

Attachment-3 Recommended Zoning Regulations and Conditions

3A - Zoning Regulations:

The following regulations are proposed to be added to the existing R.4B-15.4 (Specialized High Density Residential Apartment) Zone on the subject site as shown in the proposed zoning map in Attachment 6.

Revised Regulations for the R.4B-15.4 Zone

Common Amenity Area Location

Despite Section 5.4.2.4.3, Common Amenity Area and may be located within the Front Yard.

Maximum Building Floor Plate Area

Above the 6th Storey: 1238 m²

Above the 8th Storey: 1045 m²

Rear Yard Setback (Speed River Lot Line)

Despite Section 4.24 and Table 5.4.2, Row 9, the Building shall be Setback a minimum of 24 metres from the Speed River Lot Line.

Minimum Off-Street Parking

Despite 5.4.3.2.15.2.5, the following minimum number of Parking Spaces shall be provided within an underground garage, above-grade parking Structure, or surface parking for the following uses:

Residents	1.0 per Dwelling Unit
Visitors	0.05 per Dwelling Unit
Non-Residential Uses	1.0 per 100 m ² of Gross Floor Area

Location of Off-Street Parking

Despite Section 4.13.1, a maximum of 80 required Off-Street Parking Spaces shall be permitted to be located at 92 Arthur Street South.

Minimum Parking Space Dimensions

Despite Section 4.13.3.2.2, the minimum parking space dimensions shall be 2.75 metres by 5.5 metres.

Accessory Building or Structure

Despite Section 4.5.1, an Accessory Building or Structure shall be permitted within the Front Yard, to a maximum size of 15 square metres.

3B - Proposed Conditions of Site Plan Approval

The following conditions are provided as information to Council and will be imposed through site plan approval, pursuant to Section 41 of the Planning Act.

1. That the Owner shall submit to the City, in accordance with Section 41 of The Planning Act, a fully detailed site plan, indicating the location of the building, building design, landscaping, parking, traffic circulation, access, lighting, grading and drainage on the said lands to the satisfaction of the General Manager of Planning and the General Manager/City Engineer, prior to any construction or grading on the lands.
2. The Owner shall be responsible for the cost of the design of the River Walk, River Square and Mill Square on the subject property according to City's current standards prior to any site plan approvals. This shall include submission of detailed design including layout, grading and drainage, surfacing, planting, park furniture, interpretative signage etc. for City's review and approval to the satisfaction of the Deputy CAO of Public Services or their designate, prior to site plan approval. The detailed design shall be completed by a full member of Ontario Association of Landscape Architects (OALA) to the satisfaction of the Deputy CAO of Public Services or their designate, prior to site plan approval.
3. The Owner shall be responsible for the construction of the River Walk and River Square on the subject property according to the City's approved design and City's current standards to the satisfaction of the Deputy CAO of Public Services. This shall include preparation of construction documentation, obtaining required permits, tendering process, issuance of construction drawings, implementation and contract administration up to the end of the 2-year warrantee period to be completed by a full member of Ontario Association of Landscape Architects (OALA) to the satisfaction of the Deputy CAO of Public Services. The Owner shall provide the City with cash or letter of credit to cover the estimate for the Developer's share of the cost of construction of the River Walk and River Square to the satisfaction of the Deputy CAO of Public Services, prior to site plan approval.
4. The following warning clause will be inserted into all Development Agreements, Offers to Purchase, and Agreements of Purchase and Sale or Lease of each unit within 300 metres of the Metrolinx Railway Corridor:

Warning: Metrolinx and its assigns and successors in interest operate commuter transit service within 300 metres from the land which is the subject hereof. In addition to the current use of these lands, there may be alterations to or expansions of the rail and other facilities on

such lands in the future including the possibility that Metrolinx or any railway entering into an agreement with Metrolinx or any railway assigns or successors as aforesaid may expand their operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwellings. Metrolinx will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under these lands.

5. The Owner shall grant Metrolinx an environmental easement for operational emissions, which is to be registered on title for all uses within 300 metres of the rail right-of-way.
6. The owner shall complete a Noise and Vibration Impact Study to the satisfaction of Metrolinx in relation to potential rail noise and vibration impacts.
7. The Owner shall demonstrate to the satisfaction of the General Manager of Planning and Building Services a commitment to incorporate features into the development that will implement recommendations of the City's Community Energy Initiative (CEI) and the overall goal of becoming a net zero carbon community by 2050.