

Zoning Comparison
525 to 565 Conestogo Road
Official Plan Amendment No. 32
Zone Change Application Z-21-03

Zoning Regulations (C1-81)	Required	Proposed
STREET LINE setback (minimum)	5.0 metres	STREET LINE, SIDE YARD, FLANKAGE YARD and REAR YARD setback (minimum): • Northfield Drive and Conestogo Road: i) 5.0m to all above grade BUILDINGS and STRUCTURES ii) 3.0m to all below grade BUILDINGS and STRUCTURES • Hydro Corridor (to the south): i) 3.0m to all above grade BUILDINGS and STRUCTURES ii) 0.0m to all below grade BUILDINGS and STRUCTURES • Highway No. 85 (Expressway): i) 14.0m to all above and below grade BUILDINGS and STRUCTURES • New Municipal Road Allowance: i) 3.0m to all above grade BUILDINGS and STRUCTURES ii) 2.0m to all below grade BUILDINGS and STRUCTURES • Side Yards and Rear Yards: i) 0.0 metres to all above and below grade buildings and structures
SIDE YARD setback (minimum)	5.0 metres	
REAR YARD setback (minimum)	5.0 metres	
LOW RISE RESIDENTIAL LOT LINE setback (minimum)	7.5 metres of half the height of the BUILDING, whichever is greater	Not applicable

Complementary Uses (maximum)	Complementary uses specified in Section 8.3.13 shall not collectively exceed 50% of the BUILDING FLOOR AREA on the LOT	Complementary uses specified in Section 8.3.13 shall not collectively exceed 50% of the BUILDING FLOOR AREA on the LOT
Number of BUILDINGS on a LOT (maximum)	More than one (1) main BUILDING permitted	More than one (1) main BUILDING permitted
Density (minimum)	150 BEDROOMS per hectare	150 BEDROOMS per hectare
Density (maximum)	750 BEDROOMS per hectare	950 BEDROOMS per hectare
BUILDING HEIGHT (maximum)	81 metres and 25 Storeys	118 metres and 35 Storeys
PODIUM Height (maximum)	21 metres	21 metres
TOWER Separation (minimum)	a) 22 metres from 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.5.1 and 3.T.5.2)	a) 22 metres from TOWER on the same LOT b) 22 metres for TOWER SEPARATION for TOWERS sharing an INTERIOR LOT LINE c) 11 metres from INTERIOR LOT LINE shall not apply
Horizontal TOWER Dimension (maximum)	40 metres	45 metres
TOWER Footprint (maximum)	1,000 square metres	1,050 square metres
TOWER STEPBACK above PODIUM, including balconies, on the FRONT BUILDING FAÇADE and FLANKAGE BUILDING FAÇADE (minimum)	3.0 metres	3.0 metres
AMENITY AREA (minimum)	3 square metres for the first BEDROOM and 2 square metres for each additional BEDROOM in the DWELLING UNIT	3 square metres for the first BEDROOM and 2 square metres for each additional BEDROOM in the DWELLING UNIT
PARKING SPACE, Residential (minimum)	<u>Area C</u> Residential, Use = 0.9 spaces PDU Residential, Visitor = 0.1 spaces PDU	<u>Area C</u> Residential, Use = 0.65 spaces PDU Residential, Visitor = 0.1 spaces PDU
PARKING SPACE, Non-Residential (minimum)	2.8 spaces/100 square metres	2 spaces/100 square metres

Date: October 31, 2023