

## 69 and 117 John Street

**OWNER: 13545130 Canada Inc.**

City File No.: OZ 24/XX W7 (formerly DARC 23-146 W7)

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

Type of Use: Mixed Use (Residential including Live/Work units, and Commercial (Non-Residential GFA))

	Zoning Standard/Regulation	General Provision/Section	Parent Zone Prefix & Section	Required Zoning Standard/Regulation	Proposed Zoning Standard/Regulation
<b>RA5-XX</b>					
<b>Zone Regulations</b>					
<b>General Provisions for All Zones (Part 2)</b>	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 John Street shall be deemed to be the front lot line)
	Rooftop Balcony	2.1.30	N/A	Provisions pertaining to rooftop setbacks	Delete provision
	Inclusionary Zoning	2.1.34.2	N/A	Table 2.1.34.2 “Minimum Required Percentage of Gross Floor Area - Inclusionary Zoning to be Provided as Affordable Housing” Columns E, D	Deletion of “Column E” in its entirety and revision of Column D, Line 1.0 to indicate “Applicable January 1, 2024 and Onward”
<b>Parking, Loading and Stacking (Part 3)</b>	Parking Requirement(s)	3.1.1.4		Provisions pertaining to parking stall dimensions	5% of underground parking stalls may be provided smaller than required
	Parking Requirement(s)	3.1.2	N/A	Table 3.1.2.1 (Required Number of Off-Street Parking Spaces for Residential Uses), Column C Line 2.0: 0.8 spaces/unit (resident) Line 2.0: 0.2 spaces/unit (visitor)	0.0 spaces/unit (resident) 0.0 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: 877  (NOTE: Residential and non-residential rates may be determined later based on final concept plan in support of rezoning application for project)

Permitted Uses					
Parent Zone (RA5-Section Section) (INSERT PART)	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 Day Care 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 in podium of Building B
	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 2.0-2.3: New use	Live/work unit
	RA1 to RA5 Apartment Zones	4.15.1		Table 4.15.1 - RA1 to RA5 Permitted Uses and Zone Regulations 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 7.0: Maximum Height Lines 8.1-8.4: Minimum Front/Exterior Side yard Line 9.6: Interior lot line Line 10.1-10.6: Minimum Rear Yard Line 11.1-11.3: Various encroachment/projection regulations Line 13.4-13.5: Minimum setback from a parking structure Line 15.1: Minimum landscaped area (40% of the lot area)	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 10.0-10.5: Minimum rear yard (various)	Replace/New provisions as follows: Line 5.0: Maximum Floor Space Index - Apartment Zone (Gross: 5.4) Line 7.0: Maximum height (101.0 m and 31 storeys) Line 8.0-8.4: Minimum front yard (all floors: 0.9 m) Line 10.0-10.5: Minimum rear yard (various:

			<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 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 15.5: 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 m<sup>2</sup>)</p>	<p>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 13.5: Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line (0.5 m)</p> <p>Line 15.1: Minimum landscaped area (30% 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 (0.7 m)</p> <p>Line 15.3: Minimum depth of a landscaped buffer along any other lot line (0.9m)</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>
<b>Additional Regulations</b>				
Various			<p>Permissions in yards and landscape buffers</p> <p>Tandem parking permission</p> <p>One lot zoning interpretation</p>	<p>New provisions:</p> <p>Stairs, walkways, planters, utility equipment, and ventilation shafts are permitted to encroach into a required yard and landscaped buffer</p> <p>Tandem parking spaces will be permitted</p> <p>Maximum percentage of required resident parking spaces that may be tandem (20%)</p> <p>For the purpose of this By-law, all lands zoned RA5-XX shall be considered one lot</p>

Parent Zone (OS1)	Permitted Uses				
	OS1			Table 9.2.1 regulations under “OS1”	Apply to block on east edge of residential block