

**Proposed Terms of Zoning Agreement**  
**604 and 610 Broadway Avenue**

**Zoning District:**

B5B – Broadway Commercial District, subject to a Zoning Agreement

**Use of Land:**

- a. Floors 3 to 17 shall contain residential dwelling units;
- b. The main floor shall not contain residential uses, except for those areas necessary for lobbies, accesses, parking, and service areas related to residential uses on the upper floors; and
- c. Otherwise, those uses permitted or discretionary in the B5B District shall be provided for.

**Development Standards:**

- a. Front Yard Setback – Building Cap (Broadway Avenue): A minimum of 2.0 metres;
- b. Side Yard Setback – Building Cap (south): A minimum of 2.25 metres;
- c. Rear Yard Setback – Building Base (lane): A minimum of 5.0 metres, excluding the columns supporting the building cap;
- d. Rear Yard Setback – Building Cap (lane): No setback required for the tower above the building base;
- e. Gross Floor Space Ratio: Shall not exceed 8:1;
- f. Building Height: Maximum of 57.0 metres and a maximum of 17 storeys;
- g. The mechanical penthouse will not count towards the building height or gross floor space ratio calculations provided it does not cover more than 70% of the gross roof area and does not exceed 62.0 metres above grade; and
- h. The main floor as it interfaces with Broadway Avenue shall incorporate elements of an active frontage including, to the extent possible, but not limited to, use of transparent openings, principal entrances, signage, and other architectural features that provide articulation and visual interest.

**Parking:**

- a. A minimum of 0.9 parking spaces per dwelling unit;
- b. A minimum of 0.0625 visitor parking spaces per dwelling unit;
- c. Any parking dedicated to commercial uses may be made available for use as additional visitor parking for the residential component;
- d. A minimum of 0.25 secure bicycle parking spaces or storage lockers per dwelling unit; and

- e. 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.

**Explanatory Notes:**

- The requirement for 0.9 parking spaces per dwelling unit is proposed to address a provision of *The Condominium Property Act, 1993*, that requires at least one parking space to be provided for each residential condominium unit, except in instances where the local zoning regulations require less than a 1:1 parking ratio. By requiring less than 1:1, the developer will be enabled to sell parking spaces separate from dwelling units. Structured parking is a considerable expense that impacts housing affordability. With this approach, units may be sold with zero parking spaces to consumers that desire it.
- The Administration is confident that the appropriate number of parking spaces will be dedicated for resident parking as buyers will be self-selecting in terms of their parking needs.

**Other:**

- a. The site must be developed substantially in accordance with the site plan and elevations attached; and
- b. All other provisions of the B5B District shall apply.