

Draft Zoning By-law Amendment

88 Park Street East

Zone Regulations		RA5 Zone Requirement	RA5-XX Zone Proposed
2.0	Permitted Uses	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 and a Day Care
3.0	Minimum <b>Lot Frontage</b>	30.0 m	--
4.0	Minimum <b>Floor Space Index-Apartment Zone</b>	1.9	--
5.0	Maximum <b>Floor Space Index-Apartment Zone</b>	2.9	11.7
6.0	Maximum <b>Gross Floor Area-Apartment Zone Per Storey For Each Storey Above 12 Storeys</b>	1,000 m <sup>2</sup>	--
7.0	Maximum <b>Height</b>	77.0 m and 25 <b>Storeys</b>	149 m and 42 <b>Storeys</b>
8.0	Minimum <b>Front and Exterior Side Yards</b>		
8.1	For that portion of the dwelling with a <b>height</b> less than or equal to 13.0 m	7.5 m	0.0 m front yard setback 0.0 m exterior side yard setback
8.2	For that portion of the dwelling with a <b>height</b> greater than 13.0 m and less than or equal to 20.0 m	8.5 m	1.5 m front yard setback 1.5 m exterior side yard setback
8.3	For that portion of the dwelling with a <b>height</b> greater than 20.0 m and less than or equal to 26.0 m	9.5 m	1.5 m front yard setback 2.0 m exterior side yard setback
8.4	For that portion of the dwelling with a <b>height</b> greater than 26.0 m	10.5 m	1.5 m front yard setback 2.0 m exterior side yard setback
9.0	Minimum <b>Interior Side Yard</b>		
9.1	For that portion of the dwelling with a <b>height</b> less than or equal to 13.0 m	4.5 m	0.0 m
9.2	For that portion of the dwelling with a <b>height</b> greater than 13.0 m and less than or equal to 20.0 m	6.0 m	0.0 m
9.3	For that portion of the dwelling with a <b>height</b> greater than 20.0 m and less than or equal to 26.0 m	7.5 m	0.0 m
9.4	For that portion of the dwelling with a height greater than 26.0 m	9.0 m	0.0 m

9.5	Where an <b>interior side lot line</b> , or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof	4.5 m	--
9.6	Where an <b>interior lot line</b> , or any portion thereof, abuts a zone permitting <b>detached and/or semi-detached</b>	7.5 m plus 1.0 m for each additional 1.0 m of dwelling <b>height</b> , or portion thereof, exceeding 10.0 m to a maximum setback requirement of 25.5 m	--
10.0	<b>Minimum Rear Yard</b>		
10.1	For that portion of the dwelling with a <b>height</b> less than or equal to 13.0 m	7.5 m	0.0 m
10.2	For that portion of the dwelling with a <b>height</b> greater than 13.0 m and less than or equal to 20.0 m	10.0 m	0.0 m
10.3	For that portion of the dwelling with a <b>height</b> greater than 20.0 m and less than or equal to 26.0 m	12.5 m	0.0 m
10.4	For that portion of the dwelling with a <b>height</b> greater than 26.0 m	15.0 m	5.0 m
10.5	Where a <b>rear lot line</b> , or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof	4.5 m	0.0 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 <b>height</b> , or portion thereof, exceeding 10.0 m to a maximum setback requirement of 25.5 m	--
11.0	<b>Encroachments and Projections</b>		
11.1	Maximum encroachment of a <b>balcony</b> located above the <b>first storey</b> , sunroom, window, <b>chimney</b> , pilaster, cornice, balustrade or roof eaves into a required <b>yard</b>	1.0 m	3.0 m
11.2	Maximum encroachment into a required <b>yard</b> of a <b>porch, balcony</b> located on the <b>first storey</b> , staircase, landing or awning,	1.8 m	--

	provided that each shall have a maximum width of 6.0 m		
11.3	Maximum projection of a <b>balcony</b> located above the <b>first storey</b> measured from the outermost face or faces of the <b>building</b> from which the <b>balcony</b> projects	1.0 m	12.0 m
11.x	Maximum projection of a <b>balcony or terrace</b> located above the <b>second storey</b> measured from the outermost face or faces of the <b>building</b> from which the <b>balcony or terrace</b> projects	--	22.0 m
12.0	Minimum Above Grade Separation Between <b>Buildings</b>		
12.1	For that portion of dwelling with a <b>height</b> less than or equal to 13.0 m	3.0 m	--
12.2	For that portion of dwelling with a <b>height</b> 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 <b>height</b> 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 <b>height</b> greater than 26.0 m	15.0 m	--
13.0	Parking, Loading, Servicing Area and <b>Parking Structures</b>		
13.1	Minimum <b>parking spaces</b>	<p>Condominium Apartment  1.00 resident space per studio unit  1.25 resident spaces per one-bedroom unit  1.40 resident spaces per two-bedroom unit  1.75 resident spaces per three-bedroom unit  0.20 visitor spaces per unit</p> <p>Retail Store  5.4 spaces per 100 m2 GFA - non-residential</p>	<p>0.30 resident spaces per unit</p> <p>0.075 visitor spaces per unit</p> <p>Commercial and residential visitor spaces to be shared</p>
13.2	Minimum setback from surface <b>parking spaces</b> or <b>aisles</b> to a <b>street line</b>	4.5 m	2.5 m
13.3	Minimum setback from surface <b>parking spaces</b> or <b>aisles</b> to any other <b>lot line</b>	3.0 m	--

13.4	Minimum setback from a <b>parking structure</b> above or partially above finished grade to any <b>lot line</b>	7.5 m	--
13.5	Minimum setback from a <b>parking structure</b> completely below finished grade, inclusive of external access stairwells, to any <b>lot line</b>	3.0 m	0.0 m
13.6	Minimum setback from a waste enclosure/loading area to a <b>street line</b>	10.0 m	--
13.7	Minimum setback from a waste enclosure/loading area to a zone permitting <b>detached</b> and/or <b>semi-detached</b>	10.0 m	--
13.8	Minimum driveway width providing access to a loading area	--	5.0 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 <sup>2</sup> 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 <sup>2</sup> GFA	--
13.x	Maximum encroachment into required parking space to provide electric vehicle charging and servicing	--	0.5 m
13.x	Notwithstanding Section 3.1.1.4.3 and 3.1.1.4.4 of this By-law, the minimum width of a parking space shall be 2.6 m.	--	2.6 m
14.0	Condominium Roads and Aisles		
14.1	<b>Condominium roads and aisles</b> are permitted to be shared with abutting lands zoned to permit <b>back to back</b> and <b>stacked</b>	✓	--

	<b>townhouses, townhouses or apartments, or any combination thereof</b>		
15.0	<b>Minimum Landscaped Area, Landscape Buffer and Amenity Area</b>		
15.1	Minimum <b>landscaped area</b>	40% of the <b>lot area</b>	24% of the <b>lot area</b>
15.2	Minimum depth of a <b>landscaped buffer</b> abutting a <b>lot line</b> that is a <b>street line</b> and/or abutting lands with an Open Space, Greenlands and/or a Residential Zone with the exception of an <b>Apartment Zone</b>	4.5 m	0.0 m
15.3	Minimum depth of a <b>landscaped buffer</b> along any other <b>lot line</b>	3.0 m	0.0 m
15.4	Minimum <b>amenity area</b>	The greater of 5.6 m <sup>2</sup> per <b>dwelling unit</b> or 10% of the site area	3.0 m <sup>2</sup> per <b>dwelling unit</b>
15.5	Minimum percentage of total required <b>amenity area</b> to be provided in one contiguous area	50%	20%
15.6	Minimum <b>amenity area</b> to be provided outside at grade	55.0 m <sup>2</sup>	--
15.x	Amenity area shall include a Privately Owned Public Space	--	--
16.0	<b>Accessory buildings and structures</b>	✓	--
17.x	Minimum separating distance for a <b>Restaurant or Take-out Restaurant</b>	60.0 m	50.0 m