

## 2077 - 2105 Royal Windsor Drive

**OWNER: CRW 1 LP and CRW 2 LP**

City File No.: OZ 22/31 W2

Type of Application:

Official Plan Amendment and Zoning By-law Amendment

Type of Use:

Mixed Use (Residential and Mix of Non-Residential Uses)

	Zoning Standard/Regulation	General Provision/Section	Parent Zone Prefix & Section	Required Zoning Standard/Regulation	Proposed Zoning Standard/Regulation
<b>RA5-XX (For Mixed Use Blocks)</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 Royal Windsor Drive shall be deemed to be the front lot line)
	Centreline Setbacks	2.1.14	N/A	Table 2.1.14.1 (Minimum Centreline Setback) Line 13.0: 17.5 m + required yard/setback (20.5 m + required yard/setback within 110.0 m of the intersecting centreline of a major intersection) (35 m ROW width)	Delete provision
	Rooftop Balcony	2.1.30	N/A	Provisions pertaining to rooftop setbacks	Delete provision
	Parking Requirement(s)	3.1.1.4		Provisions pertaining to parking stall dimensions (Note: for post-construction irregularities)	5% of underground parking stalls of required parking may be provided smaller than as required
	Parking Requirement(s)	3.1.1.4		Provisions pertaining to parking stall dimensions (Note: for "small car" spaces)	20% of underground parking stalls for non-required parking may be provided smaller than as required

Parking, Loading and Stacking	Parking Requirement(s)	3.1.2	N/A	Table 3.1.2.1 (Required Number of Off-Street Parking Spaces for Residential Uses) Line 2.0: 0.9 spaces/unit (resident) Line 2.0: 0.2 spaces/unit (visitor)	0.0 spaces/unit (resident) 0.0 spaces/unit (visitor) (Note: proposed standards to align with Bill 185 MTSA provisions.)
	Parking Requirement(s)	3.1.2	N/A	Table 3.1.2.2 (Required Number of Off-Street Parking Spaces for Non-Residential Uses) (Various standards)	0.0 space/100 m <sup>2</sup> (Note: this applies for any uses not included in 4.1.15.1.1. Proposed standards to align with Bill 185 MTSA provisions.)
Parent Zone (INSERT ZONE) (INSERT PART)	<b>General Residential Provisions (Part 4)</b>				
	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 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	Delete provision
		4.1.21		4.1.21 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.	The maximum height of the top of such elements as governed by subsection 4.1.21 shall be 6.5 m.
	<b>Zone Regulation</b>				
<b>Lot and Building Regulations</b>					
RA1 to RA5 Apartment Zones	4.15.1		Table 4.15.1 - RA1 to RA5 Permitted Uses and Zone Regulations Line 3.0: Minimum lot frontage (30 m) 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	Delete provision	

			<p>Line 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</p>	
<p>RA1 to RA5 Apartment Zones</p>	<p>4.15.1</p>		<p>Table 4.15.1 - RA1 to RA5 Permitted Uses and Zone Regulations Line 5.0: Maximum Floor Space Index - Apartment Zone (2.9)</p> <p>Line 7.0: Maximum height (77.0 m and 25 storeys) Line 8.0-8.4: Minimum front and exterior side yards (various)</p> <p>Line 9.0-9.5: Minimum interior side yard (various)</p> <p>Line 10.0-10.5: Minimum rear yard (various)</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 6.0 m (1.8 m) 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 12.0-12.4: Minimum above grade separation between buildings (various)</p>	<p>Replace provisions as follows:</p> <p>Line 5.0: Maximum Floor Space Index - Apartment Zone (Gross: 6.4, Net: 9.3)</p> <p>Line 7.0: Maximum height (112 m)</p> <p>Line 8.0-8.4: Minimum front yard and exterior side yard (Ground to 6<sup>th</sup> storey: 2.95 m) Minimum front yard and exterior side yard (7<sup>th</sup> storey and above: 5.95 m) (Note: Based on the interim private road dimensions ) Line 9.0-9.5: <u>(Interim)</u> Minimum interior (west) side yard (Ground to 6<sup>th</sup> Floor: 18.95 m) Minimum interior (west) side yard (7<sup>th</sup> storey and above: 21.95 m) (Note:: Based on the interim private road dimensions) <u>(Ultimate)</u> Not applicable to west as will become an exterior side yard. Minimum interior (east) side yard (Ground to 6<sup>th</sup> Floor: 10.5 m) Minimum interior (east) side yard (7<sup>th</sup> storey and above: 15 m) Line 10.0-10.5: Minimum rear yard (Ground to 6<sup>th</sup> storey: 3 m) Minimum rear yard (7<sup>th</sup> storey and above: 6 m) 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 (1.5 m)</p> <p>Line 12.0-12.4: Minimum above grade separation between buildings (for that portion of</p>

			<p>Line 13.4: Minimum setback from a parking structure above or partially above finished grade to any lot line (7.5 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 15.4: Minimum amenity area (the greater of 5.6 m<sup>2</sup> per dwelling unit or 10% of the site area)</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>dwelling with a height greater than 7 storeys: 29 m)</p> <p>Line 13.4: Minimum setback from a parking structure above or partially above finished grade to any lot line (1.0 m)</p> <p><u>Interim</u> Line 13.5: Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line (0.0 m)</p> <p><u>Ultimate</u> Line 13.5: Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line (1.2 m)</p> <p>Line 15.1: Minimum landscaped area (Gross: 25% of the lot area Net: 35% 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 (2.0 m)</p> <p><u>Interim</u> Line 15.3: Minimum depth of a landscaped buffer along any other lot line (0.0 m)</p> <p><u>Ultimate</u> Line 15.3: Minimum depth of a landscaped buffer along any other lot line (2.0 m)</p> <p>Line 15.4: Minimum amenity area (the greater of 3.75 m<sup>2</sup> per dwelling unit or 10% of the site area)</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		Permissions in yards and landscape buffers	New provisions:  Stairs, walkways, planters and ventilation shafts are permitted to

				<p>Tandem parking permission</p> <p>One lot zoning interpretation</p> <p>Add existing C3-3 zoning/use permissions for temporary/phasing considerations</p>	<p>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> <p>Notwithstanding the proposed RA5-XX zoning, the provisions of C3-3 will also be permitted</p>
	OS1 (For parcel/block within property)				
	New regulations				
				No additional regulations for this area	