



Draft Site-Specific Exception

X. That Council approve Zoning By-law Amendment Z-XX-XX, 167-171 King Street South as follows:

1. That Zoning By-law 2018-050 is hereby amended by adding "CXXX" to Schedule 'C' of said By-law 2018-050 for the lands know municipally as "167-171 King Street South" as shown on Map 1 attached hereto, as set out below:

Exception	Address	Zoning	File Reference
CXXX	167-171 King Street South	U2-81 C159	Z-XX-XX

Location: 167-171 King Street South as shown on Schedule 'C1' to this BY-LAW.

Site Specific Regulations:

a) HOLDING SYMBOL:

a) A holding symbol (H) is hereby applied to the Lands. Prior to passing a by-law to lift the holding (H) symbol, in whole or in part, and prior to issuance of a building permit, the owner shall:

- i. provide the CITY with written verification from the Province of Ontario that a Record of Site Condition has been completed and acknowledged by the Ministry of Environment, Conservation and Parks ("MECP").

a)b) Notwithstanding anything to the contrary, the following site specific regulations shall apply to the lands:

a) STREET LINE SETBACK (minimum): 0 metres from King Street South and 0 metres from Caroline Street South.

b) LOT LINE SETBACK (minimum) abutting a lane:

- i. 1.5 metres from building podium to Kuntz Lane; and
- i.ii. 1.0 metre from the edge of a walking surface or column for a single storey covered porch/patio to Kuntz Lane.

b)c) DENSITY (maximum): ~~2100~~ 1,950 bedrooms per hectare.

e)d) BUILDING HEIGHT (maximum):

- i. Tower A (fronting Caroline Street): ~~123~~103 metres including mechanical penthouse (~~30~~7 storeys)
- ii. Tower B (fronting King Street South): ~~113~~133 metres including mechanical penthouse (~~38~~3 storeys)

~~d~~e) HEIGHT OF FIRST STOREY (minimum):

- i. For Tower A (fronting Caroline Street): 3 metres, where residential uses are proposed.

~~f~~) TOWER STEPBACk above PODIUM (minimum), including balconies:

- i. 2.6 metres, along the King Street South frontage (Tower B).

~~e~~) COMMON OUTDOOR AREA (minimum):

- i. ~~Notwithstanding Table 8D of the Zoning By-law, 100% of the provided COMMON OUTDOOR AREA may be provided on a rooftop.~~
- ii. ~~Notwithstanding Table 8D of the Zoning By-law, COMMON OUTDOOR AREA dimension regulations for at-grade common outdoor area do not apply.~~

~~f~~g) PARKING AREA (Location and configuration):

- i. Notwithstanding Section 8.2.16, STRUCTURED PARKING above grade may be permitted within 15 metres of King Street.
~~—~~ Notwithstanding Section 8.2.18 b.) and 8.2.18 c.); STRUCTURED PARKING shall be permitted on the FIRST STOREY provided it is located entirely behind the BUILDING FLOOR AREA devoted to the uses specified in section 8.2.18.a.) as well as BUILDING FLOOR AREA associated with ground floor residential units.
- ii.

~~h~~) BICYCLE PARKING SPACES (dimensions):

- i. Notwithstanding Table 6F in Section 6.6.1, BICYCLE PARKING spaces shall comply with the following dimensions:

Type	Dimensions	
Horizontal Bicycle Parking Space	Width (min)	<u>0.6 m</u>
	Length - Single Side Rack (min)	<u>1.8 m</u>
	Length - Double Side Rack (min)	<u>1.8 m</u>
	Vertical Clearance (min)	<u>2.0 m</u>
	Access Aisle Width (min)	<u>1.75 m</u>
Vertical Bicycle	Width (min)	<u>0.6 m</u>
	Length (min)	<u>1.25 m</u>
	Vertical Clearance (min)	<u>2.0 m</u>

<u>Parking Space</u>	<u>Access Aisle Width (min)</u>	<u>1.75 m</u>
<u>Bicycle Parking Stacked Space</u>	<u>Width (min)</u>	<u>0.45 m</u>
	<u>Length (min)</u>	<u>1.93 m</u>
	<u>Vertical Clearance (min - combined)</u>	<u>2.55 m</u>
	<u>Access Aisle Width (min)</u>	<u>1.9 m</u>

~~g) BICYCLE PARKING (minimum):~~

~~i. Notwithstanding Sections 6.6.2 (b) and 6.6.2 (c) a minimum of 256 indoor secure bicycle parking stall shall be provided and may included stacked bicycle parking.~~

i) MECHANICAL/ELEVATOR PENTHOUSE HEIGHT (maximum): 7.0 metres.

X. That Zoning By-law 2018-050 is hereby amended by adding "CXXX" to the zoning map attached to the said By-law 2018-050 as Schedule 'C1' for the lands know municipally as "167-171 King Street South" as shown on Map 1 attached hereto.