

Proposed Changes to Zoning Agreement
(Bylaw No. 9556, the Zoning Amendment Bylaw, 2019).

Use of Land

Existing Regulation:	Proposed Amendment:	Comment:
<p>2.(1) The Owner agrees that the use of the Land will be restricted to a multiple unit dwelling with a maximum of 171 dwelling units with the following accessory uses permitted:</p> <ul style="list-style-type: none"> (a) health clubs; (b) personal service trades; (c) offices; and (d) parking stations 	<p>Add to accessory uses: “Private schools, limited to instructed fitness classes.”</p>	<p>To clarify original intent for on-site fitness facilities to accommodate potential for an outside operator offering instructor-led fitness classes.</p>

Development Standards

Existing Regulation:	Proposed Amendment:	Comment:
<p>4.(a) any single accessory use as permitted in Subsection 2(a),(b) or (c) - Use of Land:</p> <ul style="list-style-type: none"> (i) shall not exceed 100 m² in floor area; (ii) where street fronting, must include exterior access; and (iii) is limited to the main floor. 	<p>None</p>	
<p>(b) Front Yard Setback: Minimum of 2.1 metres along College Drive:</p> <ul style="list-style-type: none"> (i) front yard setback may be reduced to 0.9 metres in association with the westernmost front building column on College Drive as indicated on the site plan; 	<p>None</p>	

Existing Regulation:	Proposed Amendment:	Comment:
(c) Building Height: Maximum of 38.5 metres and a maximum of 12 storeys;	“Maximum of 42 metres and a maximum of 13 stories, inclusive of the mechanical penthouse.”	Designation of the mechanical/amenity as a 13 th floor, as discussed in the report.
(d) Gross Floor Space Ratio: shall not exceed 5.35:1;	“shall not exceed 5.5:1”	Provides for a new rooftop amenity space within GFSR, as well as select structurally supported covered balconies.
(e) the mechanical penthouse will not count towards the building height or gross floor space ratio calculations provided it does not cover more than 20% of the gross roof area;	Remove provision	No longer necessary.
(f) dwelling units that are located at-grade and front either College Drive or Clarence Avenue shall provide individual exterior entrances allowing access to and from the street;	None	
(g) raised patios and stairs may project into the front yard and side yard adjacent to Clarence Avenue, as shown on the site plan;	Update site plan in Schedule “A”	Minor adjustments to main floor patios have been made.
(h) the mechanical intake, mechanical exhaust, and parkade access and stairs shown on the site plan in the southwest, northeast and southeast corners, respectively, shall be permitted accessory structures provided that they are enclosed and suitably screened; and	None	
(i) the retaining wall in the northwest corner of the site may not exceed a maximum of 1.75 metres in height.	None	

Existing Regulation:	Proposed Amendment:	Comment:
Add new provision:	“The 13th floor shall not contain dwelling units.”	Ensure development as general building amenity space only.
Add new provision:	“Rooftop mechanical equipment not enclosed within the mechanical penthouse shall be concealed by screening in a manner compatible with the architectural character of the building.”	Rooftop plan indicates screened mechanical area.

Parking

Existing Regulation:	Proposed Amendment:	Comment:
<p>5. Parking facilities shall consist of the following:</p> <ul style="list-style-type: none"> (a) a minimum of 0.9 parking spaces per dwelling unit; (b) a minimum of 0.125 visitor parking spaces per dwelling unit, which shall be located at-grade and in the first level of the parkade; (c) parking spaces or storage lockers that can accommodate a minimum of 0.5 bicycle parking spaces or storage lockers per dwelling unit; and (d) the parkade vehicle door may be less than 6.0 metres in width, provided that it allows for safe and efficient movement of two-way traffic and that the associated drive aisles are a minimum of 6.0 metres. 	None	

Landscaping

Existing Regulation:	Proposed Amendment:	Comment:
6.(1) Landscaping areas identified on the site plan shall be landscaped to the satisfaction of the Development Officer.	None	
(2) Walkways shall be provided for the purposes of pedestrian access between the principal building entrance and both College Drive and Clarence Avenue. The walkways shall be appropriately lit and the lighting shall be of an arrangement and intensity consistent with adjacent development.	None	

Signage

Existing Regulation:	Proposed Amendment:	Comment:
7. Signage shall be permitted on the Land in accordance with the regulations of Signage Group No. 3, except as follows: (a) the face area of any single sign affixed to the principal building shall not exceed 6.0 m ² .	None	

Site Plan and Elevations

The site plan and building elevations attached as Schedule "A" of the Zoning Agreement will be updated.