

Regent Park - Zoning Matrix

Reference	Current Requirement	April 2022 Proposal	November 2022 Revised Proposal	April 2023 Revised Proposal	Amendment Required	Wording in the Draft ZBA
Permitted Uses						
By-law 141-2005 (a)	An automobile leasing operation, district energy, heating and cooling plant, outdoor art structure, ornamental structure, and a temporary structure used for the purposes of display, information and sale of residential units within the Regent Park Area shall be permitted within any district within the Regent Park Area.	N/A	N/A	N/A	No amendment required.	
By-law 141-2005 (b)	The following uses shall be permitted within a G District:	-	-	-	-	
By-law 141-2005 (b)(i)	those uses permitted within a G District in section 5(1)(f) ;	See below.	See below.	See below.	See below.	
By-law 141-2005 (b)(ii)	community related uses, underground parking garage, below grade facilities for storm water retention, uses permitted by paragraph (m) herein and accessory uses thereto.	Community related uses are proposed in the proposed G zone - including the library and converted boilerhouse. However "public library" and "cultural and arts facilities" are separately defined terms, so an amendment to specifically permit these uses has been suggested.	Additional permitted uses added for non-residential uses on the central plaza, including a day nursery.	Error corrected -- added permissions for all CR zone uses (including residential), when the intention was to add additional non-residential uses	Amendment required. See draft ZBA provision 2(a).	(a)Deleting Section (b)(ii) in its entirety and replacing it with the following Section (b)(ii): "community related uses, public library, cultural and arts facility, privately-owned publicly accessible space, underground parking garage, commercial parking garage located underground, day nursery, those uses permitted within a CR District in section 8(1)(f)(b)(ii), (iv) and (vi), below grade facilities for storm water retention, uses permitted by paragraph (m) herein and accessory uses thereto."
5(1)(f) - retained per above	<i>bathing station, conservation lands, golf course, park, public park, public playground, day nurse (y) in a community center and operated by a non-profit)</i>	<i>POPS is proposed in the proposed G zone - this could fit under "park" (not defined) but a suggested amendment to permit POPS explicitly has been included.</i>	No change since initial submission	Note - day nursery permitted without qualification requiring it to be in a community centre)	<i>Amendment required. See draft ZBA provision 2(a).</i>	see above.
By-law 141-2005 (c)	The following uses shall be permitted within a R4A District:	-	-	-	-	
By-law 141-2005 (c)(i)	those uses permitted within a R4A District in section 6(1)(f) , except that only the qualifications in section 6(2)4, 6(2)6, 6(2)20, and 6(2)21 shall apply;	See below.	See below.	See below.	See below.	
By-law 141-2005 (c)(ii) - As amended by By-law 943-2009	a residential building; an artist live/work studio; senior citizens' housing; livework unit located at grade which is a dwelling unit that is also used for work purposes where the resident or residents of such accommodation and up to a maximum of 2 employees, at any one given time, of the residents work in the dwelling unit, provided the work component is restricted to the following uses or classifications: office, studio, custom workshop, personal grooming establishment or tailoring shop; a non-profit agency that provides community services such as but not limited to employment, immigration, counselling, welfare, or legal services; one retail store located on the ground floor or basement of an apartment building; parking stacker, and accessory uses thereto.	Amendment requested to allow a commercial parking garage located underground in the R4A district.	The April 2022 ZBA did not capture the proposed non-residential uses that line the central plaza. Additional non-residential uses added, and permission for a mixed-use building. Additional permissions added for TCH to provide offices in their residential buildings.	CR zone added along the boundary of the central plaza at a width of 30 metres, so the non-res uses that line the plaza are permitted. Revised wording to permit "office uses" for TCH to provide offices in their residential buildings	Amendment required. See draft ZBA provision 2 (b).	2(b) Adding the following to the list of permitted uses in the R4A zone in Section (c)(ii): "commercial parking garage located underground and office uses;"

By-law 141-2005 (c)(iii) - As amended by By-law 275-2014	Adding student residence as a permitted use on Block 32 of the Regent Park draft plan of subdivision issued on May 31, 2005 (Subdivision 55T-04202) which is defined as a building or part of a building that is owned and operated by, or in partnership with, an accredited public post-secondary institution, consisting of dwelling units, bed-sitting rooms or rooms, used for student accommodation.	Not applicable.	Not applicable.	Not applicable.	No amendment required.	
6(1)(f) - retained per above, certain qualifications amended	<i>apartment building, converted house, detached house, duplex, keeping of roomers or boarders (q4), row house, rowplex, semi-detached duplex, semi-detached house, semi-detached triplex, triplex, converted dwelling and rooming house, home for the aged, monastery, nunnery or religious retreat, nursing housing, convalescent home or rest home, residential care facility (q6), rooming house, student fraternity or sorority house, bed and breakfast establishment, home/work (q20), one retail store in an apartment building, parking area, parking garage, parking station, private home day care, private garage, privately-owned outdoor swimming pool, public park, public playground, community center, community health center, day nursery, municipal community center, place of worship, public art gallery, public library, public museum, public school, public transit, YMCA etc., charitable institution, clinic, treatment center, research center or hospital for the observation and treatment of and for consultation with alcoholics and addicts, Conservatory of Music branch, private academic, philanthropic or religious school, private hospital, psychiatric hospital, public hospital, religious library or reading room including the carrying on therein of incidental retail sales, office of a professional person/administrative office</i>	<i>Amendment requested to allow a commercial parking garage located underground in the R4A district.</i>	The April 2022 ZBA did not capture the proposed non-residential uses that line the central plaza. Additional non-residential uses added.	CR zone added along the boundary of the central plaza at a width of 30 metres, so the non-res uses that line the plaza are permitted.	<i>Amendment required. See draft ZBA provision 2(b).</i>	see above.
By-law 141-2005 (d)	The following uses shall be permitted within a CR District:	-	-	-	-	
By-law 141-2005 (d)(i)	those uses permitted within a CR District in section 8(1)(f) , except that only the qualifications in section 8(2)1, 8(2)3 and 8(2)11 shall apply;	See below.	See below.	See below.	See below.	
By-law 141-2005 (d)(ii) - As amended by By-law 275-2014	a residential building; a parking stacker; a commercial parking garage located underground; a live-work unit which is a dwelling unit that is also used for work purposes where the resident or residents of such accommodation and any number of employees of the residents work in the dwelling unit, provided the work component is restricted to the following uses or classifications: office, studio, custom workshop, personal grooming establishment or tailoring shop; designer's studio; recycling depot, and accessory uses thereto.	No additional uses proposed in CR zone.	No change.	No change	No amendment required.	

8(1)(f) - retained per above, certain qualifications amended	apartment building, artist live/work studio, converted house, detached house, duplex, dwelling units in a building - one or more (q1), live-work unit, row house, rowplex, semi-detached duplex, semi-detached house, senior citizens' housing, triplex, crisis care facility (q3), dwelling rooms in a building - one or more, home for the aged, hostel, monastery, nunnery or religious retreat, nursing home, convalescent home or rest home, residence owned or controlled by YMCA etc., residential care facility (q3), rooming housing, tourist or guest home, university residence, parking area, parking garage, parking station (q11), private garage, club, commercial baths, concert hall, park, place of amusement, place of assembly, arena, stadiums, race track, public park, public playground, clinic, community center, community health center, day nursery, fire hall, high school or secondary school, municipal community center, performing arts studio, place of worship, police station, premises of a charitable institution etc., public art gallery, public library, public museum, public or separate elementary school, YMCA etc., college or university, clinic etc., post office, private academic, philanthropic or religious school, private hospital, psychiatric hospital, public hospital, seminary or religious mission, union hall, vocational school, auctioneers' premises, bake shop, branch of bank, brew-on-premises establishment, caterer's shop, courier shop, dry-cleaners distribution station, dry-cleaning shop, duplication shop, restaurant, retail store, service, rental or repair shop, showroom, tailoring shop, take-out restaurant, artists or photographers studio, communications and broadcasting establishment, custom workshop, data processing establishment, industrial computer service, class A laboratory, printing plant, publisher, research and development institute, software design and development establishment, office, automobile service and repair shop, automobile service station, car washing establishment, commercial parking lot (q11), class A motor vehicle repair shop, parking area, parking garage, parking station (q11), private garage, sales or hire garage, taxicab stand or station, cold storage locker plant, animal hospital, commercial bakery, commercial school, hotel, massing establishment, newspaper plant, public transit, trade school, undertaker's establishment	No additional uses proposed in CR zone.	No change.	No change	No amendment required.	
By-law 141-2005 (e)	A temporary open air market will be permitted within an area 5 metres south of Oak Street and within 5 metres north of Oak Street, or on lands zoned as "G" fronting on Oak Street.	Some market uses are anticipated within the proposed central plaza. Since the G zone has been applied to this area, no amendment is required.	No change.	No change	No amendment required.	
Residential Amenity Space						
By-law 141-2005 (f)	Residential amenity space shall be provided in accordance with section 4(12) except that:	Requirement met.	Residential amenity space is required to be located within each building. We have provided flexibility for some of that indoor amenity space to be concentrated in other buildings to provide larger amenity hubs.	No change since 2nd submission. The ZBA continues to seek flexibility with respect to the location of indoor amenity, to allow for the consolidation of amenity space in larger "hubs".	Amendment required. See draft provision 2(d).	2(d) Adding the following Section (f)(v): "Notwithstanding (f)(i) above, indoor residential amenity space that is required may be located in a different building located within Phases 4 and 5, as outlined on Map 2 of 2."

By-law 141-2005 (f)(i)	no residential amenity space located outdoors will be required;	The framework incorporates some opportunities for outdoor amenity spaces, however the desire is to carry forward this provision for flexibility in the future. Due to past variance requirements where outdoor amenity space was provided and required to count towards green roof "requirements" for TGS compliance, an amendment is requested to allow any residential amenity space provided outdoors to count as "required".	No change from initial submission	No change from initial submission	Amendment required. See draft ZBA provision 2(c).	2(c) Adding the following Section (f)(iv): "Notwithstanding (f)(i) above, any residential amenity space located outdoors that is provided within a building shall be deemed to be required for the purposes of satisfying other City of Toronto by-laws and standards."
By-law 141-2005 (f)(ii)	residential amenity space provided indoors may be provided in rooms which are not contiguous; and	The framework demonstrates that the residential amenity space requirement can be met.	No change.	No change	No amendment required.	
By-law 141-2005 (f)(iii)	residential amenity space shall only be required for buildings containing 20 or more dwelling units where access to dwelling units is by means of a common internal corridor.	The framework demonstrates that the residential amenity space requirement can be met.	No change.	No change	No amendment required.	
4(12) - retained (and amended) per above	residential amenity space in a multi-purpose room or rooms, at least one of which contains a kitchen and a washroom: 2 square metres of residential amenity space for each dwelling unit	The framework demonstrates that the residential amenity space requirement can be met.	No change.	No change	No amendment required.	
Parking						
By-law 141-2005 (g)	Parking facilities shall be provided in accordance with sections 4(5) , except that:	-	-	-	-	
By-law 141-2005 (g)(i)	notwithstanding Schedule 1 in section 4(5) , the following uses shall be subject to the following minimum standards:	-	-	-	-	
By-law 141-2005 (g)(i) A	0.4 parking spaces for each dwelling unit that is a social housing building	This parking rate can be met for social housing dwelling units in the framework.	While this parking rate can be accommodated within the framework, it is recommended that the Council-adopted maximum rates for alternative housing units in By-law 89-2022 be implemented to allow for future flexibility. It is noted that Regent Park is identified in Parking Zone Overlay Map 629 as being within Parking Zone A.	No change from 2nd submission	Amendment required. See draft provision 2(h).	2(h) Adding the following Section (g)(i)J: "Notwithstanding (g)(i)A above, for Phases 4 and 5, as outlined on Map 2 of 2, parking spaces for each dwelling unit in a social housing and/or alternative housing building shall not be subject to the minimum rate in (g)(i)A and shall be subject to a maximum rate of 0.5 parking spaces for each dwelling unit.
By-law 141-2005 (g)(i) B	1 parking space for each dwelling unit (other than alternative housing or social housing) in a building containing up to 6 dwelling units including those that are alternative housing or social housing;	Not applicable.	Not applicable.	Not applicable.	No amendment required.	
By-law 141-2005 (g)(i) C	parking spaces for each dwelling unit (other than alternative housing or social housing) in a building containing more than 6 dwelling units including those that are alternative housing or social housing shall be provided and maintained at the rate of: (1) 0.3 parking space for each bachelor unit; (2) 0.35 parking space for each one bedroom dwelling unit; (3) 0.5 parking space for each two dwelling bedroom unit; (4) 0.9 parking space for each three or more bedroom dwelling unit.	Not applicable for Phases 4 & 5.	No change. For clarity, see provision (g)(i) G below	No change. For clarity, see provision (g)(i) G below	No amendment required.	

By-law 141-2005 (g)(i) D	0.06 visitor parking spaces shall be required in respect of residential uses;	While this visitor parking rate can be accommodated within the framework, it is recommended that the Council-adopted visitor rate for market mid-rise buildings in By-law 89-2022 be implemented to allow for future flexibility. It is noted that Regent Park is identified in Parking Zone Overlay Map 629 as being within Parking Zone A. A new provision has also been requested to allow visitor parking to be located within a commercial parking garage and provided on a shared, non-exclusive basis.	No change since initial submission	No change since initial submission	Amendment required. See draft ZBA provision 2(g). (applying 89-2022 visitor rates for market units) Amendment required. See draft ZBA provision 2(m). (shared vis parking with non-res in commerical parking garage)	2(g)Adding the following Section (g)(i)I: "Notwithstanding (g)(i)D above, for Phases 4 and 5, as outlined on Map 2 of 2, visitor parking spaces shall be provided and maintained at the minimum rate of 2.0 plus 0.01 parking space per dwelling unit (other than alternative housing or social housing)." 2(m)Adding the following Section (g)(i)N: "For Phases 4 and 5, as outlined on Map 2 of 2, visitor parking spaces and parking spaces for non-residential uses may be provided on a shared, non-exclusive basis within a commercial parking garage."
By-law 141-2005 (g)(i) E	no visitor parking spaces shall be required in respect of dwelling units which are social housing building	Noted. It is intended that this provision be carried forward.	Updated to remove the visitor parking requirement from both social and alternative housing (rather than just social housing).	No change since 2nd submission	Amendment required. See draft provision 2(i).	2(i) Remove the term "social housing building" from g(i)E and replacing it with "social housing and/or alternative housing building".
By-law 141-2005 (g)(i) F	Notwithstanding (g) above, no parking facilities will be required in connection with the building known in the year 2004 as 14 Blevins Place.	Not applicable.	Not applicable.	Not applicable.	No amendment required.	
By-law 141-2005 (g)(i) G - As amended by By-law 275-2014	Notwithstanding (g)(i)C above, for Phases 3, 4 and 5, as outlined on Map 2 of 2, parking spaces for each dwelling unit (other than alternative housing or social housing) in a building containing more than 6 dwelling units including those that are alternative housing or social housing shall be provided and maintained at the rate of: (1) 0.35 parking space for each bachelor unit; (2) 0.41 parking space for each one bedroom dwelling unit; (3) 0.58 parking space for each two dwelling bedroom unit; (4) 1.04 parking space for each three or more bedroom dwelling unit.	While parking rates close to these requirements can be accommodated within the framework, it is recommended that the Council-adopted maximum rates for market residential units in By-law 89-2022 be implemented to allow for future flexibility. It is noted that Regent Park is identified in Parking Zone Overlay Map 629 as being within Parking Zone A.	No change.	No change since initial submission	Amendment required. See draft ZBA provision 2(e) and 2(f).	2(e) Removing the term "Phases 3, 4 and 5" from (g)(i)G and replacing it with "Phase 3". 2(f) Adding the following Section (g)(i)H: "Notwithstanding (g)(i)C above, for Phases 4 and 5, as outlined on Map 2 of 2, parking spaces for each dwelling unit (other than alternative housing or social housing) in a building containing more than 6 dwelling units including those that are alternative housing or social housing shall be provided and maintained at the maximum rate of: A.0.4 parking spaces for each bachelor dwelling unit up to 45 square metres and 1.0 for each bachelor dwelling unit greater than 45 square metres; B.0.5 parking spaces for each one bedroom dwelling unit; C.0.8 parking spaces for each two bedroom dwelling unit; and D.1.0 parking spaces for each three or more bedroom dwelling unit."
By-law 141-2005 (g)(ii)	parking facilities may be provided on the same lot, or on a lot within 300 metres thereof.	All parking spaces can be located on the same lot as the uses to which they are associated.	No change.	No change.	No amendment required.	

<p>Section 4(5) - retained per above</p>	<p>See By-law 438-86 for various provisions relating to the calculation of parking requirements.</p>	<p>As above, it is also desired to amend the by-law to establish a maximum rate for non-residential uses in mixed-use buildings. A suggested rate of maximum 1.0 parking space per 100m² is provided.</p> <p>In addition, a new provision has been suggested to allow for 10 percent of parking spaces to be for small cars.</p> <p>In addition, a new provision has been suggested to allow for car share parking and a reduction in residential parking requirements where car sharing is provided.</p>	<p>In response to City comments, additional provisions were added to require accessible parking spaces.</p>	<p>No change since 2nd submission</p>	<p>Amendment required. See draft ZBA provision 2(j). (Max rate for non-res)</p> <p>Amendment required. See draft ZBA provision 2(k). (small car)</p> <p>Amendment required. See draft ZBA provision 2(l). (car share)</p>	<p>2 (j) Adding the following Section (g)(i)K: "For Phases 4 and 5 as outlined on Map 2 of 2, parking spaces for non-residential uses shall be provided and maintained at the maximum rate of 1.0 parking spaces per 100 square metres of non-residential gross floor area, notwithstanding non-residential parking spaces for a government agency which shall not be subject to a maximum rate."</p> <p>2(k) Adding the following Section (g)(i)L: "For Phases 4 and 5, as outlined on Map 2 of 2, up to 10% of the provided parking spaces may be small car parking spaces."</p> <p>2(l) Adding the following Section (g)(i)M: For Phases 4 and 5, as outlined on Map 2 of 2, for each building containing residential uses, a minimum of 1 car share parking space shall be provided, which shall not be included in the calculation of maximum parking rates listed in Section (g)(i)H and Section (g)(i)J.</p>
				<p>No change since 2nd submission</p>	<p>Amendment required. See draft ZBA provision 2(n) and 2(o). (accessible parking).</p>	<p>2(n) Adding the following Section (g)(i)O: "For Phases 4 and 5, as outlined on Map 2 of 2, accessible parking spaces will be provided at a minimum rate of 5 accessible parking spaces, plus 1 accessible parking space for every 50 parking spaces or part thereof in excess of 100 parking spaces constructed after the passing of this By-law."</p> <p>2(o) Adding the following Section (g)(i)P: "For Phases 4 and 5, as outlined on Map 2 of 2, accessible parking spaces must comply with the following: A.length of 5.6 metres; B.width of 3.4 metres; C.vertical clearance of 2.1 metres; D.the entire length of an accessible parking space must be adjacent to a 1.5 metre wide accessible barrier free aisle or path as shown on Diagram 1 and Diagram 2 of By-law 579-2017; E.Accessible parking spaces must be located within 20 metres of a barrier free entrance to the building or passenger elevator that provides access to the first floor of the building."</p>
<p>By-law 141-2005 (h)</p>	<p>section 6(3) PART IV 3 and section 6(3) PART IX 1 shall apply within an R4A District.</p>	<p>-</p>	<p>-</p>		<p>-</p>	

Section 6(3) Part IV 3 - retained per above	<p>Restriction on front wall below grade and at grade integral garages.</p> <p>No person shall erect or use a building or structure for the purpose of a detached house, duplex, row house, rowplex, semi-detached duplex, semi-detached house, semi-detached triplex or triplex, having an integral private garage:</p> <p>(i) on a lot having a lot frontage less than 7.62 metres, if the floor level of the garage is located at or above grade and vehicle access to the garage is located in a wall of the building facing the front lot line, or</p> <p>(ii) on any lot, if the floor level of the garage is located below grade and vehicle access to the garage is located in a wall of the building facing the front lot line.</p>	None of these built forms are proposed.	No change.	No change	No amendment required.	
Section 6(3) Part IX 1 - retained per above	<p>Parcel must be capable of conveyance under Planning Act when permit applied for</p> <p>(a) No person shall, in an R district, erect or use a building or structure except on a parcel of land that could, at the time of application for a building permit, be conveyed in compliance with the provisions of the Planning Act.</p> <p>(b) No person shall, in an R district, erect or use more than one building or structure, together with any building or structure that is accessory thereto, on a parcel of land that complies with paragraph (a).</p> <p>(c) This regulation does not prevent:</p> <p>(i) the erection or use of an addition to an existing building or structure that is not on a parcel of land complying with paragraph (a);</p> <p>(ii) the replacement (in the case of destruction, or damage to the extent at least of 50 per cent of the value of the building before damage by fire, explosion, windstorm or Act of God, or in the case of demolition by lawful order of the Corporation, the Local Board of Health or other authority for health or sanitation reasons), of a building or structure that was not on a parcel of land complying with paragraph (a); or</p> <p>(iii) the total or partial replacement, in the case of destruction or structural damage by the infestation of termites or other wood destroying insects, of a building or structure that was not on a parcel of land complying with paragraph (a).</p>	Not applicable.	No change.	No change	No amendment required.	
Loading						
By-law 141-2005 (i)	loading facilities shall be provided in accordance with Section 4(8) , except that:	-			-	

By-law 141-2005 (i)(i)	for a block of land surrounded by public streets on all sides that includes more than one building containing 30 or more dwelling units, not more than 1 loading space - Type G shall be required to service all buildings containing 30 or more dwelling units on that block of land;	This provision will be carried forward and has been implemented in the framework - at least to the extent that market buildings in the same block will share a Type G space and TCHC buildings in the same block with share a Type G space.	No change.	Loading per block has been clarified in the by-law to reflect comments from Transportation services.	<i>Amendment required. See draft ZBA provision 2(p).</i>	(p)Adding the following Section (i)(iii): "For Phases 4 and 5, as outlined on Map 2 of 2, the following minimum loading requirements shall apply: A.for the block located west of Street G as identified on Map 1 of 2, not more than 1 loading space - Type G shall be required; B.for the block bounded by Gerrard Street East, Sackville Street, Oak Street, and Street G as identified on Map 1 of 2, 1 loading space - Type G and 1 loading space -Type B shall be required; C.for the block bounded by Gerrard Street East, Sumach Street, Oak Street, and Sackville Street as identified on Map 1 of 2, 1 loading space - Type G and 1 loading space -Type B shall be required to the west of the area zoned "G" on Map 1, and 1 loading space - Type G and 1 loading space -Type B shall be required to the east of the area zoned "G" on Map 1; D.for the block bounded by Gerrard Street East, Street J, Oak Street, and Sumach Street as identified on Map 1 of 2, 1 loading space - Type G and 1 loading space -Type B shall be required; E.for the block bounded by Gerrard Street East, River Street, Oak Street, and Street J, 1 loading space - Type G and 1 loading space -Type B shall be required
By-law 141-2005 (i)(ii)	a loading space - Type G shall only be required for buildings containing 30 or more dwelling units where access to dwelling units is by means of a common internal corridor.	Noted. No amendment required.	No change.	No change.	<i>No amendment required.</i>	
<i>Section 4(8) - retained per above</i>	<i>See By-law 438-86 for various provisions relating to the provision of loading spaces.</i>	Each of the proposed development plots contain 1 building (per tenure) that contains 1 Type G and 1 Type C loading spaces, but no Type B spaces. A new provision is requested to allow the Type C spaces to satisfy any Type B requirements and to allow for similar building sharing of spaces similar to that permitted by (i)(i)	No change.	Loading per block has been clarified in the by-law to reflect comments from Transportation services.	<i>Amendment required. See draft ZBA provision 2(p).</i>	see above.
Setbacks						
By-law 141-2005 (j)(i)	Buildings or structures located within an R4A or CR District within the Regent Park Area containing dwelling units or dwelling rooms shall comply with the window separation requirements in Section 8(3) PART II 1(a) .	-			-	
<i>Section 8(3) Part II 1(a) - retained per above</i>	<i>Window separation (a) No person shall erect or use a residential building or a mixed-use building on a lot in a CR or Q district in which a window of a dwelling unit (other than a window of a kitchen or bathroom) or a window of a dwelling room in the building is closer than: (i) 11 metres to a window of another dwelling unit (other than a window of a kitchen or bathroom) or a window of a dwelling room on the same lot; or (ii) 5.5 metres to a wall, or to a lot line that is not a street line or that does not abut a public park or a UOS district.</i>	As indicated on the Site Plan drawing, a minimum separation distance of 11 metres between buildings is proposed to ensure windows can be provided in most locations.	No change.	No change	<i>No amendment required.</i>	
By-law 141-2005 (j)(ii)	section 4(14) shall apply within the Regent Park Area.					

Section 4(14)(a) - retained per above	Subject to paragraph (b), no person shall erect or use a building or structure on a lot closer to the original centre line of a public lane than: (i) 2.5 metres, where the lot is in an R or G district; (ii) 3 metres, where the lot is in a CR, MCR, RA, Q, I, IC or Tr district and the lot abutting the other side of the public lane is also in a CR, MCR, RA, Q, I, IC or Tr district; or (iii) 3.5 metres, where the lot is in a CR, MCR, RA, Q, I, IC or Tr district and the lot abutting the other side of the public lane is in an R or G district.	No public lanes are contemplated.	No change.	No change	No amendment required.	
Section 4(14)(b) - retained per above	Paragraph (a) shall not apply to the erection or use of a portion of a building or structure which is vertically projected above a legally constructed building or structure.	Not applicable.	No change.	No change	No amendment required.	
Section 4(14) Note - retained per above	For the purpose of this subsection, "public lane" means a public thoroughfare having a width of less than 6 metres.	Not applicable.	No change.	No change	No amendment required.	
By-law 141-2005 (j)(iii) - As amended by By-law 275-2014	For buildings fronting onto Dundas Street East, Parliament Street, River Street or Gerrard Street East, buildings shall be set back a minimum of 4.0 metres at grade from the property line;	As indicated on the Site Plan drawing, this minimum setback to Gerrard and River Streets has been met. However, in recognition of the potential for a future road widening along Gerrard to accommodate for new bike lanes, an amendment is required to reduce the setback on Gerrard in that potential future scenario.	No change.	Setbacks from Gerrard and River have been revised to 3.0 m	Amendment required. See draft ZBA provision 2(q).	(q)Adding the following Section (j)(v): "Notwithstanding (j)(iii) above, buildings fronting onto Gerrard Street East and River Street shall be set back a minimum of 3.0 metres at grade from the property line."
By-law 141-2005 (j)(iv) - As amended by By-law 275-2014	For all other buildings in Regent Park, buildings shall be set back a minimum of 3.0 metres at grade from the property line along public streets.	As indicated on the Site Plan drawing, the minimum setback requirement has been met in all locations.	With the introduction of Street J (Tubman Extension) as a public street, an amendment to this provision is required to permit a 2.0 metre setback at grade from the property line along Street J.	Setbacks from Street J (Tubman Extension) has been increased to 3.0 and therefore no amendment is required for setbacks from Street J. With the introduction of Street G as a public street, a 0.75 metre setback has been added.	Amendment required. See draft ZBA provision 2(r).	(r)Adding the following Section (j)(vi): "Notwithstanding (j)(iv) above, north of Oak Street buildings shall be set back a minimum of 0.75 metres above ground from the property line along Street G identified on Map 1 of 2."
Height						
Building Height						
By-law 141-2005 (k)	Maximum height shall be in accordance with section 4(2) , except that:	-			-	

<p>By-law 141-2005 (k)(i) - As amended by By-law 275-2014</p>	<p>One tower may be located within each Permitted Tower Area as shown on Map 1 of 2 up to a maximum height of 60 metres for a Type A and Type A1 Tower, 75 metres for a Type B1 tower, 77 metres for a Type B and B2 tower, and 88 metres for a Type C and C1 Tower provided that the residential gross floor area, the non-residential gross floor area, or any combination thereof of any floor located above a height of 30 metres does not exceed 800 square metres for a Type A, B and C Tower or 750 square metres for a Type A1, B1 and C1 Tower. (By-law 275-2014)</p>	<p>The proposed tower heights do not conform with these Tower Types and are located outside of the existing Permitted Tower Areas. As such an amended Map 1 has been provided and this provision is required to be amended to address the new Tower Types on the new Map 1.</p>	<p>Further amendments to this provision are required to reflect the revised proposal. Revised zoning maps are included as part of this resubmission.</p>	<p>Further amendments to this provision are required to reflect the revised proposal. Revised zoning maps are included as part of this resubmission.</p>	<p>Amendment required. See draft ZBA provision 2(s).</p>	<p>(s)Deleting Section (k)(i) in its entirety and replacing it with the following Section (k)(i):</p> <p>“One tower may be located within each Permitted Tower Area as shown on Map 1 of 2 up to a maximum height as follows, provided that the residential gross floor area, the non-residential gross floor area, or any combination thereof of any floor located above a height of 32 metres does not exceed 800 square metres for a Type A, B, C, D, E, F, G, H, I and J Tower or 750 square metres for a Type A1, B1, C1 Tower:</p> <p>A.60 metres for a Type A and Type A1 Tower; B.75 metres for a Type B1 Tower; C.77 metres for a Type B and B2 Tower; D.88 metres for a Type C and C1 Tower; E.90 metres for a Type D Tower; F.138 metres for a Type E Tower; G.83 metres for a Type F Tower; H.70 metres for a Type G Tower; I.125 metres for a Type H Tower; J.136 metres for a Type I Tower; or K.109 metres for a Type J Tower.”</p>
<p>By-law 141-2005 (k)(ii) - As amended by By-law 275-2014</p>	<p>For Phases 3, 4 and 5, as outlined in Map 2 of 2, no building shall contain more than: A. 6 storeys above grade within a 22 metre height district; or B. 10 storeys above grade within a 30 metre height district. (By-law 275-2014)</p>	<p>The proposed building heights do not align with the previous height district categories. As such an amendment to this provision is suggested to recognize the additional height districts added through the updated Height Map.</p>	<p>Further amendments to this provision are required to reflect the revised proposal. Revised zoning maps are included as part of this resubmission.</p>	<p>Further amendments to this provision are required to reflect the revised proposal. Revised zoning maps are included as part of this resubmission.</p>	<p>Amendment required. See draft ZBA provision 2(t).</p>	<p>(t)Deleting Section (k)(ii) in its entirety and replacing it with the following Section (k)(ii):</p> <p>“For Phases 3, 4 and 5, as outlined in Map 2 of 2, no building shall contain more than: A.6 storeys above grade within a 22 metre height district in Phase 3; B.10 storeys above grade within a 30 metre height district in Phase 3; C.6 storeys above grade within a 30 metre height district in Phase 4 and 5; D.7 storeys above grade within a 28 metre height district in Phase 4 and 5; E.8 storeys above grade within a 31 metre height district in Phase 4 and 5; F.9 storeys above grade within a 34 metre height district in Phase 4 and 5; G.10 storeys above grade within a 37 metre height district in Phase 4 and 5; H.11 storeys above grade within a 40 metre or 44 metre height district in Phase 4 and 5; or I.12 storeys above grade within a 45 metre height district in Phase 4 and 5;</p>

By-law 141-2005 (k)(iii) - As amended by By-law 275-2014	Within a Permitted Tower Area as shown on Map 1 of 2, no building shall contain more than: A. 20 storeys above grade for a Type A1 Tower; B. 22 storeys above grade for a Type B1 Tower; C. 25 storeys above grade for a Type B2 Tower; or D. 30 storeys above grade for a Type C1 Tower. (By-law 275-2014)	As with (k)(i), the proposed towers do not confirm with the existing Tower Type definitions. As such, an amendment to this provision is required to secure a number of storeys for the new proposed Tower Types.	Further amendments to this provision are required to reflect the revised proposal. Revised zoning maps are included as part of this resubmission.	Further amendments to this provision are required to reflect the revised proposal. Revised zoning maps are included as part of this resubmission.	Amendment required. See draft ZBA provision 2(u).	(u)Deleting Section (k)(iii) in its entirety and replacing it with the following Section (k)(iii): "Within a Permitted Tower Area as shown on Map 1 of 2, no building shall contain more than: A.20 storeys above grade for a Type A1 Tower; B.22 storeys above grade for a Type B1 Tower; C.25 storeys above grade for a Type B2 Tower; D.30 storeys above grade for a Type C1 Tower; E.26 storeys above grade for a Type D Tower; F.39 storeys above grade for a Type E Tower; G.22 storeys above grade for a Type F Tower; H.18 storeys above grade for a Type G Tower; I.35 storeys above grade for a Type H Tower; J.38 storeys above grade for a Type I Tower; or K.28 storeys above grade for a Type J Tower.
Section 4(2) - retained per above	See By-law 438-86 for height provisions. It is noted that most of these are replaced by the height projection provisions noted below.	No issues.	No change.		No amendment required.	
Height Projections						
By-law 141-2005 (l)	Subsection (k) does not prevent the erection or use of the following:	-			-	
By-law 141-2005 (l)(i)	A stair tower, elevator shaft, or other heating, cooling or ventilating equipment or window washing equipment or electrical energy generating equipment on the roof of the building or a fence, wall or structure enclosing such elements, provided: A. the maximum vertical extent of such elements or enclosure above the permitted height is no greater than 6 metres; B. the aggregate horizontal area of such elements, including the area contained within an enclosure, does not exceed 40% of the area of the roof of the building; and C. the width of any such elements, including the width of an enclosure, located within six metres of a lot line that is a street line, does not exceed 30% of the width of the main wall of the building facing the lot line provided the width is to be measured parallel to the lot line boundary.	This level of detail has not been designed yet - the existing by-law permissions should be sufficient.	No change.	Added a provision to permit a canopy along the east-west corridor.	Amendment require. See draft ZBA provision 2(w).	(w)Adding the following Section (l)(v): "a canopy, either freestanding or attached to a building, that may be up to 10 metres in height."
By-law 141-2005 (l)(ii)	structures identified in Section 4(2)(a)(ii) , subject to the limitations contained therein;	-			-	
4(2)(a)(ii) - retained per above	a structure, on the roof of the building, used for outside or open air recreation, safety or wind protection purposes, provided: A. the maximum height of the top of the structure is no higher than the sum of three metres and the height limit applicable to the lot; B. no part of the structure is less than two metres from an adjacent outside wall or a vertical projection of the wall; and C. the structure does not enclose space so as to constitute a form of penthouse or other room or rooms;	No issues.	No change.	No change.	No amendment required.	
By-law 141-2005 (l)(iii)	parapets to a maximum vertical projection of 1.00 metre;	No issues.	No change.	No change.	No amendment required.	

By-law 141-2005 (l)(iv)	a chimney stack for a district energy, heating and cooling plant, which has been approved by the Ministry of Environment.	Existing chimney stack for Boiler Housing building is proposed to be retained. Amendment suggested to permit decommissioned chimney stack as a permitted projection.	No change since initial submission	No change since initial submission	Amendment required. See draft ZBA provision 2(v).	(v). Deleting Section (l)(iv) in its entirety and replacing it with the following Section (l)(iv): "a chimney stack for a district energy, heating and cooling plant, which has been approved by the Ministry of Environment or a decommissioned chimney stack incorporated into an adaptively re-used or new building."
Holding Provision						
By-law 141-2005 (m)	Where the zoning for an R4A, G or CR District within the Regent Park Area is followed by an "h" holding symbol, permitted uses prior to the removal of the "h" shall be limited to those uses permitted by paragraphs (a), (b), (c), (d) and (e) above for the respective Districts, provided:	No issues.	No change.	No change.	No amendment required.	
By-law 141-2005 (m)(i)	Such uses are: A. located within a building existing on February 1, 2 and 3, 2005, or an addition thereto not exceeding 10% of the residential gross floor area, non-residential gross floor area, or any combination thereof; or B. located within a new building of less than 750 square metres in residential gross floor area, non-residential gross floor area, or any combination thereof.	No issues.	No change.	No change.	No amendment required.	
By-law 141-2005 (m)(ii)	All other provisions of this exception are complied with.	No issues.	No change.	No change.	No amendment required.	
Mixed Use Zone Provisions						
By-law 141-2005 (n)	Section 8(3) PART II 3, 8(3) PART XI 1, and 8(3) PART XI shall apply within a CR District.	See below.	No change.	No change.	See below.	
8(3) Part II 3 retained per above.	<i>Separation of propane tank from R district No person shall erect or use a tank for the storage of propane for sale at an automobile service station within 7.5 metres of an R district unless the tank is separated from the R district by an unpierced wall or fence of non-combustible construction having a height of 1.7 metres above the level of the ground adjoining the tank.</i>	No issue.	No change.	No change.	No amendment required.	
8(3) PART XI 1 retained per above.	<i>Restrictions on CR or MCR buildings and structures and non-residential uses: flank age adjoining R district or separated by less than 12 metre street: CR or MCR district Where a CR or MCR district, or a portion thereof, fronts on one street and has a flankage on another street, and the flankage either adjoins an R district or is separated therefrom by a street less than 12 metres in width, no person shall: (i) on a lot in the CR or MCR district, erect or use a CR or MCR building or structure fronting on or gaining an entrance from the flanking street, except a service entrance, an entrance to a residential portion of the building or structure or an entrance or exit required by the Ontario Building Code, or (ii) use the lot for a non-residential use in a CR or MCR building that gains an entrance from the flanking street. For the purpose of determining the flankage of a CR or MCR district, or portion thereof, the boundary of the CR or MCR district, or portion of the CR or MCR district, that abuts a street and also adjoins an R district or is separated therefrom by a street less than 12 metres in width is</i>	Not applicable.	No change.	No change.	No amendment required.	

8(3) PART XI 2 retained per above.	No person shall on any lot in a CR or MCR district erect or use any building or any portion thereof for any commercial use unless: (i) the main floor is located within 0.2 metres of the sidewalk level directly opposite the door to every commercial unit, except for an automobile service station of a non-residential gross floor area of less than 20 square metres; (ii) the main floor level has a depth of not less than 7.5 metres measured from the main front wall of the building and a width of at least 60% of any street frontage of the building, except for an automobile service station of a non-residential gross floor area of less than 20 square metres; and (iii) all exterior entrance doors, other than service entrance doors, which provide access to a commercial use within the building, shall be directly accessible from the public sidewalk by a level surface or a ramp not exceeding a gradient of 4 in 95 (4%).	No issue.	No change.	No change.	No amendment required.	
Provisions Applying to All Zones						
By-law 141-2005 (o)	Sections 4(10), 4(11) and 4(13) and section 6(3) PART IX 1 shall apply within the Regent Park Area.	See below.	No change.	No change.	See below.	
Entrances & Exits: Slopes and Widths						
4(10)(a) - retained per above	No person shall, except on a lot containing one of the classes of building listed hereunder, construct or use a driveway or passageway intended for motor vehicles where a portion of the surface of the driveway or passageway within a distance of six metres of a street line is at an elevation higher than 0.30 metres above, or at an elevation lower than 0.30 metres below, the average elevation of the portion of the street abutting the driveway or passageway, and the lateral boundaries of the driveway or passageway shall, within the distance of six metres and except in so far as a lateral boundary may be affected by the operation of subsection (16), be constructed at right angles to the street.	No issues.	No change.	No change.	No amendment required.	
4(10)(b) - retained per above	Paragraph (a) does not apply to a lot containing a detached house, a semi-detached house, a row house, a duplex, a triplex, a semi-detached duplex, a semi-detached triplex, a rowplex, a converted house, a converted dwelling and rooming house, or a rooming house.	No issues.	No change.	Per comments received from City, this reference was updated.	No amendment required.	
4(10)(c) - retained per above	Subject to paragraph (a), no person shall construct or use, other than on a lot containing one of the classes of building mentioned in paragraph (b), a driveway or passageway intended for motor vehicles having a portion thereof inclined at a slope of greater than three metres vertical to each 20 metres horizontal (15%).	No issues.	No change.	No change.	No amendment required.	

4(10)(d) - retained per above	A motor vehicle entrance to or exit from a building or structure, other than any class of building set out in paragraph (b), that leads to a parking facility containing two or more parking spaces or to loading facilities and which entrance or exit is in a wall facing a street shall have a minimum width of: (i) where the wall abuts the street line, 5.2 metres; or (ii) where the wall is 6.0 metres or more from the street line, 3.0 metres; or (iii) where the wall is less than 6.0 metres from the street line, (3.0 + y) metres, where: y metres/2.2 metres : 6.0 metres - distance of wall from the street in metres/6.0 metres	No issues.	No change.	No change.	No amendment required.	
Residential Buildings: Frontage on a Public Highway, Minimum Front Lot Line, House Behind a House						
4(11)(a) - retained per above	No person shall erect or use a residential building otherwise than on a lot having a minimum front lot line of 3.5 metres fronting or abutting a highway assumed for public highway purposes, other than a lane laid out in the rear of lands abutting a highway or an outlet connecting the lane with a highway.	No issues.	No change.	No change.	No amendment required.	
4(11)(b) - retained per above	No person shall erect or use a residential building in the rear of another building.	No issues.	No change.	No change.	No amendment required.	
4(11)(c) - retained per above	No person shall erect or use a building in front of another building as to produce the condition of a residential building in the rear of another building.	No issues.	No change.	No change.	No amendment required.	
4(11)(d) - retained per above	Paragraphs (b) and (c) do not prevent the erection of additions to the front or rear of an existing building provided the additions are so located and constructed as to form a part of and be used in conjunction with the original building.	No issues.	No change.	No change.	No amendment required.	
4(11)(e) - retained per above	For the purposes of this subsection, residential building includes a hotel and the residential portion of a mixed-use building.	No issues.	No change.	No change.	No amendment required.	
Bicycle Parking Spaces and Shower-Change Facilities: When Required, Number, Location and Type						
4(13)(a) - retained per above	Subject to paragraphs (b), (c) and (d), no person shall erect or use a building or structure in any use district for a purpose listed below unless bicycle parking spaces and/or shower - change facilities are provided and maintained, on the same lot as the building, at least to the extent prescribed in the following table: - dwelling units in a building containing 10 or more dwelling units, other than senior citizens' housing: 0.75 bicycle parking spaces for each dwelling unit, or a fraction thereof equal to or greater than 0.5, to a maximum of 200 bicycle parking spaces; - uses listed in sections 8(1)(f)(b)(iv), (v) and (vi), in a building located in any use district and where the combined nonresidential gross floor area used for those purposes is equal to or greater than 2 000 square metres: 6 bicycle parking spaces, or one bicycle parking space for every 1 250 square metres of net floor area or fraction thereof equal to or greater than 0.5, whichever is greater - uses listed in sections 8(1)(f)(b)(iv), (v) and (vi), in a building located in any use district and where the combined nonresidential gross floor area used for those purposes is equal to or greater than 20 000 square metres: 1 shower-change facility for each gender	As the TGS now required substantially more bicycle parking than this by-law requirement, an amendment is suggested to remove the "cap" of 200 bicycle spaces.	No change.	As requested by the City, additional provisions were added to update bicycle parking requirements to reflect 569-2013.	Amendment required. See draft ZBA provision 2(x).	“(x)Adding the following Section (j)(p): Bicycle parking spaces shall be provided in accordance with section 4(13) except that: [Please refer to the draft ZBA, the number of provisions are too long to fit within this table.]

4(13)(b) - retained per above	The requirements of paragraph (a) shall not apply to any floor space used on or before July 20, 1993.	No issue.	No change.		No amendment required.	
4(13)(c) - retained per above	The bicycle parking spaces required by paragraph (a) shall be provided in the following proportion: 80 percent as bicycle parking space - occupant and 20 percent as bicycle parking spaces - visitor.	No issue.	No change.		No amendment required.	
4(13)(d) - retained per above	Not more than 50 per cent of bicycle parking spaces - occupant shall be provided in a manner that requires a person to park the bicycle in a vertical position.	To better align with current designs for bicycle parking facilities, an amendment is required to allow all bicycle parking spaces to be provided in vertical, horizontal or stacked positions.	No change.	As requested by the City, additional provisions were added to update bicycle parking requirements to reflect 569-2013.	Amendment required. See draft ZBA provision 2(x).	“(x)Adding the following Section (j)(p): Bicycle parking spaces shall be provided in accordance with section 4(13) except that: [Please refer to the draft ZBA, the number of provisions are too long to fit within this table.]
4(13)(e) - retained per above	Bicycle parking spaces required by paragraph (a) shall not be provided within a dwelling unit or a balcony thereof nor within commercial suites.	No issue.	No change.		No amendment required.	
Part XI - Exceptions to Permitted Uses: Restrictions on Use						
section 6(3) PART IX 1	1. Parcel must be capable of conveyance under Planning Act when permit applied for (a) No person shall, in an R district, erect or use a building or structure except on a parcel of land that could, at the time of application for a building permit, be conveyed in compliance with the provisions of the Planning Act. (b) No person shall, in an R district, erect or use more than one building or structure, together with any building or structure that is accessory thereto, on a parcel of land that complies with paragraph (a). (c) This regulation does not prevent: (i) the erection or use of an addition to an existing building or structure that is not on a parcel of land complying with paragraph (a); (ii) the replacement (in the case of destruction, or damage to the extent at least of 50 per cent of the value of the building before damage by fire, explosion, windstorm or Act of God, or in the case of demolition by lawful order of the Corporation, the Local Board of Health or other authority for health or sanitation reasons), of a building or structure that was not on a parcel of land complying with paragraph (a); or (iii) the total or partial replacement, in the case of	No issue.	No change.		No amendment required.	
Definitions						

		<i>Amendment to provide definition for var sharing and car share parking space</i>	<i>No change since initial submission</i>	<i>No change since initial submission</i>	<i>Amendment required. See draft ZBA provision 3(ix) and 3(x).</i>	(ix)car-sharing means the practice where a number of people share the use of one or more motor vehicles that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of motor vehicles to be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; (x)car-share parking space means a parking space that is reserved and actively used for car-sharing;
		<i>Amendment to provide definition for small car parking space.</i>	<i>No change since initial submission</i>	<i>No change since initial submission</i>	<i>Amendment required. See draft ZBA provision 3(xi).</i>	(xi)small car parking space shall mean a parking space having a minimum unobstructed area of 2.4 metres wide by 5.0 metres long which is readily accessible at all times for the parking and removal of a motor vehicle without the necessity of moving another motor vehicle.
		<i>Amendment to provide definition for stacked bicycle parking space.</i>	<i>No change since initial submission</i>	<i>No change since initial submission</i>	<i>Amendment required. See draft ZBA provision 3(xii).</i>	(xii)stacked bicycle parking space shall mean a horizontal bicycle parking space that is positioned above or below another bicycle parking space and is equipped with a mechanical device providing floor level access to both bicycle parking spaces and has horizontal dimensions of a least 0.4 metres by 1.8 metres and a vertical dimension of at least 1.2 metres per bicycle parking space.

Additional Sections Not Referenced in By-law 141-2005, as amended

4(17) - Parking Space Dimensions	<i>See By-law 438-86 for various provisions relating to the size of parking spaces.</i>	<i>While the current plans meet the parking space requirement, an amendment is suggested to allow 10% small car spaces to allow for future flexibility resulting from construction or design related issues.</i>	<i>No change since initial submission</i>	<i>No change since initial submission</i>	<i>Amendment required. See draft ZBA provision 2(k) and 3(x).</i>	2(k) Adding the following Section (g)(i)L: "For Phases 4 and 5, as outlined on Map 2 of 2, up to 10% of the provided parking spaces may be small car parking spaces."
2(1) - definition of "lot"	See By-law 438-86		Requesting that underground construction can take place prior to services being in place.	<i>No change since 2nd submission</i>	<i>Amendment required. See draft ZBA provision 5.</i>	5.No person shall use any land or erect any building or structure, except for below-grade construction and foundations, unless the following municipal services are provided to the lot line and the following provisions are complied with: (a)all future road blocks (to be conveyed as new public roads) have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and (b)all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational;