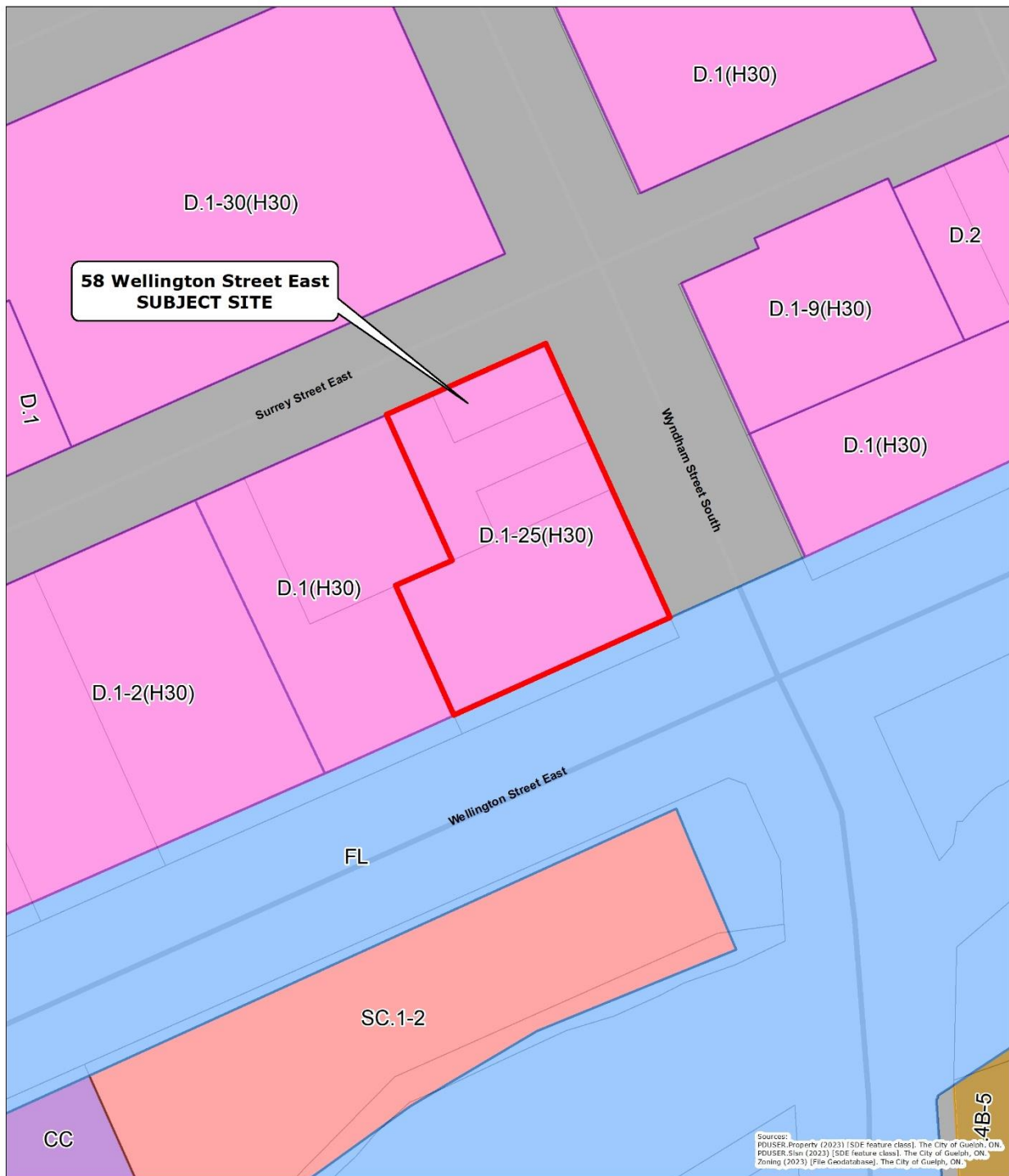


Attachment-5 Existing Zoning



Attachment-5 continued

Existing Zoning Regulations

- 14.2 **D.1-25 (H30)**
58 Wellington Street East, 41 Wyndham Street South, 43 Wyndham Street South, 45 Wyndham Street South, 53 Surrey Street East
As shown on Defined Area Map 37 of Schedule "A" of this By-law.
- 14.2.1 All regulations in Section 14.1 apply to the D.1-25 (H30) **Zone** and the following:
- 14.2.2 **Permitted Uses**
All **Uses** permitted in Section 14.1.1 are permitted and the following:
- Vehicle Gas Bar**
- 14.2.3 **Active Frontage Regulations**
- 14.2.3.1 The following provisions apply to the Wellington Street East and Wyndham Street South **Street Line**.
- 14.2.3.1.1 The **Setback** along Wellington Street East is a minimum of 10 metres.
- The **Setback** along Wyndham Street South shall be 0 metres for a minimum of 75% of the **Street Line**. The remaining 25% of the **Street Line** shall have a maximum **Setback** of 2 metres.
- 14.2.3.1.2 The height of the first **Storey** shall be a minimum of 4.5 metres.
- 14.2.3.1.3 The minimum number of **Active Entrances** to the first **Storey** on the **Front Yard** and/or **Exterior Side Yard Building** façade shall be 1 for every 15 metres along Wellington Street East and Wyndham Street South, but shall not be less than 1. For the purposes of calculating the minimum number of **Building** entrances required, any fraction of a **Building** entrance shall be rounded to the next highest whole number.
- 14.2.3.1.3.1 **Active Entrances** shall be at or within 0.2 metres above or below **Finished Grade**.
- 14.2.3.1.4 A minimum of 60% of the surface area of the first **Storey** façade, measured from the **Finished Grade** up to a height of 4.5 metres, facing the **Street Line** must be comprised of a **Transparent Window** and/or **Active Entrances**.

Attachment-5 continued

Existing Zoning Regulations

14.2.3.1.5 Notwithstanding Section 14.1.1, the **Uses** identified as Active **Uses** shall occupy a minimum of 60% of the **Street Line**.

14.2.3.1.6 A **Driveway (Non-Residential)** is prohibited at grade or in the first **Storey** of a **Lot** or **Building** for the first 6.0 metres of the depth measured in from the **Street Line**.

Notwithstanding this provision, where the entirety of a **Lot's Street** frontage is included in the Active Frontage Area, a maximum of one (1) **Driveway** shall be permitted perpendicular to the **Street Line** in accordance with all other requirements of this **By-law**.

14.2.4 **Building Tower Separation Regulations**

14.2.4.1 The tower of a **Building** refers to the **Storeys** located above the **Stepback**.

14.2.4.2 A minimum 25 metre tower separation is required for any tower portion of a **Building** greater than 12 **Storeys** as measured perpendicularly to the exterior wall of the tower portion of the **Building**.

14.2.4.3 For any tower portion of a **Building** 12 **Storeys** or less:

14.2.4.3.1 A minimum tower **Setback** of 6 metres is required from the **Side Yard** and/or **Rear Yard Lot Line**.

14.2.4.3.2 A minimum 12 metre tower separation is required.

14.2.4.3.3 Notwithstanding Section 14.2.4.3.1 and 14.2.4.3.2, the tower **Setback** may be reduced to a minimum of 3 metres from the **Side Yard** and/or **Rear Yard Lot Line** if there are no windows to a **Habitable Room** on the facing wall of an existing abutting **Building**.

14.2.5 **Building Height Regulations**

14.2.5.1 Notwithstanding Table 14.1.8, Row 5 and Defined Area Map 67, the minimum **Building Height** is 6 **Storeys** and the maximum **Building Height** is 18 **Storeys**.

Attachment-5 continued

Existing Zoning Regulations

14.2.6 (H30) Holding Provision

Purpose

To ensure that municipal services are adequate and available, to the satisfaction of the **City**, prior to intensification of the lands.

Interim **Uses** Prior to Removal of the "H"

For such time as the "H" symbol is in place, these lands may be **Used** for all **Uses** permitted in the applicable **Zone**, subject to the following interim **Regulations**:

- a) Modifications to existing **Building** façade(s)
- b) Minor additions to existing **Buildings**, to a maximum of 10 square metres.

Conditions

Prior to the removal of the Holding symbol "H" a municipal services review shall be completed to the satisfaction of the **City**. The scope and boundary of the municipal services review will be determined by the **City** and may include but is not limited to: watermain condition and water supply; sanitary sewer condition and sanitary capacity; storm sewer condition and capacity; stormwater management facility condition and capacity; road and intersection condition and capacity; transportation facilities; and hydro services.

- a) Should the municipal services review demonstrate that all necessary municipal services are adequate and available to the satisfaction of the **City**, the "H" may be lifted; or,
- b) Should the municipal services review determine that all necessary municipal services are not adequate and available, then prior to the "H" being lifted:
 - The actual design and construction costs of any required municipal services shall be secured where appropriate and in a manner satisfactory to the **City**; and,
 - Any required municipal services shall be designed to the satisfaction of the **City**; and,
 - Any required municipal services shall be constructed to the satisfaction of the **City** prior to any intensification of the lands.