

Zoning Regulation Review Chart (OZS24-015)

2025-11-20

Zoning By-law (2023) 20790 Section	CMUC-9(PA) Regulation	Provision [unit]	[req]	Provided	Amendment Required
S. 7.3.1, Table 7.2; S. 18.8.14(b)(iv)	Lot Area (min - max)	7,500m ² - 64,500m ²			N
S. 7.3.1, Table 7.2, Row B	Residential Density (min - max)	100 ¹ - 150 UPH		209 UPH	Y
Regulations for multi-storey buildings					
S. 7.3.1, Table 7.3, Row A	Front and Exterior Side Yard (min - max)	3m - 13m		2m	Y
S. 7.3.1, Table 7.3, Row B	Interior Side Yard (min)	3m; 7.5m (habitable room windows)		1m	Y
S. 7.3.1, Table 7.3, Row C	Rear Yard (min)	7.5m		0m	Y
S. 7.3.1, Table 7.3, Row D	Buffer Strip (min)	3m adjacent to interior side yard + rear lot line		0 m (rear) and 1 m (interior)	Y
S. 7.3.1, Table 7.3, Row D	Landscaped Open Space (min)	20% of lot area ²		Block 1: 31.7% (2925 m ²); Block 2: 16.6% (1437 m ²)	Y
S. 7.3.1, Table 7.4, Row A	Building Height (min)	7.5m when within 15m of existing/proposed arterial/collector roads		Greater than 7.5 m	N
S. 7.3.1, Table 7.4, Row B	Building Height (max)	10 storeys		14 storeys	Y
S. 7.3.1, Table 7.5, Rows A, B and C; S. 4.14.4	Angular Planes (max)	45° from CL of street; 40° from lot line when adjacent to river/park		Not met	Y
S. 7.3.1, Table 7.4, Row C	Floorplate size (max)	7th-8th storeys: 1,200m ² > 9th+ storey: 1,000m ²		A: 1316.250 m ² B: 1942.362 m ² C: 1704.443 m ² D: 1003.500 m ²	Y
S. 7.3.1, Table 7.4, Row D	Building Stepbacks (min)	3 m for all portions of the building above the 6th storey facing a street for buildings located within 15 m of a street		0	Y
S. 7.3.1, Table 7.4, Row E	Building Length (max)	75m when within 15m of a street, for the portion of the building adjacent to a street		139.21 and 104.05m	Y
S. 7.3.1, Table 7.4, Row F	Building Distance (min)	Where two or more buildings are located on a lot, the distance between the wall of one building and the wall of another building either of which contain windows of habitable rooms, shall be one - half of the building height to a maximum of 15m and a minimum of 5m The distance between the faces of any two buildings with no windows to habitable rooms shall be a minimum of 5m		20 m	N
S. 7.3.1, Table 7.4, Row G	First Storey Height (min)	4.5m		7m	N

Zoning By-law (2023) 20790 Section	CMUC-9(PA) Regulation	Provision	[unit]	[req]	Provided	Amendment Required	
S. 7.3.1, Table 7.4	First Storey Height Transparency (min)	40% of the surface area of the first storey of a building, up to 4.5m from the ground, shall be comprised of transparent windows and/or active entrances when a building is within 15 m of an existing and proposed arterial and/or collector road			Block 1: 51.13% Block 2: 50.76%	N	
S. 7.3.1, Table 7.4	Active Entrance Along Street (min)	1 active entrance for every 30m of streetline for the portion of the building facing the street when within 15m of street			Not met	Y	
S. 7.3.1, Table 7.4, Row A	Tower Separation (min)	The tower portion of the building which is the portion of a building above the 6th storey, shall be setback a minimum of 25 m from any portion of another tower measured perpedicularly from the exterior wall of the 6th storey The tower portion of a building shall be setback a minimum of 12.5 m from an interior side lot line and rear lot line measured perpedicularly from the exterior wall of the 6th storey			15 m from any portion of another tower measured perpedicularly from the exterior wall; and 1 m from an interior side lot line and rear lot line	Y	
S. 7.3.1, Table 7.4, Row A	Common Amenity Area (min)		20m ² per unit	0	0	BLOCK 1: 3826.4 (9.09 m ² / unit) BLOCK 2: 2298.9 (4.53 m ² / unit) OVERALL: 6125.3 (6.6 m ² / unit)	Y
S. 7.3.2(b)(ii)	Commercial GFA (min)		0.15 FSI			BLOCK 1: 958.8 m ² BLOCK 2: 1858.4 m ²	Y
Regulations for Back-to-Back Townhouses, in accordance with RM.6 regulations (CMUC)							
s. 6.3.5, Table 6.19	Lot Area / Unit (min)		N/A		84.33	N	
s. 6.3.5, Table 6.19, Row B	Dwelling Unit Width (min)		7m		6.4m	Y	
s. 6.3.5, Table 6.17, Row A	Lot Frontage / Block (min)		30m		32	N	
s. 6.3.5, Table 6.19, Row G	Overall Building Length / Block (max)		49m		51.2m	Y	
s. 6.3.5, Table 6.19, Row C	Front Yard (min)	6m from private street back of curb			1.42	Y	
s. 6.3.5, Table 6.18, Row C	Interior Side Yard / Block (min)	Half of the building height, but no less than 3m			1.42	Y	
s. 6.3.5, Table 6.19, Row E	Interior Side Yard / Unit (min)		0m		0m	N	
s. 6.3.5, Table 6.18, Row E	Block Lot Coverage (max)		40%		Typical: 72% (Max Per Unit) Block 3I: 65% (Max Block)	Y	
s. 6.3.5, Table 6.18, Row E	Landscaped Open Space / Block (min)		40% ^{2,3}		Typical: 9% (Min Per Unit) Block 3O: 13.5% (Min Block)	Y	
s. 6.3.5, Table 6.18, Row E	Active Entrance Along Street (min)	1 active entrance for every 30m of streetline for the portion of the building facing the street when within 15m of street			Not met or appliable	N	

Zoning By-law (2023) 20790 Section	CMUC-9(PA) Regulation	Provision	[unit]	[req]	Provided	Amendment Required
s. 6.3.5, Table 6.18, Row F	Buffer Strip (min)	3m adjacent to interior side yard + rear lot line; 3m around perimeter of surface parking lots			Met	N
s. 6.3.5, Table 6.18, Row H	Common Amenity Area (min)	10m ² per unit	170	1,700	7.99	Y
s. 6.3.5, Table 6.18, Row H	Private Amenity Area	20m ² per unit	170	3,400	12	Y
s. 6.3.5, Table 6.19, Row F	Building Distance (min)	3.0m			3m	N
s. 6.3.5, Note 4(a)	Building Distance for walls containing openings to habitable rooms and another building containing openings to habitable rooms	15m			Met	N
s. 4.7. TBD	Permitted FY Encroachments				TBD	TBD
Regulations for On-Street Townhouses, in accordance with s. 6.3.3 (use not permitted)						
s. 6.3.3, Table 6.10, Row A	Lot Area / Unit (min)	180m ²			123.29	Y
s. 6.3.3, Table 6.10, Row B	Lot Frontage / Unit (min)	6m			5.43m	Y
s. 6.3.3, Table 6.11, Row A	Front Yard (min)	6m			2.94	Y
s. 6.3.3, Table 6.11, Row B	Exterior Side Yard (min)	4.5m			3.56	Y
s. 6.3.3, Table 6.11, Row C	Interior Side Yard / Block (min)	1.5m			1.5	N
s. 6.3.3, Table 6.11, Row D	Rear Yard (min)	7.5m			3.85	Y
s. 6.3.3, Table 6.11, Row E	Lot Coverage / Block (max)	55%			55	N
s. 6.3.3, Table 6.11, Row F	Landscaped Open Space (min)	35% ³			32	Y
s. 6.3.3, Note 1	Soft Landscaped Open Space (min)	50% of required landscaped area			30	Y
s. 6.3.3, Table 6.12, Row A	Building Height (max)	3 storeys and in accordance with s. 4.14			Met	N
s. 6.3.3, Table 6.12, Row B	Dwelling Units / Row (max)	8 units			6 units	N
s. 6.3.3, Table 6.12, Row C	Dwelling Unit width (min)	6m			5.73	Y
s. 6.3.3, Table 6.12, Row C	Principal Entrance Location	Facing front or exterior lot line			Met	N
Parking - Residential Mixed-Use						
S. 5.2.1.a)i)	Resident Parking (min)	Distance from the street line and to the rear of the front wall of the main building		6	1.96	Y
S. 5.5, Table 5.3 , Row 12	Resident Parking (min)	1 space / unit + 0.1 visitor spaces per unit	0	0	928	Y
	Resident Parking (max)	1.5 spaces / unit + 0.25 visitor spaces per unit	0	0	928	N
	Accessible Spaces (min)	2 + 2% of total required spaces		2	29	N
Parking - Back-to-Back Townhouses						
S. 5.5, Table 5.3 , Row 17	Resident Parking (min)	1 space / unit	170	170	337	N
S. 5.5, Table 5.3 , Row 17	Resident Parking (max)	1.5 spaces / unit	170	255	337	Y
S. 5.5, Table 5.3 , Row 17	Visitor Parking (min)	0.2 spaces / unit	170	34	27	Y
S. 5.5, Table 5.3 , Row 17	Visitor Parking (max)	0.5 spaces / unit	170	85	27	N
Parking - On-Street Townhouses						
S. 5.5, Table 5.3 , Row 18	Resident Parking (min)	1 space / unit	31	0	62	N
Parking - Retail						
S. 5.5, Table 5.3 , Row 48	Minimum	1.5 / 100m ² GFA	0	0	43	N
	Maximum	3.0 / 100m ² GFA		0	43	N

Zoning By-law (2023) 20790 Section	CMUC-9(PA) Regulation	Provision	[unit]	[req]	Provided	Amendment Required
	Accessible Spaces (min)	4% of required parking spaces		0	3	N
General Provisions						
S. 4.6.1	Sightline Triangle (min)	9m			Met	N
S. 4.9(a)	Garbage Storage (mixed-use buildings)	Indoors; If outdoor, within interior yard or rear yard			Met	N
4.14.5	Rooftop Mechanicals (mixed-use buildings)	Setback 5m from building edge (min); or Setback 1.5m (min) and enclosed			No details yet	TBD
S. 5.3.1(e)	Parking Aisle Width (2-way) (min)	6.5m			6.5m	N
S. 5.5, Table 5.2, Row 3	Underground Parking Space Dimensions (min)	2.75m x 5.5m			2.75 x 5.5m	N
S. 5.5, Table 5.2 footnote 1	Townhouse Garage Floor Area (min)	20m ²			20m ²	N
S. 5.5, Table 5.2, Row 1	Townhouse Garage Parking Space Dimensions (min)	3m x 6m			3m x 6m	N
S. 5.11.3, Table 5.9, Row 3	Width of attached garage - maximum permitted	50% of lot frontage			Block 3C: 52.4	Y
Bicycle Parking						
S. 5.8, Table 5.7, Row 1	Short-Term Bicycle Parking - Apartment Building (min)	(0.1 spaces / unit)	0	0	94	N
S. 5.8, Table 5.7, Row 1	Long-Term Bicycle Parking - Apartment Building (min)	(1 space / unit)	0	0	928	N
S. 5.8, Table 5.7, Row 6	Short-Term Bicycle Parking - Commercial (min)	(0.2 spaces / 100m ² GFA)	0	0	6	N
S. 5.8, Table 5.7, Row 6	Long-Term Bicycle Parking - Commercial (min)	(0.1 spaces / 100m ² GFA)	0	0	4	N
S. 5.8.1(b)(i)	Bicycle parking spaces, short term	Bicycle parking spaces, short term shall be located no more than 25 metres from the primary pedestrian entrance to the building.			45	Y
Electric vehicle parking requirements						
S. 5.9a)	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.	Block 1: 93; Block 2: 112;			Block 1: 46; Block 2: 56	Y
S. 5.9b)	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.	Block 1: 370; Block 2: 446; Block 3: 188			Block 1: 232; Block 2: 279	Y
S. 5.9c)	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.	Block 1: 2 and 3; Block 2: 3 and 6			Block 1: 2 and 3; Block 2: 3 and 6	N

Zoning By-law (2023) 20790 Section	CMUC-9(PA) Regulation	Provision	[unit]	[req]	Provided	Amendment Required
Notes:	¹ Min only required for free-standing residential buildings, not mixed-use ² Up to 30% of req landscaped areas may be green/blue roof for multi-storey buildings and B2Bs ³ 50% of req landscaping must be soft for on-streets and B2Bs					