

2225 Erin Mills Parkway

City File: DARC 23-18

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

NOTE: Nothing in this document precludes our ability to add and / or change provisions throughout the planning process. We reserve the right to review any final By-law(s) prior to approval.

Notwithstanding the Section(s) outlined under the 'Required Zoning Standard / Regulation', the standard(s) shown under 'Proposed Zoning Standard / Regulation' shall apply.

BY-LAW SECTION	REGULATION	REQUIRED (RA4 ZONE)	REQUESTED (RA4-XX)
2.1.14	Centreline Setbacks	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 Subsection, 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 – Centreline Setbacks [45 m ROW – 22.5 m + required yard / setback] [20.0 m ROW – 10.0 m + required yard/setback]	Delete provision
2.1.30.1	Rooftop Balcony	A rooftop balcony shall be set back 1.2 metres from all exterior edges of a building or structure	Delete provision – a rooftop balcony shall be permitted to be setback 0.0 metres from all exterior edges of a building or structure
3.1.1.4.3	Parking Space Dimensions	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	Provision met
3.1.1.4.5	Accessible Parking Space Size	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: (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;	Provision met

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		<p>(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> <p>(3) 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>	
3.1.1.5	Aisles	The minimum aisle width shall be 7.0 m	Provision met
3.1.1.12.1	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>	Provision met
3.1.2.1, 3.1.2.2	Required Number of Parking Spaces	For Condominium Apartment – Precinct 3: 1.0 resident spaces per dwelling unit; 0.20 visitor spaces per unit	Delete provision – a reduced parking standard of 1.0 spaces per dwelling unit and 0.15 visitor spaces per unit is requested
3.1.3	Required Accessible Parking Spaces	4% of the total parking spaces required	Provision met
3.1.4.5	Required Number of Loading Spaces for Apartment	1 loading space is required per apartment building containing a minimum of 30 dwelling units	Provision met
3.1.6.5.1	Required Number of Bicycle Parking Spaces for Residential Uses	<p>Apartment and stacked townhouses without exclusive garage – 0.6 [Class A] spaces per unit</p> <p>Apartment and stacked townhouses without exclusive garage – the greater of 0.05 [Class B] spaces per unit or 6.0 [Class B] spaces</p>	<p>Delete provision – a reduced bicycle parking standard shall be provided as follows:</p> <p>Area A – 100 Class A bicycle parking spaces and 7 Class B bicycle parking spaces</p>

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			Area G – 100 Class A bicycle parking space and 11 Class B bicycle parking spaces
4.15.1	RA4 – Permitted Uses	Apartment Long-Term Care Building Retirement Building	Provision met
4.15.1	RA4 – Zone Regulations	Minimum Lot Frontage – 30 m	Provision met
4.15.1	RA4 – Zone Regulations	Minimum Floor Space Index – Apartment Zone – 1.0	Provision met
4.15.1	RA4 – Zone Regulations	Maximum Floor Space Index – Apartment Zone – 1.8	Delete provision – an area-specific density is requested. Specifically, Area A is to have a density of 4.19 and Area B is to have a density of 6.49
4.15.1	RA4 – Zone Regulations	Maximum gross floor area – apartment zone per storey for each storey above 12 storeys – 1,000 sq m	Delete provision – a 1,672 sq m floor plate per storey is requested for Area A and a 1,834 sq m floor plate per storey is requested for Area B
4.15.1	RA4 – Zone Regulations	Maximum height – 56.0 m and 18 storeys	Provision met
4.15.1	RA4 – Zone Regulations	<i>Minimum Front and Exterior Side Yard</i>	
4.15.1	RA4 – Zone Regulations	For that portion of the dwelling with a height less than or equal to 13.0 m – 7.5 m	
4.15.1	RA4 – Zone Regulations	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	Delete provision – to permit building envelope standards in accordance with Schedules 'A' and 'B' attached to this By-law
4.15.1	RA4 – Zone Regulations	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	
4.15.1	RA4 – Zone Regulations	For that portion of the dwelling with a height greater than 26.0 m – 10.5 m	
4.15.1	RA4 – Zone Regulations	<i>Minimum Interior Side Yard</i>	

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4.15.1	RA4 – Zone Regulations	For that portion of the dwelling with a height less than or equal to 13.0 m – 4.5 m	
4.15.1	RA4 – Zone Regulations	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	
4.15.1	RA4 – Zone Regulations	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	Delete provision – to permit building envelope standards in accordance with Schedules ‘A’ and ‘B’ attached to this By-law
4.15.1	RA4 – Zone Regulations	For that portion of the dwelling with a height greater than 26.0 m – 9.0 m	
4.15.1	RA4 – Zone Regulations	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	
4.15.1	RA4 – Zone Regulations	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 of dwelling height, or portion thereof, exceeding 10.0 m to a maximum setback requirement of 25.5 m	Not Applicable
4.15.1	RA4 – Zone Regulations	<i>Minimum Rear Yard</i>	
4.15.1	RA4 – Zone Regulations	For that portion of the dwelling with a height less than or equal to 13.0 m – 4.5 m	
4.15.1	RA4 – Zone Regulations	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	
4.15.1	RA4 – Zone Regulations	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	Delete provision – to permit building envelope standards in accordance with Schedules ‘A’ and ‘B’ attached to this By-law
4.15.1	RA4 – Zone Regulations	For that portion of the dwelling with a height greater than 26.0 m – 9.0 m	
4.15.1	RA4 – Zone Regulations	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	

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4.15.1	RA4 – Zone Regulations	Where a rear 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 of dwelling height, or portion thereof, exceeding 10.0 m to a maximum setback requirement of 25.5 m	Not Applicable
4.15.1	RA4 – Zone Regulations	<i>Encroachments and Projections</i>	
4.15.1	RA4 – Zone Regulations	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	Delete provision – to permit a maximum encroachment of 2.5 m into a required yard
4.15.1	RA4 – Zone Regulations	Maximum encroachment into a required yard of a 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	Delete provision – to permit a maximum encroachment of 2.5 m into a required yard
4.15.1	RA4 – Zone Regulations	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	Delete provision – to permit a maximum projection of 2.5 m measured from the outermost face or faces of the building
4.15.1	RA4 – Zone Regulations	<i>Minimum Above Grade Separation Between Buildings</i>	
4.15.1	RA4 – Zone Regulations	For that portion of a dwelling with a height less than or equal to 13.0 m – 3.0 m	Not Applicable
4.15.1	RA4 – Zone Regulations	For that portion of a dwelling with a height greater than 13.0 and less than or equal to 20.0 m – 9.0 m	Not Applicable
4.15.1	RA4 – Zone Regulations	For that portion of a dwelling with a height greater than 20.0 and less than or equal to 26.0 m – 12.0 m	Not Applicable
4.15.1	RA4 – Zone Regulations	For that portion of a dwelling with a height greater than 26.0 – 15.0 m	Not Applicable
4.15.1	RA4 – Zone Regulations	<i>Parking, Loading, Servicing Area and Parking Structures</i>	
4.15.1	RA4 – Zone Regulations	Minimum parking spaces	Delete provision – see above for modified parking standard
4.15.1	RA4 – Zone Regulations	Minimum setback from surface parking spaces or aisles to a street line – 4.5 m	Provision met for Area A; Not Applicable for Area B

BY-LAW SECTION	REGULATION	REQUIRED (RA4 ZONE)	REQUESTED (RA4-XX)
4.15.1	RA4 – Zone Regulations	Minimum setback from surface parking spaces or aisles to any other lot line – 3.0 m	Provision met for Area A; Not Applicable for Area B
4.15.1	RA4 – Zone Regulations	Minimum setback from a parking structure above or partially above finished grade to any lot line – 7.5 m	Not Applicable
4.15.1	RA4 – Zone Regulations	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line –3.0 m	Delete provision – to permit building envelope standards in accordance with Schedules 'A' and 'B' attached to this By-law
4.15.1	RA4 – Zone Regulations	Minimum setback from a waste enclosure / loading area to a street line – 10.0 m	Delete provision – to permit a setback to a waste enclosure of 6.4 metres in Area A; provision met in Area B
4.15.1	RA4 – Zone Regulations	Minimum setback from a waste enclosure / loading area to a zone permitting detached dwelling and/or semi-detached – 10.0 m	Not Applicable
4.15.1	RA4 – Zone Regulations	Condominium roads and aisles are permitted to be shared with abutting lands zoned to permit back to back townhouses, townhouses or apartments, or any combination thereof	Delete provision – condominium roads and aisles are permitted to be shared with abutting lands zoned C3
4.15.1	RA4 – Zone Regulations	<i>Minimum Landscaped Buffer</i>	
4.15.1	RA4 – Zone Regulations	Minimum landscaped area – 40% of the lot area	Delete provision – to permit a landscaped area that is 25% of Area A and 20% of Area B
4.15.1	RA4 – Zone Regulations	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	Delete provision – to permit landscaped buffers in accordance with Schedules 'A' and 'B' attached to this By-law
4.15.1	RA4 – Zone Regulations	Minimum depth of landscaped buffer along any other lot line – 3.0 m	Delete provision – to permit landscaped buffers in accordance with Schedules 'A' and 'B' attached to this By-law
4.15.1	RA4 – Zone Regulations	Minimum amenity area – the greater of 5.6 sq m per dwelling unit or 10% of the site area	Delete provision – to permit a minimum amenity area standard of 498 square metres

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			for Area A and 742 square metres for Area B
4.15.1	RA4 – Zone Regulations	Minimum percentage of total required amenity area to be provided in one contiguous area – 50%	Provision met
4.15.1	RA4 – Zone Regulations	Minimum amenity area to be provided outside at grade – 55.0 sq m	Delete provision – to permit no outside at-grade amenity area

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