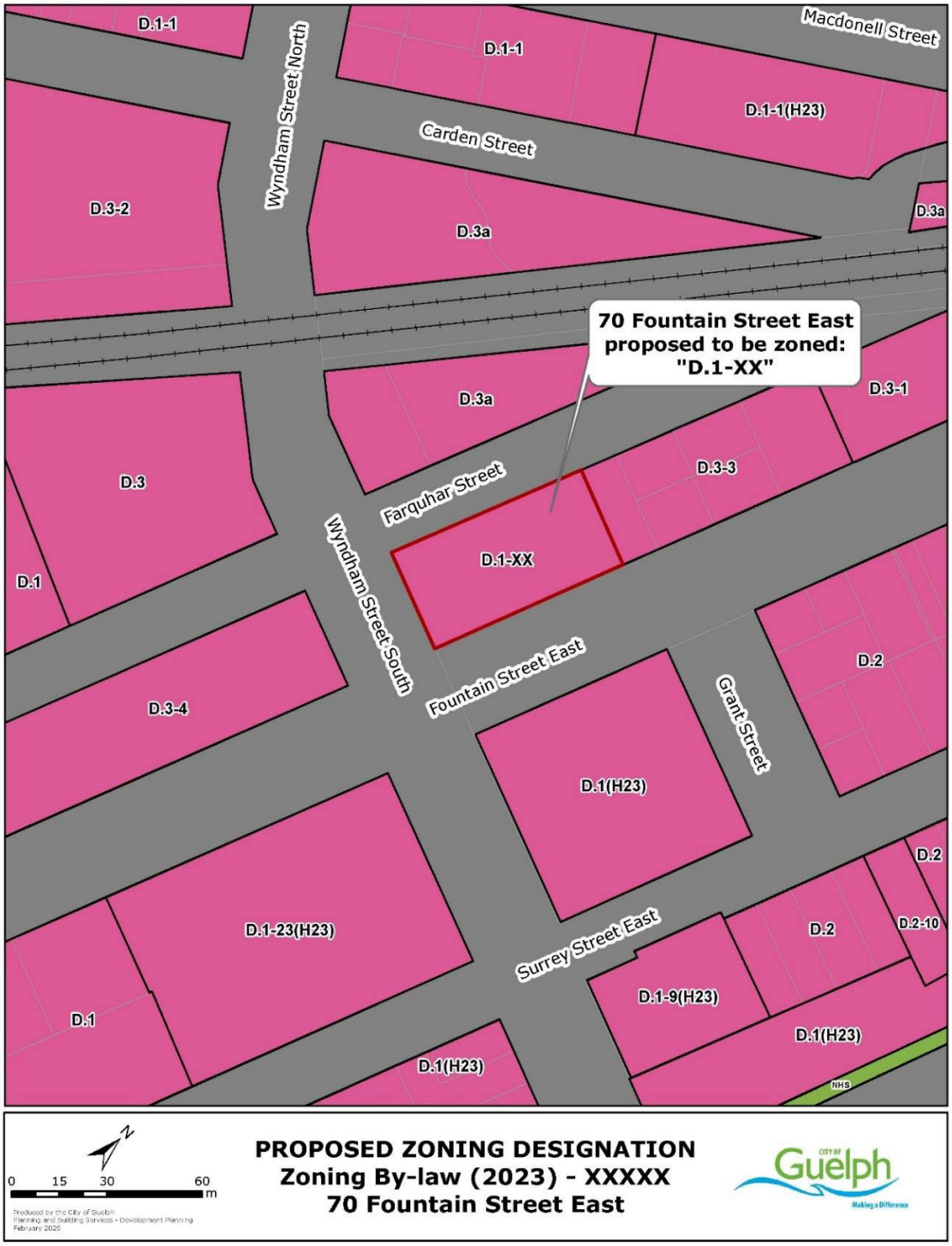
# Attachment-X Proposed Zoning

Figure 1: Proposed Zoning, Comprehensive Zoning By-law (2023)-20790, as amended



# Proposed Zoning: Downtown 1 Zone with Site-specific Provisions - "D.1-XX" zone and Removal of Holding Provisions H28

## Purpose of By-law

To amend Zoning By-law (2023)-20790, as amended, by rezoning the lands municipally known as 70 Fountain Street East from D.1-27(H28) to a new D.1-XX Zone with site-specific regulations. The amendment will repeal and replace the existing site-specific provisions to permit a 24-storey mixed-use building and to establish new regulations related to front / exterior side yard setback, rear yard setback, floorplate size, tower setbacks, active entrances, building height, rooftop amenity space, and structured parking setback. The amendment will remove the H28 Holding Provision.

## Effect of By-law

The By-law will permit the development of a high-density mixed-use building consistent with the Downtown Secondary Plan and the Major Transit Station Area (MTSA) context.

In addition to the regulations of the D.1 Zone, the following site-specific regulations shall apply:

1. Minimum Front or Exterior Yard Setback (Dwellings on First Floor): 0 m
2. Minimum Rear Yard Setback: 2.0 m from the northern lot line
3. Maximum Tower Floorplate – Above 8$^{th}$ Storey: 1,060 m²
4. Maximum Tower Floorplate Length-to-Width Ratio – Above 8$^{th}$ Storey: 2.2:1
5. Minimum Tower Setback (at or below 12th Storey): 3.0 m
6. Minimum Tower Setback (above 12th Storey): 12.5 m from the northern lot line
7. Maximum Building Height: 24 storeys
8. Rooftop Amenity Space: Permit roof top amenity including a swimming pool, and indoor rooftop amenity area of 40 m² for washroom and storage locker areas associated with swimming pool
9. Minimum Rooftop Mechanical Setback from Building Edge: 0 m
10. Minimum Active Entrances: One (1) entrance on Wyndham Street
11. Minimum Structured Parking Setback (First Storey): 0 m
12. Parking: Exempt (MTSA)

That Holding Provision H28 be Removed