Uptown Mixed-Use (U2-81)
Stage 3, Barrel Yards – 6 Merchant Avenue

Regulation	Requirement	Proposed
Lot Frontage (minimum)	20 metres	77.3m
Street Line Setback (minimum)	5.0 metres	9.3m
Street Line Setback (maximum)	At least 75% of the Street Line Front Building shall be within 7.5 metres of the Street Line	100%
Side Yard Setback (minimum	1.5 metres	11.5m
Rear Yard Setback (minimum)	4.5 metres	73.2
Low Rise Residential Lot Line Setback (minimum)	Not applicable	Not applicable
Building Height (minimum)	13.5 metres	60.5m
Building Height (maximum)	81 metres (25-storeys)	60.5m
Density (minimum)	150 bedrooms/hectare	1,705.5 bedrooms/ha.
Density (maximum)	750 bedrooms/hectare	1705.5 bedrooms/ha.
Landscape Open Space (minimum)*	30%	27.7%
Number of main buildings per Lot	More than one(1)	1
Height of First Storey (minimum)	4.0 metres	4.50m
Podium Height (minimum)	10.5 metres	N/A
Podium Height (maximum)	21 metres (6 storeys)	No podium
Tower Separation measured from exterior face of the Building, including balconies (minimum)	a) 22 metres from a Tower on the same Lot b) 11 metres from an Interior Lot Line, except where the Interior Lot Line abuts lands zoned OS1 (see 3.T.5.2)	27.8m 33m?
Horizontal Tower Dimension (maximum)	40 metres	54.0m
Tower Footprint (maximum)	1,000 m²	1,167.2m²
Tower Stepback above Podium, including balconies, on the Front Building Façade and Flankage Building Façade (minimum)	3.0 metres	3.37m where?
Amenity Area (minimum)	3 m² for the first Bedroom and 2 m² for each additional bedroom in the Dwelling Unit = 824 m²	2,214.3m²
Common Outdoor Amenity Area (minimum)	For lots with 2,000 m² or more, 30% of the Lot Area shall be Common Outdoor Area located at grade	N/A
Common Outdoor Area dimensions (minimum, each dimension)	Not less than 6.0 metres, except where the COMMON OUTDOOR AREA is located in	Approx. 6.0 metres by 6.0 metres

	the FRONT YARD or FLANKAGE YARD where one (1) dimension shall not be less than 4.0 metres	

** Applied across the entire Barrel Yards property*