block; 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
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