

Project Information: Zoning			
99 Fifth Avenue – Mixed-Use Building (New 7-Storey Residential Element and 2-Storey Existing Commercial Element)			
Zoning 2008-250: TM[2506] S387-h – Traditional Mainstreet, Subzone 2506, Schedule 387, subject to a holding zone			
Zoning Mechanism		Required	Provided
Minimum Lot Width		No minimum	63.47m
Minimum Lot Area		No minimum	3696.6m ²
Minimum Front Yard Setback		0m as per Schedule 387	0m
Maximum and Minimum Interior Side Yard Setback		N/A (no interior side yards)	N/A
Minimum Corner Side Yard Setback		1.5m as per Schedule 387	North corner side yard setback (Fourth Avenue): 1.5m
			South corner side yard setback (Fifth Avenue): 1.5m
Minimum Rear Yard Setback		1.5m to 12.9m as per Schedule 387	1.5m to 12.9m
Building Height		See Schedule 387	22.3m
Maximum Floor Space Index		No maximum	Residential FSI – 2.75
			Retail FSI – 0.4
			Total FSI – 3.15
Maximum total cumulative area of mechanical and service equipment penthouses, and elevator or stairway penthouses that project above height of 22.3m (as per Exception 2506)		275.0m ² and may not project beyond a maximum height of 25.0m	251.0m ²
Minimum width of landscaped area		Abutting a residential zone – 3.0m, may be reduced to 1.0m where a minimum 1.4m high opaque fence is provided	1.5m landscaped area provided with 2.13m opaque fence.
Amenity Space	Private (terraces and balconies)	None	1,482.0m ²
	Communal	489.0m ² (163 DU x 6.0m ² x 0.50 = 489.0m ²)	559.0m ²
	Total	978.0m ² required for a mixed use building with 9 or more DU (163 DU x 6.0m ² = 978m ²)	2,042.0m ²

Project Information: Parking and Loading			
Area Y: Inner Urban Mainstreets on Schedule 1A, Zoning By-law 2008-250			
Performance Standard for a Mixed-Use Building		Required	Provided
Vehicular Parking	Minimum number of parking spaces for Dwelling Units in a mixed-use building (Table 101, R15)	76 (163 DU x 0.5 excluding first 12 units)	97
	Minimum number of visitor parking spaces	11 per site-specific zoning [Exception 2506]	11
	Minimum number of non-residential parking spaces	7 per site-specific zoning [Exception 2506]	7
	Minimum number of spaces to be reserved for physically disabled persons (By-law 2003-530, Part C)	2	2
	Total Vehicular Parking	94	115
Bicycle Parking	Minimum number of parking spaces for Dwelling Units	82 (163 DU x 0.5)	141 below grade
	Minimum number of parking spaces for non-residential uses	0	24 (existing) 8 (additional)
	Total Bicycle Parking	82	173
Loading	Minimum number of loading spaces	0 as per Section 113(4)	1
	Minimum loading space width and length	3.5m by 7.0m	3.5m by 8.0m
	Minimum width of driveway accessing loading space	3.5m	3.5m
Minimum Driveway Width		6.0m for parking lots with 20 or more parking spaces	6.0m
Minimum Aisle Width		6.0m	6.0m