

EXPLANATORY NOTE

SUMMARY OF AMENDED PLANNING APPLICATIONS AND EXISTING ZONING PERMISSIONS

To implement the revised development concept, the Appellants are proposing changes to the original Official Plan Amendment (OPA No. 40) and Zoning By-law Amendment (Z-22-10) applications appealed to the OLT (the “**Amended Applications**”). A summary of the Amended Applications is provided below.

To assist readers in understanding the requests being made by the Appellants:

- Amendments that are underlined are additional new or revised amendments proposed by the Amended Applications.
- Amendments that are not underlined were included in the original applications.
- *Italicized* text represents the current zoning and zoning permissions that apply to the lands.

Revised Official Plan Amendment:

- A. Re-designate a portion of the subject lands from Mixed-Use Medium High Density Residential to Mixed-Use High Density Residential (Schedule ‘A’ of the Official Plan);
- B. Re-designate a portion of the subject lands from Medium High Density, 40 metres to High Density, 81 metres (Schedule ‘B1’ of the Official Plan); and
- C. Establish a new Specific Provision Area (Schedule ‘A6’ of the Official Plan) to:
 1. Permit the following maximum building heights:
 - Tower A: 35 storeys and 115 metres, inclusive of the podium
 - Tower B: 24 storeys and 80 metres, inclusive of the podium
 - Tower C: 19 storeys and 63 metres, inclusive of the podium
 - Parking Structure: 8 storeys and 25 metres.
 2. Permit a maximum density for the combined lands of 870 bedrooms per hectare after road widening conveyances.

Revised Zoning By-law Amendment:

- A. Rezone 109 Bridgeport Rd E and 30 Weber St N from *(Holding) Mixed-Use Community Commercial ((H)C1-40)* to (Holding) Mixed-Use Community Commercial ((H)C1-81);

- B. Rezone the westerly portion of 115 Bridgeport Rd E from *(Holding) Residential Mixed Use 40 ((H)RMU-40)* to (Holding) Residential Mixed-Use 81 ((H)RMU-81); and
- C. Establish the following site specific regulations:

Building Heights

1. Permit the following REVISED maximum building heights:
 - Tower A: 35 storeys and 115 metres, inclusive of the podium
 - Tower B: 24 storeys and 80 metres, inclusive of the podium
 - Tower C: 19 storeys and 63 metres, inclusive of the podium
 - Parking Structure: 8 storeys and 25 metres

Current Zoning Permissions, Maximum Permitted Building Height:

- *Towers A, B and C: 12 storeys and 40 metres, inclusive of the podium*
- *Parking Structure: 6 storeys and 20 metres.*

Density

2. Permit a REVISED maximum density of 870 bedrooms per hectare for the combined lands (post road widening conveyances).

Current Zoning Permissions, Maximum Permitted Density (of the combined lands): 560 bedrooms per hectare (post road widening conveyances).

Tower Regulations

3. Permit a maximum horizontal tower dimension of 44 metres for Tower A up to and including the 27th floor.

Current Zoning Permissions, Maximum Permitted Horizontal Tower Dimension: 40 metres.

4. Establish the following minimum tower separation requirements:
 - 19 metres between Tower B and Tower C
 - 20 metres between Tower A and Tower C
 - 20 metres between Tower A and Tower B

Current Zoning Permissions, Minimum Required Tower Separation: 22 metres.

5. Exempt the parking structure from all tower regulations in the RMU zone.

Current Zoning Permissions, Tower Regulations: apply to storeys above the 6 storey (21 metre) podium.

Parking

6. Establish REVISED minimum parking requirements as follows:
- Residential Use: 0.75 spaces/dwelling unit
 - Visitor Use: 0.1 spaces/dwelling unit
 - Non-Residential Use: 2.4 spaces/100 square metres of building floor area

Current Zoning Permissions, Minimum Parking Requirements: The site is regulated by three different sets of parking rates:

Zone	C1-40 <i>Parking Area E</i>	RMU-40 <i>Parking Area E</i>	RMU-20
Residential (spaces/dwelling unit)	1.0	1.0	1.15
Visitor (spaces/dwelling unit)	0.1	0.1	0.1
Non-residential (spaces/100 sqm building floor area)	3.2	2.4	3.0

7. Permit a portion of the ground floor structured parking to be located behind the bicycle room within the easterly portion of the parking structure.

Current Zoning Permissions, Structured Parking: A minimum of 25% of the first storey is to be comprised of one or more of the following uses: commercial uses; institutional uses; entrance / foyers; lobby, reception area, seating area, and the like; circulation spaces, such as hallways, elevators, and the like; hydro transformer room. A portion of the proposed parking along Royal Street is located behind bicycle parking.

8. For the purposes of Section 7.10.10 (Structured Parking on the First Storey in the RMU zone), secure bicycle parking shall be included in the list of uses identified in Section 7.10.10.a).

Current Zoning Permissions, Structured Parking: Structured parking is permitted on the first storey provided that:

- it is located behind the uses specified in Section 7.10.10.a.) of the Zoning By-law.
- the building floor area devoted to the uses specified in 7.10.10.a) abut the entire front building façade.

Secure bicycle parking is proposed along the ground floor façade of the parking structure along Royal Street.

9. Permit the loading space requirements to be satisfied with 1 Type B loading space.

Current Zoning Permissions, Minimum Loading Requirements: 1 Type A and 1 Type B loading space.

Other

10. Permit a street line setback of 2.5 metres for floors 2 to 6 for a portion of the building closest to the corner of Royal Street and Weber Street.

Current Zoning Permissions, Minimum Street Line Setback: 5.0 metres.

11. Exempt the development from Section 3.S.5 ('Split Zoning').

Current Zoning Permissions, Split Zoning: Based on the Zoning By-law, where two (2) or more zones are applied to the same lot but do not overlap, and where the use is permitted in one (1) zone but not the other, density, parking and other zoning requirements need to be met within the limits of each zone. The request to exempt the development from the split zoning regulations is intended to remove challenges associated with siting a building over two different zoning categories.

12. Establish a minimum landscaped open space for the combined lands of 27% of the lot area.

Current Zoning Permissions, Minimum Landscaped Open Space: 30%, applicable to the portion of the subject lands currently zoned RMU.