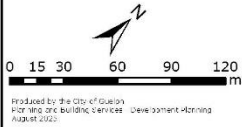


Attachment-6 Proposed Zoning

Figure 1: Proposed Zoning, 2023 Comprehensive Zoning By-law



PROPOSED ZONING DESIGNATION
Zoning By-law (2023) - XXXXX
1 Clair Rd E



Proposed Zoning: “Community Mixed-Use Commercial with Site-Specific Provision’ (CMUC-XX (PA)) and “Neighbourhood Park” (NP)

In accordance with Section 4 (General Provisions), Section 5 (Parking), and Section 7 (Mixed Use Zones) of Zoning By-law (2023)-20790, as amended, with the following site-specific regulations and exceptions:

Provisions

For the lands zoned CMUC -XX(PA), in addition to the other applicable provisions of the CMUC(PA) zone and general provisions, the following provisions shall apply:

Density

- A maximum combined net density of 250 units per hectare, whereas Table 7.2 permits a maximum of 150 units per hectare;
- For the lands zoned CMUC – XX.1(PA) a maximum density of 184 units per hectare, whereas Table 7.2 permits a maximum of 150 units per hectare;
- For the lands zoned CMUC – XX.2(PA) a maximum density of 351 units per hectare, whereas Table 7.2 permits a maximum of 150 units per hectare;

Built Form Provisions

- For the lands zoned CMUC – XX.2(PA) the maximum building height shall be 14 storeys, whereas Table 7.4 required a maximum of 10 storeys.
- For the lands zoned CMUC – XX.2(PA) the building stepback from the private street shall be 1.5 metres, whereas Table 7.4 requires a 3 metres stepback for all portions of the building above the 6th storey facing a street for buildings located within 15 m of a street.
- For the lands zoned CMUC – XX.2(PA) no minimum first storey height for the residential component whereas Table 7.4 required a minimum of 4.5 metre first storey height.
- For the lands zoned CMUC – XX.2(PA) despite Section 4.14.4(a)(i), the angular plane from the street shall be 66 degrees.
- For the lands zoned CMUC – XX.2(PA) despite Section 4.14.4(a)(ii), the angular plane from a lot line abutting a park shall be 66 degrees.

Common Amenity Area Provisions

- For the lands zoned CMUC – XX.2(PA) a minimum common amenity area of 9.9 square metres per unit, whereas Table 7.4 requires a minimum of 20 square metres per unit;
- For the lands zoned CMUC – XX.2(PA) the additional regulations for Table 7.2-7.13, regulations 4(a) and 4(d) does not apply, whereas condition 4(a) requires Common amenity areas shall be aggregated into one area or grouped into areas of not less than 50 m² and shall be designed and located so that the length does not exceed 4 times the width, and 4(d) requires Rooftop common amenity area shall be located a minimum of 2 metres from the roof edges facing an interior side yard.

- The Common Amenity area shall be shared between all lands subject to the CMUC – XX.2(PA) zone.
- For the lands zoned CMUC – XX.2(PA) the minimum private amenity area shall be provided at a rate of 4.8 square metre per unit, where no private amenity area is required.
- Private Amenity Area Regulations for Table 6.18, Footnote 11 - 13 do not apply, whereas regulation 11 requires the following regulations apply to private amenity areas for cluster townhouses:
 - a) Have a minimum depth of 4.5 metres, measured from the wall of the dwelling unit, and a minimum width equal to the dwelling unit width and no less than 4.5 metres, whichever is greater;
 - b) Not form part of a required front yard or exterior side yard;
 - c) Be setback a minimum of 3 metres from rear lot line;
 - d) Not face onto a street, public;
 - e) Be accessed from the dwelling unit;
 - f) Be separate and not include walkways, play areas, or any other communal area;
 - g) Be defined by a wall or fence between adjacent units;
 - h) A minimum distance of 6 metres is required between private amenity areas of two separate buildings or 3 metres for the private amenity areas between two end units of a building; and
 - i) A minimum distance of 4.5 metres is required between the private amenity area and a wall of another building containing windows of habitable rooms which face the private amenity area.;
 - j) Condition 12 requires Private amenity areas for ground level units in stacked townhouses, back-to-back townhouses and stacked back-to-back townhouses shall be a minimum of 10 m² in area and may be provided in the front yard on an unenclosed porch or balcony with no privacy screen. Private amenity areas for units below finished grade shall be a minimum of 10 m² in area and have a maximum 50% first storey projection above the below grade patio.;
 - k) Condition 13 requires Private amenity areas for above grade units in stacked townhouses, back-to-back townhouses and stacked back-to-back townhouses shall be a minimum of 10 m² in area, consist of a balcony and be defined by a wall or railing between adjacent units to a height of 1.8m and a minimum depth of 1.8m.

Parking Provisions

- For the lands zoned CMUC – XX.1(PA) minimum required parking for all non-residential uses:
 - a. 0 spaces for the first 500 m² Gross Floor Area;
 - b. Plus 3.5 spaces per 100 m² of Gross Floor Area in excess of 500 m² and 5,000 m²; and
 - c. Plus 2.5 spaces per 100 m² of Gross Floor Area in excess of 5,000 m².
- For the lands zoned CMUC – XX.2(PA) a minimum residential parking rate of 1.1 parking spaces per dwelling unit (1 parking space per unit + 0.1 parking space per unit for visitors), and minimum required parking for all non-residential uses:
 - a) 0 spaces for the first 500 m² Gross Floor Area;

- b) Plus 3.5 spaces per 100 m² of Gross Floor Area in excess of 500 m² and 5,000 m²; and
- c) Plus 2.5 spaces per 100 m² of Gross Floor Area in excess of 5,000 m².
- Furthermore, Residential visitor parking spaces and non-residential parking spaces may be provided on a non-exclusive basis and may be shared above and below ground.
- From the above, a total of 827 parking spaces are provided, where 844 parking spaces (787 for residential use at 1.1 parking space per unit + 57 for non-residential use) are required per Table 5.3
- For the lands zoned CMUC – XX.2(PA) despite Section 5.9 (a)(b)(c), a minimum of 95% of the total required parking spaces shall be provided as designed electric vehicle parking spaces, where Section 5.9 (a) requires A minimum of 20% of the total required parking spaces for multi-unit buildings with 3 or more dwelling units and mixed-use buildings on lots identified with a (PA) suffix shall be provided as electric vehicle parking spaces, Section 5.9 (b) requires A minimum of 80% of total required parking spaces for multi-unit buildings with 3 or more dwelling units, townhouse – cluster, stacked, stacked back-to-back, and mixed-use buildings shall be provided as designed electric vehicle parking spaces, and Section 5.9 (c) requires for any non-residential use, a minimum of 10% of required parking spaces shall be provided as electric vehicle parking spaces and a minimum of 20% of required parking spaces shall be provided as designed electric vehicle parking spaces.
- From the above, 0 EV parking spaces and 786 designed EV spaces are proposed where 161 EV parking spaces and 641 designed EV spaces are required per Section 5.9 (a)(b) and (c).