

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

710. A) Definitions
- i) For the purpose of this regulation:
 - a) "Tall Building" shall mean any building that is 9 storeys or more;
 - b) "Tower" shall mean the 'middle' portion of a Tall Building connecting the Base or Podium to the top and housing the primary function;
 - c) "Base" or "Podium" includes the ground floor and any additional floors with a direct relationship to the streetscape and public realm. This can include multi-storey podiums, portions of a Tower which extend to the ground floor and structured parking areas;
 - d) "Floor Plate" shall mean the building floor area of the Tower portion of the building;
 - e) "Huck Glove Building" is the existing cultural heritage building on the subject lands and includes the proposed 6 storey office addition thereto.
- B) Notwithstanding Sections 5.6.1b), 5.6.2b), 5.6A.1 c), 5.19, 5.19.3a), 5.21a), 6.1, 17.1 and 17.3 of this By-law, within the lands shown on Schedule Numbers 73 and 74 of Appendix "A", the following special regulations shall apply:

- a) Internal lot lines created by registration of a plan of condominium or consent shall not be construed to be lot lines for the purpose of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lot lines, existing prior to any condominium plan registration or consent are strictly observed;

Design considerations

- ii) The maximum floor space ratio (FSR) shall be 3.0;
- iii) An additional floor space ratio of 4.0 shall be provided in exchange for community benefits set out in this by-law and secured through a Section 37 Agreement for a total maximum for the site of 7.0;
- iv) The maximum building height for the Huck Glove Building shall be 30 metres;
- v) The minimum setback to Victoria Street South for the ground floor of any building or portion thereof constructed after the effective date of this by-law shall be 2.0 metres. The minimum setback to Victoria Street South for all floors other than the ground floor shall be 0.0 metres;
- vi) The minimum setback from Bramm Street and the common property line shared with 100 Victoria Street South for the Huck Glove Building shall be 0.0 metres;
- vii) The maximum setback to street lines shall not apply;
- viii) The minimum setback for a building containing dwelling units from Bramm Street shall be 0.0 metres for any building or portions thereof up to 4 storeys and 4.0

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

metres for any building or portion thereof greater than 5 storeys in height. Balconies and canopies are included in this setback;

- ix) The maximum height for a Tall Building shall be 85 metres and shall not include roof top mechanical;
- x) The maximum Floor Plate size per floor for the Tower shall be 900 square metres for floors 5 and above and shall not include rooftop stairs, mechanical rooms or storage rooms;
- xi) The minimum setback from the north and west common property lines with 55 Bramm Street for any building up to four storeys in height shall be 1.0 metre and for any building 5 storeys in height or greater or portion thereof shall be 13.5 metres;
- xii) The minimum setback for the Tower on the subject lands and the common property line with 100 Victoria Street South shall be 29.0 metres;
- xiii) The minimum setback to the common property line with 100 Victoria Street South for the stairwell accessing the 5th storey of the Tower shall be 0.0 metres; and,
- xiv) The minimum stepback for the Tower shall be 0.9 metres from the east façade of the podium base for all floors including and above the fifth floor which shall be measured from the wall of the podium below the Tower and shall not include projecting balconies;

Parking considerations

- xv) No parking shall be required for the first 100 dwelling units, and 0.9 spaces per unit shall be required for each dwelling unit thereafter;
- xvi) No parking shall be required for the first 10,000 square metres of non-residential Gross Floor Area (GFA) and 1 space shall be required for each 69 square metres of non-residential GFA thereafter;
- xvii) All parking for the site shall be shared among all the permitted uses;
- xviii) Visitor parking shall not be separately demarcated;
- xix) Bicycle parking both indoor and outdoor shall be provided at a rate of 20 % of the required vehicle parking; and,
- xx) A minimum of 5 showers shall be required and each shall be located within 8 square metres of change facilities;

Bonusing Regulations

- xxi) Pursuant to Section 37 of the Planning Act, the density (FSR) of development permitted by this By-law are subject to compliance with the conditions set out in this By-law and in return for the provision by the owner of the site the following community benefits listed below, the provisions of which shall be secured by an agreement pursuant to Section 37 of the Planning Act:

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

- a) Transportation Demand Management Measures including, bicycle parking stalls, shower facilities;
 - b) Dwelling Units in the Urban Growth Centre;
 - c) Water and Energy conservation;
 - d) Heritage conservation of a heritage building or heritage façade for which a Heritage Preservation and Maintenance Easement Agreement (a Heritage Easement or Covenant under Section 37(1) of the Ontario Heritage Act) is registered on title of the subject lands on which the heritage building is situated;
 - e) Provision of a Transit shelter; and,
 - f) Provision of an outdoor amenity area that is accessible to the public and includes, high quality landscaping and materials, public seating;
- xxii) Upon execution and registration of an agreement with the owner of the site pursuant to Section 37 of the Planning Act, securing the provisions of the facilities, services and matters listed in (xxi) above, the site is subject to the provisions of this By-law, provided that in the event the said agreement requires the provision of a facility, service or matter as a precondition to the issuance of a building permit, the owner may not erect or use such building until the owner has satisfied the said requirements;
- xxiii) The bonus floor area authorized pursuant to (iii) above may be transferred within the lands affected by this regulation without the requirement of a separate agreement pursuant to Section 5.19.5(b).

(By-law 2018-034, S.4) 114-120 Victoria Street South)