

ZONING BY-LAW (2023) - 20790 / ZONING BY-LAW (2023) - 20865			PROPOSED	
BY-LAW ITEM	DESCRIPTION	COMPLIANCE	PROVIDED	NOTES
NORTH & SOUTH TOWER				
Table 9.3 Row A	Front yard or exterior side yard (min): 0 m ⁽¹⁾ ⁽¹⁾ The following exceptions apply: a.Where a lot line abuts a public lane, the minimum setback shall be 1 m from the lot line. b. Where a dwelling unit occupies the first storey of a building, that portion of the building shall have a minimum setback of 3 m from the street line.	Yes	>0 m N/A	
Table 9.3 Row B	Front yard or exterior side yard (max): 4 m ⁽²⁾ ⁽²⁾ The following exception applies: a. Within active frontage areas, the maximum front yard and the maximum exterior side yard shall be in accordance with Section 9.3(d).	Yes	3.5	Park Lane North
Table 9.3 Row C	Interior side yard (min): 0 m ⁽³⁾ ⁽³⁾ The following exceptions apply: a. Where a lot line abuts a public lane, the minimum setback shall be 1 m from the lot line. b. Where a lot line abuts a RL.1, RL.2, RL.3 zone, the minimum setback shall be 3 m on the abutting side. c. Where a buffer strip is required, the setback shall not be less than the minimum buffer strip width	Yes	>0 m	
Table 9.3 Row D	Rear yard (min): 0 m ⁽⁴⁾ ⁽⁴⁾ The following exceptions apply: a. Where a lot line abuts a public lane, the minimum setback shall be 1 m from the lot line. b. Where a lot line abuts a RL.1, RL.2 RL.3 zone, the minimum setback shall be 7.5 metres on the abutting side. c. Where a buffer strip is required, the setback shall not be less than the minimum buffer strip width.	Yes	>0 m	
18.14.30.2.1.	<u>Minimum and Maximum Building Height</u> Despite Section 9.3c(i), Table 9.4 and Schedule B-4, a maximum Building Height of 15 Storeys for the mixed-use towers is permitted in this Zone, where Schedule B-4 shows a maximum Building Height of 3-6 Storeys and a Proposed Park and Open Space. Despite Section 9.3c(i), Table 9.4 and Schedule B-4, a minimum Building Height of 3 Storeys is permitted in this Zone where Schedule B-4 shows a Building Height of 5-15 Storeys and a Proposed Park and Open Space.	No	17 & 19 Storeys	Permission for 24 storeys is requested in line with the permissions in the Official Plan through OPA 106
18.14.30.2.2	<u>Maximum Exterior Side Yard</u> Despite Section 9.3(d)(i), the maximum Exterior Side Yard shall be 17.5 metres in an Active Frontage Area.	Yes	17.5 m	
9.3(d)(iv)	The minimum first storey height shall be 4.5 metres.	Yes	>4.5m	Current first storey height is currently 5.3m to accommodate required clearances for garbage trucks beneath the covered drive aisles.
9.3(d)(v)	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 of street line or portion thereof identified as active frontage area, 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. (A) Active entrances shall be at or within 0.2 metres above or below finished grade.	Yes	4 Entrances	Multiple entrances are provided at the retail suites located behind Wyndham Urban Square.
9.3.(a)(i)	The maximum floorplate of the 7th and 8th storeys of a building shall not exceed 1,200 square metres.	Yes	<1,200 m2	
18.14.30.2.3	<u>Floorplate Ratio</u> 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	No, North Tower Yes, South Tower	1.9:1 (North Tower) 2:3:1 (South Tower)	
18.14.30.2.4	<u>Minimum Stepback</u> Despite any other provision in this By-law, 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.	Yes	@Wyndham: 12m @Baker: 6m from Bldg Face	
18.14.30.2.5	<u>Minimum Tower Separation</u> 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.	Yes	>23m	
9.3(b)(ii)(A)	(i) For any portion of a tower at or below the 12th storey of a building: (A) A minimum tower setback of 6 metres is required from the side lot line and/or rear lot line	Yes	>6m	
9.3.(b)(ii)(B)	Shall be separated by a minimum 12 metres from any portion of another tower at or below the 12th storey of any building, measured perpendicularly from the exterior wall of the tower.	Yes	>12m	
9.4.2 (a)(i)	Despite the provisions of this or any other by-law for the City, the following shall apply: (a) All visible walls of any building within the Downtown Exterior Finishes Overlay, as shown on Schedule B-6 shall be constructed of transparent glass and coursed masonry and/or such materials which replicate coursed masonry as specified in Section 9.4.2(a)(i). (i) Exterior facades Coursed masonry and/or materials which replicate coursed masonry (except plain, uncoloured concrete).	No	Podium will feature masonry materials but tower portion is proposed EIFS	

18.14.30.2.12	<u>Rooftop Mechanicals</u> Despite any other provision in this By-law, Section 4.14.5 shall not apply.	Yes		
18.14.30.2.13	<u>Stair Exit Structure</u> 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.	Yes		
18.14.30.2.14	<u>Severability Provision</u> 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.			
SITE WIDE				
5.1(a)	Every off-street parking area shall be located on the same lot as the use requiring the parking and shall not infringe on or obstruct any required loading spaces, walkways, or other site elements required pursuant to this by-law.	Yes		
5.2.4(a)	An underground parking structure containing a parking area does not require a setback from any lot line.	Yes	>0m	
5.2.4(b)	Where an underground parking structure is located in accordance with 5.2.4 (a) and is located below a required landscape open space area or buffer strip, there shall be a minimum depth of 1.2 metres between grade and the structure.	Yes		
Table 5.2 Row 3	2.75 metre width x 5.5 metres length	Yes	2.75m wide x 5.5m length	
18.14.30.2.8	<u>Minimum Parking Aisle Width</u> 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 2(i), an accessible parking access aisle with a minimum width of 1.9 metres with an obstruction shall be permitted.	Yes	6.0m min	
5.3.3(b)	Despite any other provision, parking spaces for compact vehicles shall have a minimum size of 2.4 metres in width and 5.5 metres in length, except this shall not apply to parallel parking spaces or accessible parking spaces.	Yes	2.4m wide x 5.5m length	Project will look to ensure the compact parking dimensions are maintained.
18.14.30.2.9	<u>Compact Vehicle Parking Spaces</u> Despite Section 5.3.3(b), a maximum of four (4) Parking Spaces for compact vehicles measuring 2.75 metres by 4.8 metres shall be permitted. Despite Section 5.3.3(b), a maximum of four (4) Parking Spaces for compact vehicles measuring 2.6 metres by 5.7 metres shall be permitted.			
18.14.24 (b)(ii)	Despite Table 5.4, Rows 4, 5, 6, 7, 8 and non-residential uses in Row 2, no offstreet parking shall be required in the D.1-22 zone	Yes	0 parking spaces	
18.14.30.2.6	<u>Off-Street Parking</u> Despite Table 5.4, a minimum of 0.75 Parking Spaces per residential Dwelling Unit is required plus 0.05 visitor parking spaces per Dwelling Unit. Despite any other provision in this By-law, a minimum of 0.5 Parking Spaces per residential Dwelling Unit shall be permitted for any Dwelling Unit that meets Canada Mortgage and Housing Corporation's definition of affordable housing. Despite Table 5.4, Uses in Rows 4, 5, 6, 7, 8 and non-residential Uses in Row 2, do not require off-street parking.	Bill 185 - no longer applicable	Parking Ratio >= 0.5	
18.14.30.2.7	<u>Accessible Parking Spaces</u> 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.	4	4	
18.14.30.2.10	<u>Payment-in-Lieu of Visitor Parking</u> Required visitor parking may be provided through an agreement with the City that provides for payment-in-lieu of parking.	Yes		No longer applicable (Bill 185)
Table 5.8 Row 1	0.68 space per dwelling unit	Yes	1:1 Ratio (Target)	
Table 5.8 Row 2	0.07 spaces per dwelling unit= 26 short term spaces	Yes	34 bicycle parking spaces at grade (TBC)	
Table 9.4	Floor space index (FSI) (min): 1.5, except on properties fronting onto Elizabeth Street where the minimum FSI is 1.0	Yes		
4.6.1.	On a Corner Lot in any Zone, within the sight triangle formed by joining the point of intersection to to points on each Street Line, measured 9 metres from that point of intersection, no Building, Structure, play equipment, statue or parked moto Vehicles shall be located	No	No - Transformer serving the North Tower currently located within the Sight Line Triangle at the intersection at Baker Street and Park Lane.	Transformer is roughly 1.9m in height.

4.6.2.(i)	Commencing at each edge of the vehicular access on the lot side of the sidewalk or curb (whichever is closer to the lot line) and measuring a distance of 4 metres away from such edges at a 90 degree angle and commencing at the edge of the lot side of the sidewalk and measuring a distance of 5 metres toward the lot at a 90 degree angle.	Yes	Sign Line Triangles Provided	
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