

Zone Regulations		Base Zone Regulations	RA5-XX Proposed Zone Regulations
General Provisions for Residential Zones			
4.1.15.1	<ul style="list-style-type: none"> Additional uses are permitted within the RA1 to RA5 zones subject to the following provisions: 		Noted.
4.1.15.1.1	<ul style="list-style-type: none"> Additional uses are limited to a retail store, service establishment, financial institution, office and medical office - restricted; 		Amendment Needed: additional permissions added.
4.1.15.1.2	<ul style="list-style-type: none"> An additional use shall be contained within an apartment building; 		Noted.
4.1.15.1.3	<ul style="list-style-type: none"> An additional use shall not be permitted above the first storey of an apartment building 		Noted – non-res GFA only provided on first storey.
4.1.15.1.4	<ul style="list-style-type: none"> Additional on-site parking is not required for additional uses permitted in Sentence 4.1.15.1.1 of this By-law; 		Noted. Parking is provided for residential visitors and retail, and will be shared.
4.1.21	Height	<ul style="list-style-type: none"> 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. <i>(0174-2017), (0111-2019/LPAT Order 2021 March 09), (0158-2023)</i> 	Amendment Needed: Additional height for rooftop projections (6.7 metres) Adding permissions for mechanical rooftop screens, wind screens, trellises, landscaping equipment and enclosures, landscaping and structures associated with outdoor amenity areas.
RA5 Zone Provisions – Section 4.15			
2.0	Permitted Use	<ul style="list-style-type: none"> Apartment Long-Term Care Building Retirement Building 	Amendment Needed: additional non-residential permissions added.
3.0	Minimum Lot Frontage	30.0 m	72.38 m

4.0	Minimum Floor Space Index – Apartment Zone	1.9	Minimum exceeded 5.2 FSI (gross)
5.0	Maximum Floor Space Index – Apartment Zone	2.9	Amendment Needed: 5.2 FSI (gross)
6.0	Maximum Gross Floor Area – Apartment Zone per Storey for each Storey above 12 storeys	1000 m ²	Amendment Needed: Building A will have a maximum floorplate of 1515 from level 5 to level 16, and a floorplate of 757 from level 17 to 25. Building B will have a maximum floorplate of 757 from the 13 th level to the 24 th level, meeting the requirement.
7.0	Maximum Height	77 m and 25 storeys	Amendment Needed: Metric Height only <u>Building A</u> 86.27 m (to top of slab) and 25 storeys <u>Building B</u> 82.62 m (to top of slab) and 24 storeys *excludes rooftop mechanical elements
8.0	Minimum Front and Exterior Side Yards		
8.1	For that portion of the dwelling with a height less than or equal to 13.0 m	7.5 m. The site is a corner lot, and Dundas Street would be the front lot line as the frontage on Dundas is shorter than Universal Drive.	Amendment Needed: Building will be set back 20.2 metres from Dundas Street (meeting this requirement). Building will be set back 5 metres from Universal Drive (amendment needed)
8.2	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	As above, amendment needed.
8.3	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	As above, amendment needed.
8.4	For that portion of the dwelling with a height greater than 26.0 m	10.5 m	As above, amendment needed.
9.0	Minimum Interior Side Yard		

9.1	For that portion of the dwelling with a height less than or equal to 13.0 m	4.5 m	Amendment needed: 1.6 m
9.2	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	As above, amendment needed
9.3	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	As above, amendment needed
9.4	For that portion of the dwelling with a height greater than 26.0 m	9.0 m	As above, amendment needed
9.5	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	As above, amendment needed
9.6	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	N/A
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	Amendment Needed: 5.0 m from new public road
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	As above, amendment needed
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	As above, amendment needed
10.4	For that portion of the dwelling with a height greater than 26.0 m	15.0 m	As above, amendment needed
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	As above, amendment needed
10.6	Where a rear lot line, or any portion thereof, abuts a zone permitted 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	N/A
11.0	Encroachments and Projections		
11.1	Maximum encroachment of a balcony located above the first storey, sunroom, window,	1.0 m	Amendment needed: 2.5 m for balconies and terraces, and 3m needed for canopies.

	chimney, pilaster, cornice, balustrade or roof eaves into a required yard		
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	Amendment needed: 2.5 m for balconies and terraces, and width can be greater than 6m.
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	Amendment needed: 2.5 m for balconies and terraces, or 4m for balconies facing an interior courtyard.
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	Separation distance achieved
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	Separation distance achieved
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	Separation distance achieved
12.4	For that portion of dwelling with a height greater than 26.0 m	15.0 m	Separation distance achieved
13.0	Parking, Loading, Servicing Area and Parking Structures		
13.1	<i>Minimum parking spaces</i>	<i>See part 3 of By-law</i>	-
13.2	Minimum setback from surface parking spaces or aisles to a street line	4.5 m	No surface parking proposed
13.3	Minimum setback from surface parking spaces or aisles to any other lot line	3.0 m	No surface parking proposed
13.4	Minimum setback from a parking structure above or partially above finished grade to any lot line	7.5 m	Amendment Needed (interpretation to be confirmed): Above grade parking structure is enclosed within building and surrounding by units and uses, but 1.6 m minimum setback provided. Above grade parking is enclosed within the podium and not visible from the street.
13.5	Minimum setback from a parking structure completely below finished grade, exclusive of external access stairwells, to any lot line	3.0 m	Amendment Needed: Below grade parking level is set back a minimum of 1.6m
13.6	Minimum setback from a waste enclosure/loading area to a street line	10.0 m	n/a located with the building

13.7	Minimum setback from a waste enclosure/loading area to a zone permitting detached dwelling and/or semi-detached	10.0m	n/a located with the building
14.0	Condominium Roads And Aisles		
14.1	Condominium road and aisles are permitted to be shared with abutting lands zoned to permit back to back and stacked townhouses or apartments, or any combination thereof		N/A
15.0	Minimum Landscaped Area, Landscaped Buffer and Amenity Area		
15.1	Minimum landscaped area	40% of the lot area	Amendment Needed: According to the landscape architect, the landscaped area is approximately 1,940 sm and the POPS are is approximately 1,655 square metres. This is approximately 30% of the gross site area. We have provided a buffer of 5%, and are requesting 25% of the site area as minimum landscaping.
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	Amendment Needed: Landscaped buffers will not be provided along street lines, or along Greenlands block (floodplain buffer)
15.3	Minimum depth of a landscaped buffer along any other lot line	3.0 m	Amendment Needed: Side yard setback reduced to 1.6m. A portion of the interior side lot line will provide a 3m landscaped buffer, and the portion of the side yard that is 1.6m will be sodded. Amended to permit a 1.6m landscaped buffer.
15.4	Minimum amenity area	The greater of 5.6 m ² per dwelling unit or 10% of the site area Required amenity = 5,269.6 sm	Total amenity provided – 6,731 m ²
15.5	Minimum percentage of total required amenity area to be provided in one contiguous area	50% of 5,269.6 = 2,634.8 sm	50% achieved on the 3 rd level (2,736 m ² provided in two indoor amenity areas that open onto a central outdoor amenity corridor.
15.6	Minimum amenity area to be provided outside at grade	55.0 m ²	339 sm provided at grade at northeast corner of the building
16.0	<i>Accessory Buildings and Structures</i>	<i>See Subsection 4.1.2 of this By-law</i>	N/A
General Provisions – Section 2.0			

2.1.3	Frontage on a Street		
2.1.3.1	All lots shall have frontage on a street or CEC - road.		Site has frontage on two existing streets and one proposed public street.
2.1.12	Floor Space Index Rounding		
	Where floor space index, floor space index - apartment zone and floor space index - non-residential are calculated on the basis of a ratio that results in a numeric fraction, fractions of less than 0.05 shall be rounded down to the nearest one decimal place. Fractions equal to or greater than 0.05 shall be rounded up to the nearest one decimal place.		FSI has been rounded to the nearest one decimal place: 5.2 (gross)
2.1.13	Calculation of Height		
	Notwithstanding any other provisions of this By-law, the calculation of height for a building, structure or part thereof, except in a Residential Zone, shall be exclusive of mechanical or architectural components such as mechanical equipment, mechanical penthouses, elevator machine rooms, stairwell enclosures, telecommunication equipment, parapets, turrets, cupolas, stairs and stair enclosures located on the roof, provided that the maximum height of the top of such components is no higher than 6.0 m above the height limit otherwise applicable.		Additional height projections permitted in 4.1.21
2.1.14	Centreline Setbacks		
2.1.14.1	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 By-law, 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	<ul style="list-style-type: none"> • 42.0 m ROW (Dundas St E) = 21m plus required yard/setback = 29.5m • 26.0 m ROW (Universal Dr) = 13m plus required yard/setback = 23.5 metre yard setback 	Setback from centreline of Dundas St E = 46.0 m Setback from centreline of Universal Drive = 26.5 m
2.1.14.4	Parking structures shall not be permitted within the designated right-of-way widths identified on Schedules 2.1.14(1) and (2) of this By-law.		No parking structures proposed within designated right-of-ways
2.1.25	Landscaped Buffers		
2.1.25.1	The minimum depth of a required landscaped buffer abutting a sight triangle or a 0.3 m reserve that abuts a sight triangle may be reduced to 0.0 m.		N/A
2.1.25.2	A landscaped buffer will not be required for that portion of a shared property line where a driveway, condominium road, aisle or parking area are shared with the abutting lands.		N/A
2.1.30	Rooftop Balcony		
2.1.30.1	A rooftop balcony shall be set back 1.2 m from all exterior edges of a building or structure.		Amendment needed: See below
2.1.30.2	Notwithstanding Article 2.1.30.1, a setback for a rooftop balcony may be 0.0 m where: <ol style="list-style-type: none"> 1. the exterior edge of the building faces a street and the building is located in a non-residential zone; 		Amendment needed: The subject site is being rezoned as RA5 (a residential zone) and setbacks of 0.0 metres are requested from the edges of the rooftop terraces.

	2. the exterior edge of the rooftop balcony is a minimum of 7.5 m from a zone that permits residential uses and the building is located in a Non-Residential Zone.		
2.1.34	Inclusionary Zoning		
	The following regulations shall apply to lands located in the Inclusionary Zoning Overlay boundaries identified as IZ-1, IZ-2, IZ-3A, IZ-3B, and IZ-4 on Schedule B of Part 13 of this By-law		Subject site is located in IZ-2 on Map 19
2.1.34.2	The minimum required percentage of gross floor area - inclusionary zoning to be provided as affordable housing is identified in Table 2.1.34.2 - Minimum Required Percentage of Gross Floor Area - Inclusionary Zoning to be Provided as Affordable Housing.	<p>Planning and Development Committee decision on Dec 6, 2024 to freeze the 2024 IZ rates until the completion of a updated assessment report,, and will be bringing forward Bills in 2025 to amend the OP and ZBL.</p> <p>IZ-2 - Affordable ownership housing units for moderate-income households – 5% = approx. 47 units IZ-2 – affordable rental housing units for moderate income households – 2.5% = approx. 24 units</p>	Noted. IZ requirements are calculated later in the development review process, and will be based on the in-force rates at that time and are therefore subject to change. Tenure has not been determined.
2.1.34.2.2	Notwithstanding Article 2.1.34.2 of this By-law, the minimum required percentage of gross floor area - inclusionary zoning to be affordable housing is not applicable to purpose-built rental housing.		The tenure of the building has not yet been determined.
2.1.34.3	<p>Affordable ownership housing units or affordable rental housing units required in Article 2.1.34.2 of this By-law shall be maintained at affordable rents or prices commencing upon execution of an agreement referred to in Article 2.1.34.6 of this By-law for a minimum period of:</p> <p>(1) 30 years calculated from the date of first occupancy of an affordable rental housing unit. (2) 99 years calculated from the later of the date of first occupancy or first closing of an affordable ownership housing unit.</p>		Noted. IZ requirements are calculated later in the development review process, and will be based on the in-force rates at that time and are therefore subject to change.
2.1.34.3.1	Notwithstanding Sentence 2.1.34.3(1) of this By-law, after the last day of the 25 th year of the affordability period, the affordability requirements of Subsection 2.1.34 of this By-law no longer apply to an affordable rental housing unit if that affordable rental housing unit is vacated in accordance with a notice of termination from the tenant or an agreement between the landlord and the tenant to terminate.		Noted. IZ requirements are calculated later in the development review process, and will be based on the in-force rates at that time and are therefore subject to change.
2.1.34.4	The permitted resale price for affordable ownership housing units and annual increases to the rates for existing affordable rental housing units required in Article 2.1.34.3 of this By-law shall be as determined on an annual basis by the City, in coordination with the Region, and in accordance with Inclusionary Zoning Implementation Guidelines.		Noted. IZ requirements are calculated later in the development review process, and will be based on the in-force rates at that time and are therefore subject to change.

2.1.34.5	<p>On a lot which is subject to the requirements of Article 2.1.34.2 and Sentence 2.1.34.3(2) of this By-law, the City shall receive a portion of the net proceeds from the sale of an affordable ownership housing unit as follows:</p> <p>1) the City will receive no more than 20% of the net proceeds of the sale of an affordable ownership housing unit sold during the 99 year affordability period, equivalent to no more than 2% of the sale price, for administration fees, where net proceeds are the difference between the purchase price and the resale price of the affordable ownership unit; and</p> <p>the City will receive 50% of the net proceeds of the first sale of an affordable ownership housing unit at market price after the 99 year affordability period, to be reinvested in affordable housing, where net proceeds are the difference between the purchase price and the resale price of the affordable ownership unit, less any legal, administration or real estate commission fees.</p>	Noted. IZ requirements are calculated later in the development review process, and will be based on the in-force rates at that time and are therefore subject to change.
2.1.34.6	<p>For development or re-development of lands subject to the regulations of Articles 2.1.34.2 and 2.1.34.3 of this By-law, the owner of such lands shall enter into one or more legal agreements with the City, to be registered on title to the lands, securing the Inclusionary Zoning requirements outlined in Subsection 2.1.34 of this By-law and the following, to the satisfaction of the City Solicitor and the Commissioner of Planning and Building:</p> <p>2) requirements ensuring occupants of affordable ownership housing units and affordable rental housing units have the same building and amenity access as occupants of market units;</p> <p>3) requirements for eligibility to purchase an affordable ownership housing unit or to rent an affordable rental housing unit;</p> <p>requirements for ongoing administration, reporting and monitoring of affordable ownership housing units and affordable rental housing units.</p>	Noted. IZ requirements are calculated later in the development review process, and will be based on the in-force rates at that time and are therefore subject to change.
2.1.34.7	<p>Subject to Article 2.1.34.2 of this By-law, where purpose-built rental housing ceases to meet the definition of purpose-built rental housing, the requirements of Subsection 2.1.34 of this By-law will then apply to the building.</p>	Noted. IZ requirements are calculated later in the development review process, and will be based on the in-force rates at that time and are therefore subject to change.
2.1.34.8	<p>Notwithstanding Sentence 2.1.34.2.2 of this By-law, the owner of lands proposing purpose-built rental housing in a condominium registered under section 2 of the <i>Condominium Act, 1998</i>, or a predecessor of that section, shall enter into one or more legal agreements with the City, to be registered on title to the lands, securing Inclusionary Zoning requirements outlined in Subsection 2.1.34 of this By-law, including Article 2.1.34.6 of this By-law, that would be applicable if the purpose-built rental housing ceases to meet the definition of purpose-built rental housing.</p>	Noted. IZ requirements are calculated later in the development review process, and will be based on the in-force rates at that time and are therefore subject to change.
Parking, Loading, Stacking Lane and Bicycle Parking Regulations		

3.1.1	Parking Regulations	
3.1.1.1	General Parking Regulations	
3.1.1.1.1	No land, building or structure shall be erected or used in any Zone, unless off-street parking, loading and bicycle parking is provided and maintained in accordance with the regulations contained in Part 3 - Parking, Loading, Stacking Lane and Bicycle Parking Regulations.	Noted
3.1.1.1.2	Where required, parking spaces provided for persons with disabilities and for electric vehicle ready parking spaces shall be included in the total number of required parking spaces.	Noted
3.1.1.1.3	Required parking spaces shall not include any parking spaces used or intended to be used for the storage or parking of motor vehicles for hire or gain, display or sale.	Noted
3.1.1.1.4	Where the number of non-residential parking spaces and/or loading spaces and/or bicycle parking spaces is calculated on the basis of a rate or ratio and results in a numeric fraction, fractions of less than 0.5 shall be rounded down to the nearest whole number and fractions equal to or greater than 0.5 shall be rounded up to the nearest whole number. For accessible parking spaces, all numeric fractions shall be rounded up to the nearest whole number.	Noted
3.1.1.1.5	For the calculation of required residential parking and bicycle parking spaces, the appropriate rate or ratio shall be calculated for each component, then rounded. Fractions of less than 0.5 shall be rounded down to the nearest whole number. Fractions equal to or greater than 0.5 shall be rounded up to the nearest whole number.	Noted
3.1.1.1.6	No use shall be located on any required parking area or obstruct any required parking space.	Noted.
3.1.1.1.7	All required parking spaces must be available to all users participating in any shared parking arrangement and may not be reserved for specific users.	Noted
3.1.1.1.8	Notwithstanding Sentences 1.1.2.3.1 and 3.1.1.1.1 of this By-law, on a lot with an Exception Zone, or subject to area specific provisions in this By-law, or where a minor variance has been approved by the Committee of Adjustment on or before June 8, 2022, the off-street parking requirement will be calculated based on the lesser rate or ratio between the regulations contained in Part 3 of this By-law and the off-street parking requirement identified in the Exception Zone, area specific provisions or minor variance.	N/A
3.1.1.1.9	The Parking Precincts are shown as an outline on the Zoning Maps which are Schedule B of Part 13 of this By-law.	Noted. Located within parking precinct 3.
3.1.1.2	Location of Parking Spaces	
3.1.1.2.1	All parking, loading spaces and electric vehicle ready parking spaces shall be provided, maintained and be clearly identified and marked by permanent lines and markings painted on the paved surface on the same lot for which the parking, loading spaces and electric vehicle ready parking spaces are required.	Noted
3.1.1.2.2	Visitor parking spaces shall be clearly indicated by a sign at the entrance to the parking area and clearly identified and marked by permanent lines and markings painted on the paved surface.	Noted
3.1.1.3	Required Parking in a Residential Zone	
3.1.1.3.1	A parking space on a driveway serving as an access to a parking space within a garage may be included in the calculation of the number of parking spaces required.	Noted

3.1.1.3.2	Where visitor parking spaces are required, a parking space on a driveway shall not be used for calculating the required visitor parking.	Noted
3.1.1.4	Parking Space Dimensions	
3.1.1.4.1	Parking spaces with a parking angle exceeding 15°, except those designated for persons with disabilities, shall have an unobstructed rectangular area with a minimum width of 2.6 m and a minimum length of 5.2 m, exclusive of any aisle or driveway.	Noted. Typical parking spaces are 2.6 x 5.2
3.1.1.4.2	Parallel parking spaces with a parking angle not exceeding 15°, shall have an unobstructed rectangular area with a minimum width of 2.6 m and a minimum length of 6.7 m, exclusive of any aisle or driveway.	No parallel parking spaces proposed
3.1.1.4.3	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.	Amendment Needed: No obstructed spaces are shown on the plans, however we have added provisions for 10% “small car” (obstructed) spaces. Plans show 1 small car (obstructed) space proposed.
3.1.1.4.4	The minimum width of a parking space, other than an accessible parking space or parallel parking space, shall be increased to 2.9 m where the length of both sides 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.	Amendment Needed: No obstructed spaces are shown on the plans, however we have added provisions for 10% “small car” (obstructed) spaces. Plans show 1 small car (obstructed) space proposed.
3.1.1.4.5	<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> <ol 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. <p>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.</p>	<p>Accessible spaces provided:</p> <p>Type A Length = 5.2 m Width = 3.4 m Adjacent aisle = 1.5 m</p> <p>Type B Length = 5.2 m Width = 2.4 m Adjacent aisle = 1.5 m</p>
3.1.1.4.6	Parallel accessible parking spaces with a parking angle not exceeding 15°, shall have an unobstructed rectangular area with a minimum width of 4.6 m and a minimum length of 5.75 m, and maintain a 1.5 m width access aisle abutting the entire width of each accessible parking space.	No parallel spaces proposed
3.1.1.5	Aisles	
3.1.1.5.1	The minimum aisle width shall be 7.0 m.	7.0 m aisles proposed

3.1.1.5.2	Notwithstanding Sentence 3.1.1.5.1, where a one-way aisle is provided for access to and from parking spaces with a parking angle not exceeding 60°, the minimum aisle width may be 5.5 m.		No one-way aisles proposed
3.1.1.6	Driveways		
3.1.1.6	The minimum width of a driveway shall be 2.6 m.		Both driveways exceed 7m
3.1.1.7	Surface Treatment and Drainage		
3.1.1.7.1	All parking areas, driveways and loading areas shall have a minimum overall vertical depth of 15.0 cm comprised of a stable surface such as asphalt, concrete, pervious materials or other hard-surfaced material.		Noted.
3.1.1.7.2	All parking areas, driveways and loading areas shall be drained so as to control the pooling of surface water and prevent the flow of surface water onto adjacent lands.		Noted – located within building. Refer to Stormwater Management Report.
3.1.1.8	Access		
3.1.1.8.1	Access to and from parking and loading spaces shall be provided by unobstructed on-site driveways or aisles.		Unobstructed on-site driveway access provided
3.1.1.8.2	Notwithstanding the regulations of Sentence 3.1.1.8.1, an on-site aisle is not required for lots used for detached dwelling, semi-detached, linked, street townhouse; detached dwelling, semi-detached and townhouse on a CEC - road; or a duplex.		N/A
3.1.1.12	Electric Vehicle Ready Parking Spaces		
3.1.1.12.1	Electric vehicle ready parking spaces shall be provided in accordance with Table 3.1.1.12 - Minimum Required Number of Electric Vehicle Ready Parking Spaces.	<p>Condominium and Rental Apartment, resident parking = 20% of the total required parking spaces, or 1.0 space, whichever is greater</p> <p>Condominium and Rental Apartment, visitor parking = 10% of the total required parking spaces, or 1.0 space, whichever is greater</p>	20% of resident parking and 10% of visitor/retail parking will be provided as EVSE spaces.
3.1.2.	Required Number of Parking Spaces		
3.1.2.4	Required Number of Parking for Residential Uses (Parking Precinct 3)		
	Off-street parking spaces for residential uses shall be provided in accordance with Table 3.1.2.1 - Required Number of Off-Street Parking Spaces for Residential Uses.	<p>Condo Apartment The subject site is located in a Major Transit Station Area and as a result of Bill 185 recently passed by the Ontario legislature, no minimum parking supply requirements apply. Bill 185 received Royal Assent on June 6, 2024.</p> <p>Upcoming amendments to the ZBL have been endorsed by Planning and Development Committee to remove parking rates in PMTSAs.</p>	Proposed Rate = 0.29 spaces per unit provided for residents and 0.08 spaces per unit for visitors and retail

3.1.2.2	Required Number of Parking Spaces for Non-Residential Uses (Parking Precinct 3)		
	Off-street parking spaces for non-residential uses shall be provided in accordance with Table 3.1.2.2. - Required Number of Off-Street Parking Spaces for Non-Residential Uses.	Retail Store As above – parking rates removed in PMTSAs	Retail spaces provided = 0.08 spaces per unit shared for visitors and retail
3.1.3	Accessible Parking Spaces		
3.1.3.1 A	Accessible parking spaces for non-residential uses shall be provided in compliance with Table 3.1.3.1 - Accessible Parking Regulations.	As above, parking rates removed in PMTSAs	20 barrier free spaces provided (approximately 6% of the proposed total parking supply).
3.1.3.1 B	Accessible parking spaces for residential uses shall only apply to the total number of visitor parking spaces required and shall be provided in compliance with Table 3.1.3.1 - Accessible Parking Regulations	As above, parking rates removed in PMTSAs	Accessible spaces provided for visitors = 6
3.1.3.1.1	Where only one accessible parking space is required, a Type A accessible parking space shall be provided.		N/A
3.1.3.1.2	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; 2) if an odd number of accessible parking spaces is required, an equal number of Type A and Type B accessible parking spaces must be provided and the odd space may be a Type B accessible parking space.		Accessible spaces will provide an even mix of Type A and Type B spaces.
3.1.3.1.3	Where a shared parking arrangement is used for the calculation of required visitor/ non-residential parking, the required accessible parking space requirement will be calculated on either the visitor component or non-residential component.		Noted. Parking for visitors and retail will be shared and provided at a rate of 0.08 spaces per dwelling unit.
3.1.3.2	Location of Accessible Parking Spaces		
	Accessible parking spaces shall be provided and maintained on the same lot in proximity to the main entrances to a building or structure.		Accessible spaces are located on the same lot as the proposal in proximity to building entrances

3.1.4	Loading Regulations			
3.1.4.1	Loading Space Regulations			
	Loading spaces shall be required for the following uses: (1) Retail Store (2) Retail Centre (3) Office (4) Medical Office (5) Overnight Accommodation (6) Restaurant (7) Convenience Restaurant (8) Manufacturing Facility (9) Warehouse/Distribution Facility (10) Wholesaling Facility			Noted.
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.	Gross Floor Area - Non-Residential Of Building	Minimum Number Of Off-Street Loading Spaces	2 loading spaces provided in total
		Less than or equal to 250 m²	None required	
		Greater than 250 m² but less than or equal to 2 350 m²	1.0 space	
		Greater than 2,350 m² but less than or equal to 7000 m²	2.0 spaces	
		Greater than 7,500 m² but less than or equal to 14,000 m²	3.0 spaces	
		Greater than 14,000 m²	3.0 spaces plus 1.0 additional space for each 9,300 m² GFA – non-residential or portion thereof	
		Retail loading spaces required = 1.0 spaces		

3.1.4.4	Loading Space Dimensions	
	Required loading spaces shall have an unobstructed rectangular area with a minimum width of 3.5 m and a minimum length of 9.0 m.	Loading space dimensions = 4.0 width 13.0 length
3.1.4.5	Required Number of Loading Spaces for Apartment and/or Retirement Buildings	
	One loading space per apartment and/or retirement building containing a minimum of 30 dwelling units, shall be required.	2 loading spaces provided in total
3.1.6	Bicycle Parking Regulations	
3.1.6.1	General Bicycle Parking Regulations	
3.1.6.1.1	Notwithstanding Articles 3.1.6.5 and 3.1.6.6 of this By-law, required off-street bicycle parking spaces shall only be required for the construction of new buildings or portions thereof, effective June 8, 2023.	Noted
3.1.6.1.2	Notwithstanding Article 3.1.6.5 of this By-law, bicycle parking spaces shall not be required for residential uses with less than 20 dwelling units.	Noted, more than 20 units proposed
3.1.6.1.1	Notwithstanding Article 3.1.6.6 of this By-law, bicycle parking spaces shall not be required for non-residential uses with less than 1 000 m ² of gross floor area - non-residential.	Noted, bicycle parking spaces will not be required for non-residential uses on site (retail space = 667 m ²)
3.1.6.2	Location of Bicycle Parking	
3.1.6.2.1	A bicycle parking space shall be located on the same lot as the use for which it is required.	All proposed bicycle spaces are located on the same lot as the proposed use
3.1.6.2.2	Required bicycle parking spaces shall not be located in a dwelling unit, storage locker or on a balcony.	No proposed bicycle parking spaces are located within a dwelling unit, storage locker, or balcony
3.1.6.3	Bicycle Parking Space Dimensions	
3.1.6.3.1	A bicycle parking space is to be provided in either the following sizes: (1) minimum length of 1.8 m, a minimum width of 0.6 m, and a minimum vertical clearance from the ground of 1.9 m; or, (2) minimum clearance from the wall of 1.2 m, minimum width of 0.6 m, and a minimum vertical clearance from the ground of 1.9 m.	Amendment needed: Space dimensions = Length = 1.8 m Width = 0.45 m [width is smaller than requirement] Height = 1.2 m
3.1.6.3.2	Notwithstanding Sentence 3.1.6.3.1 of this By-law, a bicycle parking space - stacked shall have a minimum vertical clearance of 1.2 m.	Vertical clearance for stacked spaces will meet the minimum
3.1.6.4	Bicycle Parking Aisles	
3.1.6.4.1	The minimum bicycle parking aisle width shall be 1.5 m.	Bike parking aisles will meet or exceed 1.5m

3.1.6.4.2	Access to and from bicycle parking spaces shall be provided by unobstructed on-site driveways or bicycle parking aisles.		Access to bicycle parking is unobstructed
3.1.6.5	Required Number of Bicycle Parking Spaces		
3.1.6.5.1	Required Number of Bicycle Parking Spaces for Residential Uses		
	Off- street bicycle parking spaces for residential uses shall be provided in accordance with Table 3.1.6.5.1 - Required Number of Bicycle Parking Spaces for Residential Uses	Class A required = 0.6 spaces per unit (565 spaces) Class B required = The greater of 0.05 spacer per unit or 6.0 spaces (4 spaces) Total = 612	Total provided = 1,129 (1.2 spaces per unit) 941 res spaces, (1.0 per unit) and 188 vis spaces (0.2 per unit) Minimum class A and class B spaces will be provided.
3.1.6.5.2	Required Number of Bicycle Parking Spaces for Non-Residential Uses		
	Off-street bicycle parking spaces for non-residential uses shall be provided in accordance with Table 3.1.6.6 - Required Number of Bicycle Parking Spaces for Non-Residential Uses.	<u>Retail Use</u> Class A = 0.15 spaces per 100 m ² GFA – non-residential (1 space required) Class B = 0.2 spaces per 100m ² GFA – non-residential (1 space required)	Retail bicycle spaces not required