ZONING MATRIX

247-251 Hazel Street – Application to Removal Holding Provision
October 27, 2026

Zone Provision	Zoning Requirement – (H)RN-12, Site Specific Exception C182 or General Provision	Proposed Development (Unit mix change)	Zoning Compliance
Permitted Uses	• Multi-unit residential building (including apartment building) • Mixed Use building with dwelling units above the first storey	Mixed Use Building with Dwelling units above the first storey	Yes
Minimum Lot Area	1,000 m^2	1,572.6 m^2	Yes
Minimum Lot Frontage	20 m	44.8 m	Yes
Minimum Street Line Setback (Active Frontage)	1 m	1 m	Yes
Maximum Street Line Setback (Active Frontage)	3 m	1 m	Yes
Minimum Side Yard Setback (Active Frontage)	3 m	North: 3 m South: 3 m	Yes
Minimum Rear Yard Setback	7.5 m	8.05 m	Yes
Minimum Height of First Storey	4 m	5.85 m	Yes
Minimum Building Height	10.5 m	38.5 m	Yes
Maximum Building Height	41.5 m	38.5 m	Yes
Minimum Podium Height	10.5 m	20.7 m (plus 1.8m acoustic barrier)	Yes
Maximum Podium Height	20.7m (plus 1.8m acoustic barrier)	20.7 m (plus 1.8m acoustic barrier)	Yes – secured by Minor Variance on 2026.08.18
Minimum Building Stepback Above Podium	3 m Permits stepback of 0 m at 6 m portion of the front façade and 9m portion of rear façade.	No stepback for main residential building entrance and rear building façade Minimum 3 m stepback for all other areas	Yes – secured by Minor Variance on 2026.08.18
Maximum Tower Footprint above the Eight (8^{th}) Storey	800 m^2	451.9 m^2	Yes
Minimum Tower Separation measured from exterior face of the Building including balconies	a.) 22 m from a Tower on the same Lot b.) 11 metres from the Interior Lot Line	11 m	Yes
Maximum Horizontal Tower Dimension	35 m	22.1 m	Yes
Minimum Density	250 Bedrooms per hectare (39 bedrooms based on area of Subject Site)	598 bedrooms per hectare (94 bedrooms)	Yes
Maximum Density	600 Bedrooms per hectare (95 bedrooms based on area of subject site)	789 bedrooms per hectare (124 bedrooms)	No – amendment requested for maximum of 800 bedrooms per hectare
Minimum Number of First Storey Entrances to the Building (Active Frontage)	1 per 25 square metres of Street Line Building Facade	4 First Storey Entrances proposed (38.07 metres of Building Façade along Hazel Street – requiring ~ 2 entrances)	Yes
Minimum Amenity Area	3 square metres for the first bedroom and 2 square metres for each additional bedroom in the dwelling unit = 342 m^2 required	540.7 m^2	Yes
Minimum Landscaped Open Space	30%	31%	Yes
Minimum Residential Parking Spaces	N/A	8 spaces overall	Yes
Minimum Visitor Parking Spaces	N/A		
Minimum Parking Spaces for Non-Residential Uses	N/A		
Minimum Bicycle Parking Rate (Residential)	0.25 per Bedroom (as per transition provisions to By-law 2025-078 – complete Site Plan Application) =31 spaces required	36 parking spaces provided in total	Yes

Minimum Bicycle Parking Rate (Non-Residential)	1 per 100 square metres of Building Floor Area = 2 spaces required		Yes
Maximum Number of Driveways per Lot	1	1	Yes
Ancillary Uses	• Ancillary Uses shall not collectively exceed 15% of the BUILDING FLOOR AREA on the LOT or 5,000 square metres, whichever is more restrictive • The maximum BUILDING FLOOR AREA of each RETAIL STORE, CAFÉ, BAKE SHOP or RESTAURANT (including TAKE-OUT RESTAURANT) shall not exceed 465 square metres • Ancillary Uses shall be located on the FIRST STOREY of a MIXED USE BUILDING • Ancillary Uses shall abut the FRONT BUILDING FACADE or FLANKAGE BUILDING FAÇADE	Proposed commercial area: 174.4 m^2 Located at the first storey abutting the front building façade.	Yes
Maximum Number of Main Buildings per Lot	More than 1 permitted	1	Yes
Main Entrance - Location	Main entrance will be at grade on the front building façade or flankage building façade.	Main entrance is located at grade on the front building façade.	Yes
Building Floor Area Regulations for a Lot with Active Frontage	Building Floor Area devoted to: • circulation spaces, such as hallways, elevators, and the like • common indoor AMENITY AREA • entrance / foyers for DWELLING UNITS in storeys above the FIRST STOREY • hydro transformer room • lobby, reception area, seating area, and the like shall not exceed thirty percent (31%) of the entire BUILDING FLOOR AREA of the FIRST STOREY, excluding STRUCTURED PARKING	31%	Yes – secured by Minor Variance on 2026.08.18
Parking Location	Parking spaces shall be prohibited in the Front Yard and the Flankage Yard	Parking spaces are located at the rear	Yes
Structured Parking – Ground Floor	Minimum 25% of First Storey Comprised of Specific Uses	~ 40%	Yes
Structured Parking - Location	Shall be located entirely behind Building Floor Area for Specific Uses	All parking spaces at the rear/behind building	Yes
Structured Parking – Interior Lot	Building Floor Area for Specific Uses shall abut the entire Front Building Facade	Specified uses abut the entire Front Building Facade	Yes
Partially Structured Parking – Building Entrance	Principal BUILDING entrance shall be located on the street line building facade containing the Specific Uses	Principal Building Entrance is located along building façade which faces Hazel Street.	Yes
Driveway Location	A driveway may comprise part of the Front Building Façade or Flankage Building Facade	Driveway entrance located along Hazel Street.	Yes
Holding Symbol Criteria	Holding symbol (H) shall not be removed until the specified criteria are satisfied	Holding Symbol Removal Application Submitted	No – To be addressed concurrently with ZBA application
Amenity Area – Location	Amenity Area is provided on the same lot for which it is required	Amenity Area is located on the Subject Site.	Yes
Minimum Common Amenity Area	Provide a minimum of 30% of the required Amenity Area (342 m^2) as Common Amenity Area = 102 m^2	228 m^2	Yes
Parking - Access	Parking spaces have direct or driveway access to a street or lane	Driveway access to Hazel Street	Yes
Parking Space Dimensions – 90˚ when one side abuts a wall or column	Width: 3 metres Length: 5.5 metres	Width: 3 metres Length: 5.5 metres	Yes
Parking – Location	• Parking located on the same lot as the related use, building, or structure • Located behind Front Yard Building Line and the Flankage Yard Building Line • No parking on Landscaped Open Space	Proposed partially structured surface parking. Located at the rear and under the podium of the building as depicted in Site Plan	Yes

	• Surface Parking in Side Yard to have a minimum width of the side yard of 3 metres		
Structured Parking – Exterior View	Structured parking shall be screened from exterior view from the Street and or Lane	The parking area is located at the rear of the building.	Yes
Electric Vehicle Parking	All structured parking shall be Designed Electric Vehicle Parking Spaces	All parking spaces are designed electric vehicle parking spaces	Yes
Minimum Accessible Parking Spaces Required	1 Type A	1 Type A	Yes
Accessible Parking – Minimum Dimensions	Type A Accessible Parking Space Width: 3.7 metres Length: 5.5 metres Accessible Parking Access Aisle Width: 1.5 metres Length: 5.5 metres	Type A Accessible Parking Space Width: 3.7 metres Length: 5.5 metres Accessible Parking Access Aisle Width: 1.5 metres Length: 5.5 metres	Yes
Bicycle Parking - Dimensions	Horizontal (minimum): Width: 0.6 m Length: 2 m (single side rack), 3 m (double side rack) Vertical clearance: 2 m Access Aisle Width: 1.75 m Vertical (minimum): Width: 0.6 m Length: 1.25 m Vertical clearance: 2 m Access Aisle Width: 1.75 m	1.2 m x 2.0 m	Yes
Loading Spaces Location	Provided on the same lot as the related Building, Structure or Use	Loading space is located on the subject site	Yes
Loading Space Dimensions	Type A Loading Space Minimum Width: 3 metres Minimum Length: 7 metres Minimum Vertical Clearance: 3 metres	1 Type A Loading Space is proposed Width: 3 metres Length: 7 metres Height: 3 metres	Yes
Minimum Number of Loading Spaces Required for Residential uses	Area A 5-300 Units: 1 Type A Space	1 Type A Space provided	Yes
Minimum Number of Loading Spaces Required for Non-Residential Uses	0-249 square metres of Building Floor Area: none required	No separate loading area for the proposed commercial area	Yes
Loading Space - Access	Loading spaces will have access to a driveway, street, or lane with: • a minimum width of three-point-five metres (3.5m); and • a minimum vertical clearance equal to the minimum vertical clearance required for the loading space type	Driveway from Hazel Street measuring 6.1 m in width	Yes