

Draft Zoning By-law Amendment

Map Change

The lands identified by the hatching on “Sketch No. 1” attached hereto are hereby rezoned from DRH to DRH-X.

New Site Specific Exceptions

DRH-X

The DRH zoning provisions apply, except as provided below:

Regulation	Requirement	Proposal
Building Height – Maximum	22 metres	56.45 metres or 62.45 metres (including mechanical penthouse)
Density – Maximum	185 units/hectare	393 units/hectare
Yard Abutting an R2 Zone - Minimum	15.0 metres	7.5 metres (rear yard)
Parking – Minimum	<ul style="list-style-type: none"> • 0.85 spaces per employee • 0.50 resident spaces per unit • 0.25 visitor spaces per unit Total: 510 spaces	220 spaces, including 75 spaces for residents and 145 spaces for visitors and employees
Permitted Projections (Maximum): Chimney, Overhang, Cornice, Pilaster, Sill, Ornamental Projection, Belt Course Eave or Gutter, Lintel, Canopy	0.5 metres into a required side yard or 1.0 metres into any other required yard	1.0 metre into a required side yard or 1.5 metres into any other required yard, except for a canopy which may project up to 5.0 metres into a required yard
Permitted Projections (Maximum): Balconies, Bay Windows, Vestibules, Fire Escapes, and Open Stairways	0.5 metres into a required side yard and 1.6 metres into any other yard	2.5 metres, where it does not negatively impact urban design criteria
Length of a Projection - Maximum	3.0 metres	5.0 metres (canopy)

 LANDS TO BE REZONED FROM DRH TO DRH-X

QUEEN ELIZABETH WAY

