

Attachment-3 Recommended Zoning, Regulations and Conditions

3A – Zoning Regulations – By-law (1995)-14864

The following Zone is proposed on the subject lands as shown in the proposed zoning map for Zoning By-law (1995)-14864 in Attachment-7.

“Specialized Downtown 1” (D.1-33) Zone

Permitted Uses

In accordance with the permitted Uses under Section 6.3.3.1.23.1 of By-law Number (1995)-14864, as amended.

Regulations

In accordance with Defined Area Map 67, Section 4.13.1, Section 4.6.1, Section 6.3.2, and Section 6.3.3 of the By-law, with the following exceptions and additions:

Building Height

Despite Defined Area Map 67, the maximum Building Height shall be 15 Storeys for the mixed-use towers in this Zone.

Despite Defined Area Map 67, the minimum Building Height shall be 3 Storeys for the mixed-use towers in this Zone.

Exterior Side Yard

Despite Section 6.3.2.4.1.2 and Defined Area Map 65, the maximum Exterior Side Yard shall be 17.5 metres in an Active Frontage Area.

Floorplate Ratio

Despite Section 6.3.2.1.2, a floorplate ratio of 1:8:1 for the North Tower and 2:3:1 for the South tower of the mixed use towers shall be permitted.

Stepback

Despite Section 6.3.3.1.23.2.1, a minimum stepback of 6 metres shall be permitted for all portions of the building above the 2nd storey when measured from the building face of the 1st storey facing a street.

Tower Separation

Despite Section 6.3.2.2.2, a tower separation of 23 metres shall be permitted between any portion of a tower above the 12th storey of a building and any portion of another tower above the 12th storey.

Parking

Despite Section 4.13.1, off-street visitor parking not located on the same lot as the use requiring the visitor parking shall be permitted.

Despite Table 6.3.2.5.1, a parking ratio of 0.75 parking spaces per dwelling unit shall be permitted.

Despite Section 6.3.3.2.5.1 and Table 6.3.2.5.1, a parking ratio of 0.5 parking spaces per dwelling unit that meets CMHC's definition of affordable housing shall be permitted.

Despite any regulation in Section 4.13.3.2, 4 parking spaces for compact vehicles measuring 2.75 metres by 4.8 metres shall be permitted.

Despite any regulation in Section 4.13.3.2, 4 parking spaces for compact vehicles measuring 2.6 metres by 5.7 metres shall be permitted.

Payment-in-lieu

Required visitor parking may be provided through an agreement with the City that provides for payment-in-lieu of parking.

Sight Line Triangle

Despite Section 4.6.1, an above-ground transformer shall be permitted to be located within a sight line triangle measured 9 metres from the point of intersection at Baker Street and Park Lane North.

Severability Provision

The uses and regulations of the D.1-33 Zone shall continue to apply collectively to the whole of the lands zoned as D.1-33, despite any future severance or condo registration.

3B – Zoning Regulations – By-law (2023)-20790

The following Zone is proposed on the subject lands as shown in the proposed zoning map for Zoning By-law (2023)-20790 in Attachment-8.

“Site-specific Downtown 1” (D.1-28) Zone

Permitted Uses

In accordance with the permitted Uses under Section 9.2, Table 9.1, and Section 18.14.24(a) of By-law Number (2023)-20790, as amended, and the following additional Uses are permitted:

Stacked Townhouse in accordance with Section 6.3.5 of the By-law.

Regulations

In accordance with Table 5.4, Table 5.5, Table 5.6, Table 9.4, Schedule B-4, Section 4.6.1, Section 5.1, Section 5.2, Section 5.3, Section 9.3, and Section 18.14.24 of the By-law, with the following exceptions and additions:

Building Height

Despite Table 9.4 and Schedule B-4, the maximum Building Height shall be 15 Storeys for the mixed-use towers in this Zone.

Despite Schedule B-4, the minimum Building Height shall be 3 Storeys for the mixed-use towers in this Zone.

Despite Section 9.3c(i) and Schedule B-4, the placement of a Building with a maximum Building Height of 15 Storeys shall be permitted in this Zone.

Exterior Side Yard

Despite Section 9.3(d)(i), the maximum Exterior Side Yard shall be 17.5 metres in an Active Frontage Area.

Floorplate Ratio

Despite Section 9.3(a)(ii), a floorplate ratio of 1:8:1 for the North Tower and 2:3:1 for the South tower shall be permitted.

Stepback

Despite Section 18.14.24(b)(i), a minimum stepback of 6 metres shall be permitted for all portions of the building above the 2nd storey when measured from the building face of the 1st storey facing a street.

Tower Separation

Despite Section 9.3(b)(i), a tower separation of 23 metres shall be permitted between any portion of a tower above the 12th storey of a building and any portion of another tower above the 12th storey.

Parking

Despite Section 5.1(a), off-street visitor parking not located on the same lot as the use requiring the parking shall be permitted.

Despite Table 5.4, Row 1 and Row 2, a parking ratio of 0.75 parking spaces per dwelling unit shall be permitted.

Despite Table 5.4, Row 1 and Row 2, a parking ratio of 0.5 parking spaces per dwelling unit that meets CMHC's definition of affordable housing shall be permitted.

Despite Table 5.5, Row 4, an accessible parking rate of 2 accessible parking spaces plus an additional 0.74% of all Type B accessible parking spaces shall be permitted.

Despite Section 5.3.1(e), a parking aisle with a minimum width of 6.0 metres to provide two-way access shall be permitted.

Despite Table 5.6, Additional Regulation 2i, an accessible parking access aisle with a minimum width of 1.9 metres with an obstruction shall be permitted.

Despite Section 5.3.3(b), 4 parking spaces for compact vehicles measuring 2.75 metres by 4.8 metres shall be permitted.

Despite Section 5.3.3(b), 4 parking spaces for compact vehicles measuring 2.6 metres by 5.7 metres shall be permitted.

Payment-in-lieu

Required visitor parking may be provided through an agreement with the City that provides for payment-in-lieu of parking.

Structure Grade

Despite Section 5.2.4(b), a minimum depth of 0.2 metres between the grade and the structure for an underground parking structure located in accordance with 5.2.4(a) and located below a required landscape open space area or buffer strip shall be permitted.

Rooftop mechanicals

Despite any other provision in this By-law, Section 4.14.5 shall not apply.

Stair Exit Structure

Despite any other provision in this By-law, the north exit stair structure that connects to the underground parkade is permitted in the front yard.

Severability Provision

The uses and regulations of the D.1-28 Zone shall continue to apply collectively to the whole of the lands zoned as D.1-28, despite any future severance or condo registration.

3C – Proposed Conditions of Site Plan Approval

No conditions are included with this report as the applicant has made 3 site plan submissions to date through the City's Site Plan Review Committee process and all submissions have been reviewed by City staff.