

Draft Zoning By-law Amendment

70 Park Street East

Zone Regulations		RA5-27 Zone Requirement	RA5-XX Zone Proposed
2.0A	Permitted Uses in Building A	Residential Uses: Apartment Long-Term Care Building Retirement Building	--
2.0B	Permitted Uses in Building B	Residential Uses: Apartment Long-Term Care Building Retirement Building	Residential Uses: Apartment Additional Uses: Uses permitted in a C4 zone as contained in Table 6.2.1 of this By-law
3.0	Minimum Lot Frontage	30.0 m	--
4.0	Minimum Floor Space Index-Apartment Zone	1.9	--
5.0	Maximum Floor Space Index-Apartment Zone	4.0	9.5
6.0A	Maximum Gross Floor Area-Apartment Zone Per Storey For Each Storey Above 12 Storeys	1,000 m ²	--
6.0B	Maximum Gross Floor Area-Apartment Zone Per Storey For Each Storey Above 12 Storeys	1,000 m ²	800 m ²
7.0A	Maximum Height	28 Storeys	--
7.0B	Maximum Height	28 Storeys	38 Storeys
8.0A	Minimum Front and Exterior Side Yards		
8.1A	For that portion of the dwelling with a height less than or equal to 13.0 m	7.5 m	--
8.2A	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	--
8.3A	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	9.15 m front yard setback 12.90 m exterior side yard setback
8.4A	For that portion of the dwelling with a height greater than 26.0 m	10.5 m	9.15 m front yard setback 12.90 m exterior side yard setback
8.0B	Minimum Front and Exterior Side Yards		
8.1B	For that portion of the dwelling with a height less than or equal to 13.0 m	7.5 m	2.30 m front yard setback 0.0 m exterior side yard setback

8.2B	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	4.35 m front yard setback 0.0 m exterior side yard setback
8.3B	For that portion of the dwelling with a height greater than 20.0 m and less than or equal to 24.0 m	9.5 m	4.35 m front yard setback 0.0 m exterior side yard setback
8.4B	For that portion of the dwelling with a height greater than 24.0 m and less than or equal to 31.0 m	10.5 m	4.35 m front yard setback 2.25 m exterior side yard setback
8.5B	For that portion of the dwelling with a height greater than 31.0 m	--	4.35 m front yard setback 4.50 m exterior side yard setback
9.0A	Minimum Interior Side Yard		
9.1A	For that portion of the dwelling with a height less than or equal to 13.0 m	4.5 m	--
9.2A	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	--
9.3A	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	--
9.4A	For that portion of the dwelling with a height greater than 26.0 m	9.0 m	--
9.5A	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	--
9.6A	Where an interior lot line , or any portion thereof, abuts a zone permitting detached 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	--
9.0B	Minimum Interior Side Yard		
9.1B	For that portion of the dwelling with a height less than or equal to 13.0 m	4.5 m	4.5 m
9.2B	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	4.5 m
9.3B	For that portion of the dwelling with a height greater than 20.0 m and less than or equal to 24.0 m	7.5 m	4.5 m

9.4B	For that portion of the dwelling with a height greater than 24.0 m and less than or equal to 31.0 m	9.0 m	4.5 m
9.5B	For that portion of the dwelling with a height greater than 31.0 m	--	36.0 m
9.6B	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	--
9.7B	Where an interior lot line , or any portion thereof, abuts a zone permitting detached 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	--
10.0	Minimum Rear Yard		
10.1	For that portion of the dwelling with a height less than or equal to 13.0 m	7.5 m	--
10.2	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	--
10.3	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	--
10.4	For that portion of the dwelling with a height greater than 26.0 m	15.0 m	--
10.5	Where a rear 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	--
10.6	Where a rear lot line, or any portion thereof, abuts a zone permitting detached 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	--
11.0	Encroachments and Projections		
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	1.0 m	1.6 m

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	--
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	1.6 m
12.0	Minimum Above Grade Separation Between Buildings		
12.1	For that portion of dwelling with a height less than or equal to 13.0 m	3.0 m	--
12.2	For that portion of dwelling with a height greater than 13.0 m and less than or equal to 20.0 m	9.0 m	--
12.3	For that portion of dwelling with a height greater than 20.0 m and less than or equal to 26.0 m	12.0 m	--
12.4	For that portion of dwelling with a height greater than 26.0 m	15.0 m	--
13.0	Parking, Loading, Servicing Area and Parking Structures		
13.1	Minimum parking spaces	<p>Condominium and Rental Apartment: 0.8 resident spaces per unit 0.20 visitor spaces per unit</p> <p>Retail Store: 5.4 spaces per 100 m² GFA - non-residential</p> <p>Day Care: 2.5 spaces per 100m² GFA (6.7 spaces)</p>	<p>Condominium and Rental Apartment: 0.65 resident spaces per unit (481 spaces) 0.15 visitor spaces per unit (111 spaces)</p> <p>Retail Store: Shared with visitor parking spaces (111 spaces)</p> <p>Day Care: 1 space per 100m² GFA (4 spaces) and shared visitor spaces (111 spaces)</p>
13.2	Minimum setback from surface parking spaces or aisles to a street line	4.5 m	--
13.3	Minimum setback from surface parking spaces or aisles to any other lot line	3.0 m	--

13.4	Minimum setback from a parking structure above or partially above finished grade to any lot line	7.5 m	--
13.5	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line	3.0 m	0.0 m
13.6	Minimum setback from a waste enclosure/loading area to a street line	10.0 m	--
13.7	Minimum setback from a waste enclosure/loading area to a zone permitting detached and/or semi-detached	10.0 m	--
13.8	Minimum driveway width providing access to a loading area	--	7.0 m
13.9	Minimum required number of electric vehicle ready parking spaces (condominium and rental apartment resident parking)	20% of the total required parking spaces or 1.0 space, whichever is greater	10% of the total required parking spaces
13.11	Required number of bicycle parking spaces for residential uses (Apartment, Class A)	0.6 spaces per unit	--
13.12	Required number of bicycle parking spaces for residential uses (Apartment, Class B)	0.05 spaces per unit	--
13.13	Required number of bicycle parking spaces for non-residential uses (All non-residential uses, Class A)	0.3 spaces per 100 m ² GFA	--
13.14	Required number of bicycle parking spaces for non-residential uses (All non-residential uses, Class B)	0.10 spaces per 100 m ² GFA	--
14.0	Minimum Landscaped Area, Landscape Buffer and Amenity Area		
14.1	Minimum landscaped area	40% of the lot area	32% of the lot area
14.2A	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	--
14.2B	Minimum depth of a landscaped buffer abutting a lot line that is a	4.5 m	0.0 m

	street line and/or abutting lands with an Open Space, Greenlands and/or a Residential Zone with the exception of an Apartment Zone		
15.3	Minimum depth of a landscaped buffer along any other lot line	3.0 m	--
15.4	Minimum amenity area	The greater of 5.6 m ² per dwelling unit or 10% of the site area	4.0 m ² per dwelling unit
15.5	Minimum percentage of total required amenity area to be provided in one contiguous area	50%	--
15.6	Minimum amenity area to be provided outside at grade	55.0 m ²	0.0m ² (based on provision on POPS outside at grade)

