

July 21, 2025

Mr. Michel Bellemare

Secretary-Treasurer
Committee of Adjustment
101 CentrepoinTE Drive, Fourth Floor
Ottawa, ON K2G 5K7

**RE: Minor Variance Application
365 Forest Street**

Dear Mr. Bellemare,

11061917 Canada Inc. ("the Owner") has retained Fotenn Planning + Design ("Fotenn") to prepare and submit this Minor Variance application for the property municipally known as 365 Forest Street in the City of Ottawa (the "subject site").

The intent of the Minor Variance application is to seek relief from Schedule 473, which establishes a maximum building height of 41 metres and 12 storeys.

Ottawa City Council approved a Zoning By-law Amendment (ZBLA), including Schedule 473, on April 26, 2023, to permit two 12-storey buildings. Since then, the Client has elected to add additional amenity spaces to each building for use by future residents.

While the building height will continue to fit within the 41-metre height limit, the addition of new rooftop amenity spaces represents a 13th storey on the building, exceeding the 12-storey maximum in the height schedule. As enclosed spaces qualify as a "storey" under the Zoning By-law definitions, a Minor Variance is required to permit this proposed change.

Please find enclosed the following material in support of the application:

- / Application Form;
- / This cover letter explaining the nature of the application (1 copy);
- / Architectural materials:
 - Site Plan;
 - Elevations;
 - Roof Plans;
- / In lieu of a Tree Information Report (TIR): Tree Conservation Report and Landscape Plan, prepared by James B. Lennox & Associates, dated July 15, 2025, drawing no. L.1; and
- / Topographic Plan of Survey of Lot 41, Part of Lots 42, 56 and 57, Registered Plan 311, City of Ottawa, Surveyed by Annis, O'Sullivan, Vollebakk Ltd., dated November 25, 2024.

Please contact the undersigned at nahal@fotenn.com with any questions or requests for additional material.

FOTENN

Committee of Adjustment
Received | Reçu le

2025-07-22

City of Ottawa | Ville d'Ottawa
Comité de dérogation

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Sincerely,

A handwritten signature in black ink that reads "Jaime Posen". The signature is written in a cursive style with the first and last names clearly legible.

Jaime Posen, RPP MCIP
Principal

A handwritten signature in black ink that reads "Tamara Nahal". The signature is written in a cursive style with the first and last names clearly legible.

Tamara Nahal, RPP MCIP
Planner

1.0

Introduction

Fotenn Planning + Design (“Fotenn”) has been retained by 11061917 Canada Inc. (“the Owner”) to prepare a Planning Rationale in support of a Minor Variance for the property municipally known as 365 Forest Street (the “subject site”).

The intent of the Minor Variance is to permit an increase in the maximum number of storeys established in Height Schedule 473 from 12 to 13 storeys. The additional storey will enable the development of additional floor space on the rooftop of the two proposed buildings on the subject site to provide enhanced amenity space for future tenants.

City Council approved a Zoning By-law Amendment (ZBLA) on April 26, 2023 to permit two 12-storey buildings. The approved Zoning Schedule 473 and site-specific Exception details are included as Appendix A and Appendix B, respectively. A Site Plan Control (SPC) application was subsequently submitted and approved, with a signed Delegated Authority Report (DAR) dated April 18, 2024.

Since receiving the signed DAR, the Owner reviewed the plans and determined that additional amenity spaces would be beneficial for future tenants. Both buildings have been redesigned to better utilize the rooftops as amenity space for residents. While rooftop amenity space is permitted, full functioning of the amenity spaces warrants the inclusion of limited indoor spaces at the rooftop level.

Under zoning definitions, the proposed enclosed rooftop spaces qualify as additional “storeys,” increasing the building height from the approved 12 storeys to 13 storeys. Consequently, the additional building height requires a Minor Variance, as well as an adjustment to the details of the Site Plan approval.

Improvements to the rooftop amenity spaces include:

- / Tower A: proposed enclosed amenity space; and
- / Tower B: proposed pool, associated changerooms and washrooms, and enclosed amenity space.

1.1 Subject Site

The subject site is located on the south side of Richmond Road, north of Carling Avenue, in the Britannia community in the City of Ottawa. The site has an area of 5,433.2 square metres, with 38.49 metres of frontage on Richmond Road, 98.34 metres of frontage along Forest Street and 80.77 metres of frontage along Bond Street.

The former property at 1420 Richmond Road is presently vacant and was previously developed with an automobile service shop, while the former property at 2583 Bond Street is vacant following its former use as a tire shop. The balance of the subject site is used for surface parking. Currently, vehicular access is provided to the subject site through multiple accesses from Richmond Road, Forest Street, and Bond Street.



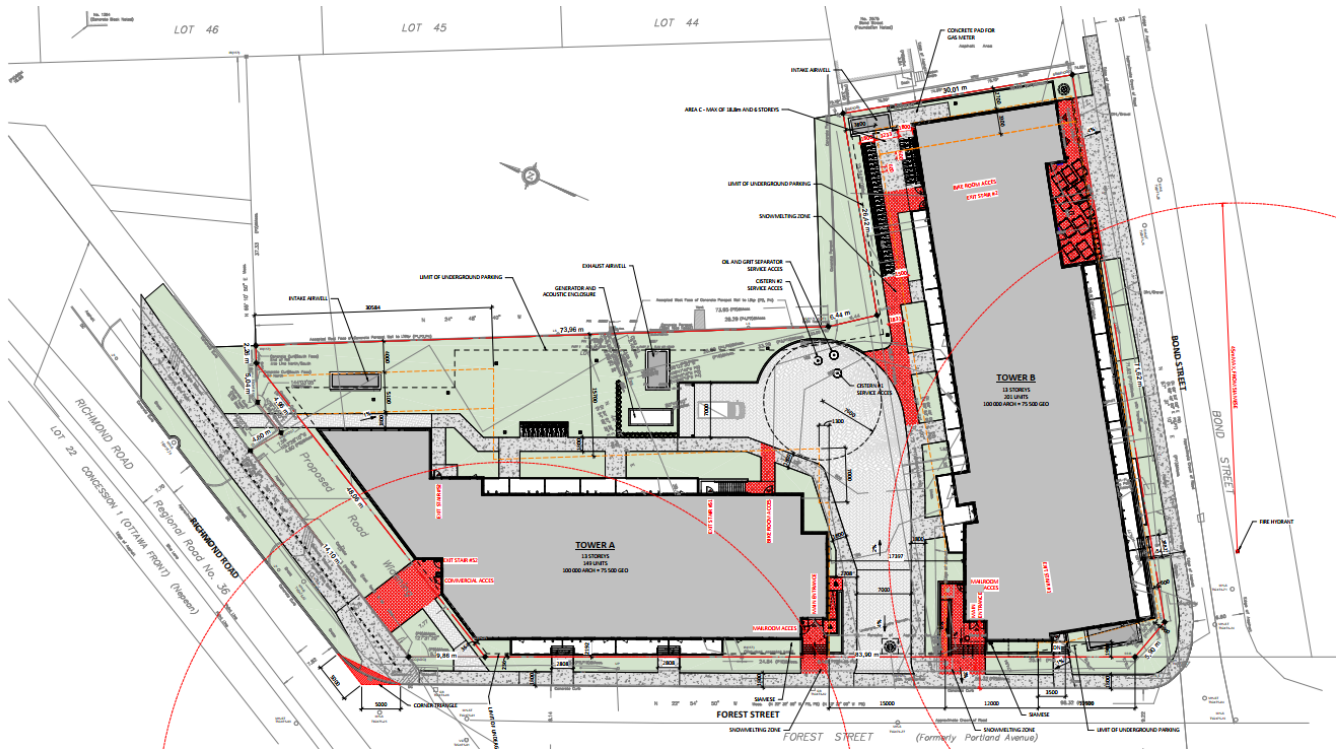
Figure 1: Subject site and surrounding area

Sidewalks are provided along the Richmond Road frontage, along with a dedicated grade-separated cycle track running parallel to Richmond Road. Pedestrian or cycling infrastructure are not currently provided on the Forest Street or Bond Street frontages of the subject site. A future road widening on Richmond Road has been accounted for in the Site Plan design and is shown on the Survey as well.

Elevated hydro distribution lines are present in the public right-of-way adjacent to the west and south property lines. The wooden poles also feature light standards to illuminate Forest Street and Bond Street. One dedicated light standard is located in the Richmond Road right-of-way adjacent to the north side of the site.

Proposed Development

Two 13-storey buildings are proposed, with one (1) being a mixed-use building and the other being a wholly residential building. Tower A is proposed to be a mixed-use building and fronts onto Richmond Road and Forest Street, while Tower B is proposed to be a residential building, and fronts onto Bond Street. Figure 2 below shows the proposed Site Plan.



A total of 350 units are proposed, with 10% of the units designated to be affordable in accordance with the Canada Mortgage and Housing Corporation (CMHC) definition. The proposed unit mix is summarized below in Table 1.

Table 1: Proposed unit mix

Unit Type	Tower A	Tower B	Total	%
Studio	15	19	34	10%
1 bed	66	83	149	43%
1+den	25	42	67	19%
2 bed	20	39	59	17%
2+den	19	16	35	10%
3 bed	4	2	6	2%
Total	149	201	350	100%

Tower A includes retail space at-grade, facing Richmond Road, shown below in Figure 3. Two commercial retail spaces are provided with a total area of 307 square metres.

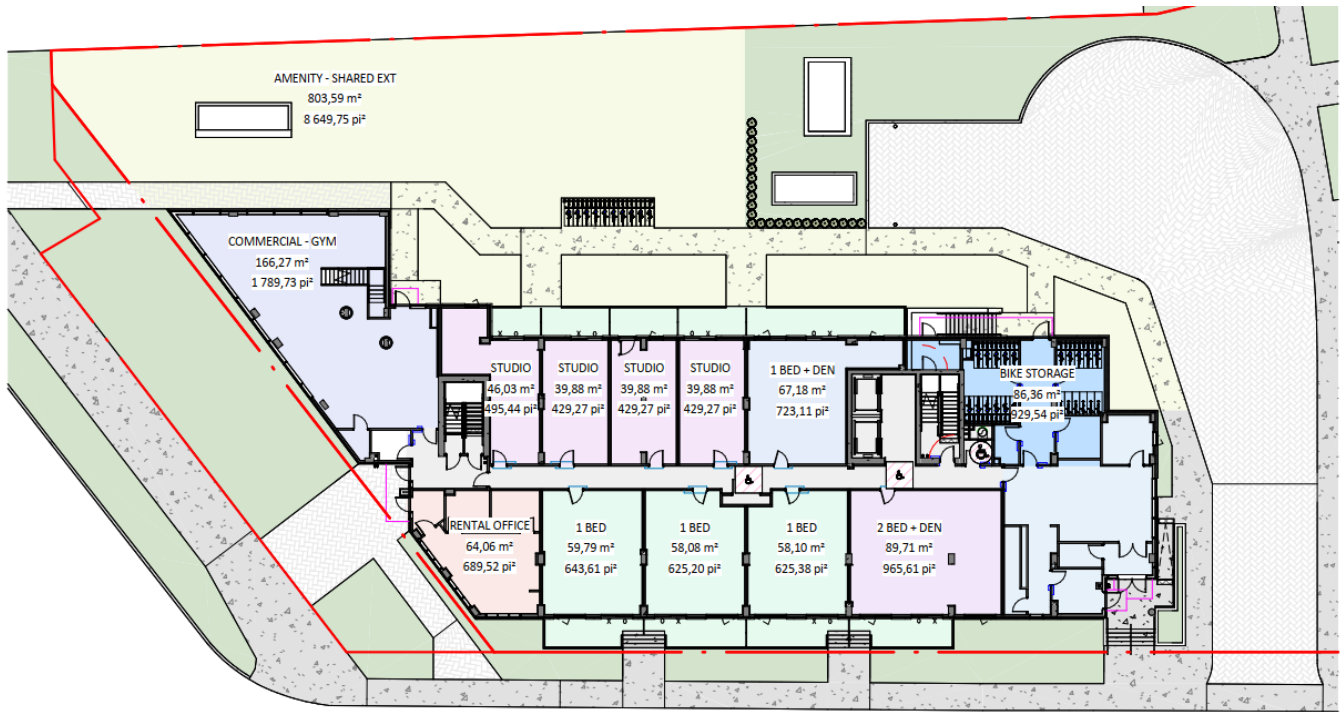


Figure 3: Ground Floor Plan of Tower A, prepared by PMA Architectes, dated July 4, 2025.

A total of 298 vehicle parking spaces are proposed, with 265 for residents and 33 for visitors. Due to the site's proximity to the Lincoln Fields LRT Station, it is located within Area X of Schedule 1A of Zoning By-law, and consequently there is no minimum requirement for resident parking. The proposed development satisfies the required minimum number of visitor parking spaces. As well, at 298 parking spaces, the proposed development is well below the maximum combined parking rate of 613 parking spaces.

A total of 182 bicycle parking spaces are proposed, exceeding the minimum required rate of 0.5 bicycle parking spaces per dwelling unit (175 bicycle parking spaces). Bicycle parking is primarily provided indoors in secure bicycle parking rooms, with parking spaces also provided at-grade outdoors.

2.1 Proposed Changes to Building Height

An increase in building height is requested for both approved high-rise buildings in the development, from the approved 12 storeys to 13 storeys. Zoning Schedule 473, which was enacted as part of the site-specific Zoning By-law Amendment for the site and is currently in effect, permits a maximum height of 41 metres and 12 storeys.

While the number of storeys is proposed to be increased, the revised massing of the building will continue to fit within the 41-metre limit. Consequently, a variance is only required to the provision on Schedule 473 establishing a maximum number of storeys.

2.2 Proposed Architectural Changes

Although an additional storey will be added to each building, the perceived impacts will be minimal. The additional storey is only visible from Richmond Road from certain angles, such as from the northeast of the site, as shown in Figure 4. By contrast, the additional storey is not visible from across Richmond Road to the northeast, as shown in Figure 5. When viewed from Richmond Road and Forest Street, the impact is minimal, as shown in Figure 6.



Figure 4: View from Richmond Road across the street from the subject site: comparison of the approved 12-storey concept (left) and the proposed 13-storey concept (right)



Figure 5: View from Richmond Road from the northeast of the site: comparison of the approved 12-storey concept (left) and the proposed 13-storey concept (right)



Figure 6: View from Richmond Road and Forest Street: comparison of the approved 12-storey concept (left) and the proposed 13-storey concept (right), with the revised stair projection in the foreground and revised amenity space in the midground

The amount of amenity space for the site is proposed to be increased, with an additional 1,309.04 square metres of communal amenity space proposed, and 173 square metres of additional private amenity space proposed, as summarized in Table 2.

Exterior amenity space at-grade will be increased, as the building footprints have been narrowed slightly to improve unit layouts, resulting in additional landscaping. The building footprints continue to comply with Schedule 473 and are presently being reviewed through the Site Plan Control Extension process.

Table 2: Proposed Changes to Amenity Space, Entire Site

	Approved (Previous)	Current	Change
Communal	1,277 m ²	2,586.04 m ²	1,309.04 m²
Exterior - Ground Level	903 m ²	1,321.14 m ²	418.14 m²
Exterior - Rooftop	172 m ²	664.78 m ²	492.78 m²
Interior	202 m ²	600.12 m ²	398.12 m²
Private	3,236 m ²	3,409 m ²	173 m²
Total	4,513 m ²	5,995.04 m ²	1,482.04 m²

A total of 125.13 square metres of floor space is proposed to be added to the roof of Tower A and 367.65 square metres of floor space is proposed to be added to the roof of Tower B. The limited extent of the enclosed space means that, when viewed at grade, the additional storey will appear similar to a mechanical penthouse.

The proposed amenity spaces will be accessible, including the provision of a ramp to access the pool on the rooftop of Tower B and an accessible washroom and shower proposed to accompany the pool.

Two images are shown below depicting the proposed rooftop amenity spaces: Figure 4 shows the roof of Tower A and Figure 5 shows the roof of Tower B. The indoor amenity spaces are located away from the edges of the roofs, which minimizes their impact.

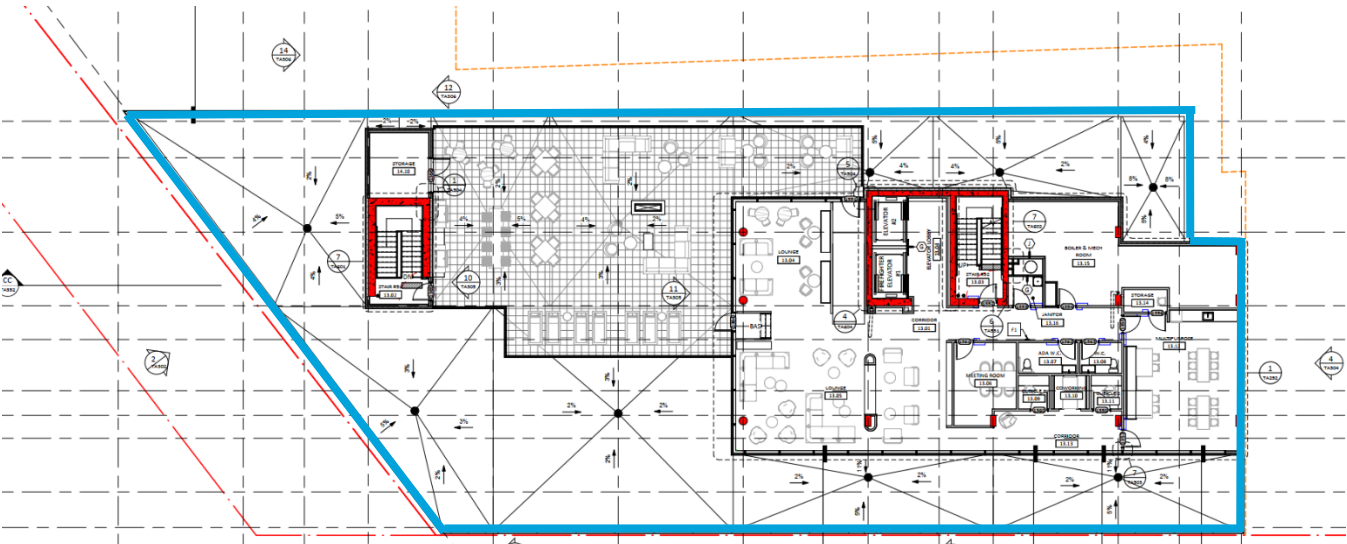


Figure 7: Proposed rooftop amenity space on the roof of Tower A, with the tower outlined in blue

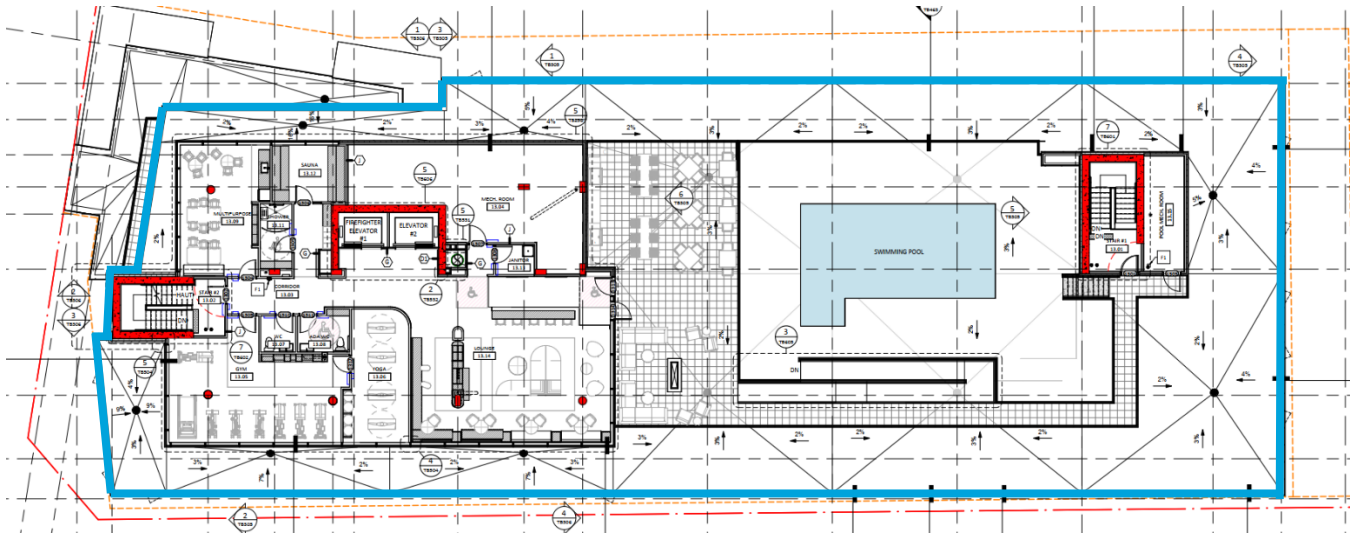


Figure 8: Proposed rooftop amenity space, including a rooftop pool, on the roof of Tower B

As shown in the above images, all proposed enclosed areas on the rooftops are for amenity uses.

3.0 Policy and Regulatory Framework

3.1 Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. The Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act, which includes the PPS.

The following PPS policies are applicable to the subject site, among others:

- 2.1.6 Planning authorities should support the achievement of complete communities by:
 - a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;
 - b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
 - c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.
- 2.3.1.3 Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.
- 2.4.1.2 To support the achievement of complete communities, a range and mix of housing options, intensification and more mixed-use development, strategic growth areas should be planned:
 - a) to accommodate significant population and employment growth;
 - b) as focal areas for education, commercial, recreational, and cultural uses;
 - c) to accommodate and support the transit network and provide connection points for inter- and intra-regional transit; and
 - d) to support affordable, accessible, and equitable housing
- 2.4.1.3 Planning authorities should, among others:
 - c) permit development and intensification in strategic growth areas to support the achievement of complete communities and a compact built form

The proposed Minor Variance is consistent with the policies of the PPS.

3.2 City of Ottawa Official Plan (2022)

The Official Plan for the City of Ottawa provides a framework for the way that the city will develop until 2046 when it is expected that the City’s population will surpass 1.4 million people. The Official Plan directs how the city will accommodate this growth over time and set out the policies to guide the development and growth of the City.

The subject site is designated as a Hub and has frontage on Richmond Road, a designated Mainstreet Corridor. Section 6.1.1(6) states that, “Where Corridors intersect or overlap with Hubs, the building height policies governing Hubs shall prevail.” Despite this, the site’s maximum permitted height is determined by the Secondary Plan.



Figure 9: Schedule B1 – Inner Urban Transect, City of Ottawa Official Plan (2022)

3.2.1 Urban Design

Section 4.6 of the Official Plan contains policies for urban design. Section 4.6.1 states that the City seeks to promote design excellence in Design Priority Areas (DPAs).

Section 4.6.5 provides direction for Hubs and Corridors, which includes:

- / Development in Hubs and along Corridors shall respond to context, transect area and overlay policies. The development should generally be located to frame the adjacent street, park or greenspace, and should provide an appropriate setback within the street context, with clearly visible main entrances from public sidewalks. Visual impacts associated with above-grade utilities should be mitigated.
- / Development shall minimize conflict between vehicles and pedestrians and improve the attractiveness of the public realm by internalizing all servicing, loading areas, mechanical equipment and utilities into the design of the building, and by accommodating space on the site for trees, where possible. Shared service areas and accesses should be used to limit interruptions along sidewalks [...]
- / Development shall demonstrate universal accessibility, in accordance with the City's Accessibility Design Standards. Designing universally accessible places ensures that the built environment addresses the needs of diverse users and provides a healthy, equitable and inclusive environment.

The requested variance is limited to the rooftop of the building. The design of the building at street level will remain consistent with prior zoning and Site Plan approvals.

3.2.2 Inner Urban Transect

Section 5.2 provides direction for properties located within the Inner Urban Transect. Policy 3 of section 5.2.1 states that the Inner Urban Transect is generally planned for mid- to high-density development, subject to:

- / Proximity and access to frequent street transit or rapid transit;

- / Limits on building heights and massing, as per the underlying functional designation, and the separation of tower elements, established through secondary plans or area-specific policy, the functional designations and urban design policies in Subsection 4.6, or as a result of the application of heritage conservation policies in Subsection 4.5; and
- / Resolution of any constraints in water, sewer and stormwater capacity.

Section 5.2.3 provides direction to the Hubs and Corridors located within the Inner Urban Transect. Policy 1 states that within Hubs, permitted building heights, include:

- / Up to a 300-metre radius or 400 metres walking distance, whichever is greatest, of an existing or planned rapid transit station, not less than 3 storeys and up to High-rise;

Although there is a Secondary Plan that provides greater direction on maximum permitted building heights, the proposed building height of 13 storeys is appropriate given the site's proximity to Lincoln Fields Station and the subject site's size, which is sufficient to accommodate for a transition in built form massing.

3.2.3 Hub Designation

Policy 3 of Section 6.1.1 states that development within a Hub, among others:

- / Shall direct the highest density close to the transit station or stop so that transit is the most accessible means of mobility to the greatest number of people;
- / Shall establish buildings that:
 - Edge, define, address and enhance the public realm through building placement, entrances, fenestration, signage and building facade design;
 - Place principal entrances so as to prioritize convenient pedestrian access to the transit station and the public realm; and
 - Place parking, loading, vehicle access, service entrances and similar facilities so as to minimize their impact on the public realm.

The proposal will continue to permit the development of two (2) high-rise buildings within walking access of rapid transit stations and major frequent transit stops. The proposed development directs density and a mix of uses proximate to Lincoln Fields Station. The proposed development will continue to define the public realm along Richmond Road, Forest Street, and Bond Street, with major building entrances on all frontages as well as grade-related entrances for units fronting onto Bond Street. No changes to the approved parking layout are proposed.

3.3 Lincoln Fields Secondary Plan (2024)

The Lincoln Fields Secondary Plan directs growth and change for the lands surrounding Lincoln Fields Station on Lines 1 and 3 of the O-Train, ensuring that public investments and private developments contribute to good land use planning. The Lincoln Fields Secondary Plan was adopted at City Council on November 13, 2024, and was not in effect at the time of the previous approvals. The subject site is designated as a Hub and has a maximum permitted height of 18 storeys, as shown in Schedule A (Figure 7) and Schedule B (Figure 8), below.

The Staff report for the approved ZBLA notes that the approved development was generally consistent with the then-forthcoming Secondary Plan:

The site is located within the study area of the ongoing Lincoln Fields Secondary Plan, which will guide development that is within 800 metres of the future Lincoln Fields O-Train Station. Although the Secondary Plan is not expected to be approved until later in 2023, the proposal meets the direction of the study as it locates density in proximity to the future station and the proposed building heights are appropriate (Page 5).



Figure 10: Schedule A – Designation Plan, Lincoln Fields Secondary Plan (2023)

Section 2.1 of the Secondary Plan provides direction to all designations. Policy 7 states that the design of mid-rise and high-rise buildings will take the base-middle-top approach:

- / The base of a building relates to and animates the public realm;
- / The middle of a building relates to adjacent buildings to form a continuous street wall;
- / The top of a building is articulated to break up building mass and allow sunlight to neighbouring areas;
- / The middle and top portions of a building must be stepped back at or below the maximum height for the base to create a distinct podium.
- / Maximum heights for the base of a building are specific to each designation.

The proposed development provides a clear base, middle, and top, with colour, materiality, and articulation. In Tower A, there is a high degree of glazing for the double-height non-residential spaces on the ground floor, distinguishing it from the floors above. The northeastern corner of the double height commercial space has no building proposed above it and the building is pulled back further with a setback at the seventh storey, providing a transition in height to the high-rise portion above. Tower B utilizes colour to distinguish the first two storeys with a darker shade of grey, whereas the upper levels utilize a lighter grey, punctuated with white, beige, and yellow. A setback on the east façade is provided at the seventh storey.

Policy 9 notes that high-rise buildings shall only be permitted on lots with a minimum area of: 1,350 square metres for corner lots.

Per Policy 10, the minimum separation between the tower portion (10 storeys and above) of high-rise buildings shall be: 23 metres for buildings up to 30 storeys. Policy 11 indicates that to minimize shadow and wind impacts and allow for the passage of natural light, the maximum floor plate of the tower portion of a high-rise residential and mixed-use building should be approximately 750 square metres.

The building design was approved through a Zoning By-law Amendment, which pre-dates the above policies regarding tower separation, and tower floorplates. The large site area provides adequate space for the proposed 13-story towers.

The proposed height increase from 12 to 13 storeys is consistent with the Secondary Plan direction, which the Plan describes as “Modest High-Rise.” The proposed development conforms with the policies related to site and building design.



Figure 11: Schedule B – Maximum Building Heights, Lincoln Fields Secondary Plan (2023)

3.4 City of Ottawa Zoning By-law (2008-250)

The subject site is zoned Arterial Mainstreet, Subzone 10, Urban Exception 2865, Height Schedule 473 (AM10[2865] S473).

Height Schedule 473, shown in Appendix A, establishes site-specific minimum building heights, setbacks, and stepbacks for development on the subject site. The Schedule establishes a maximum height of 41 metres and 12 storeys for the tower portions of the development.

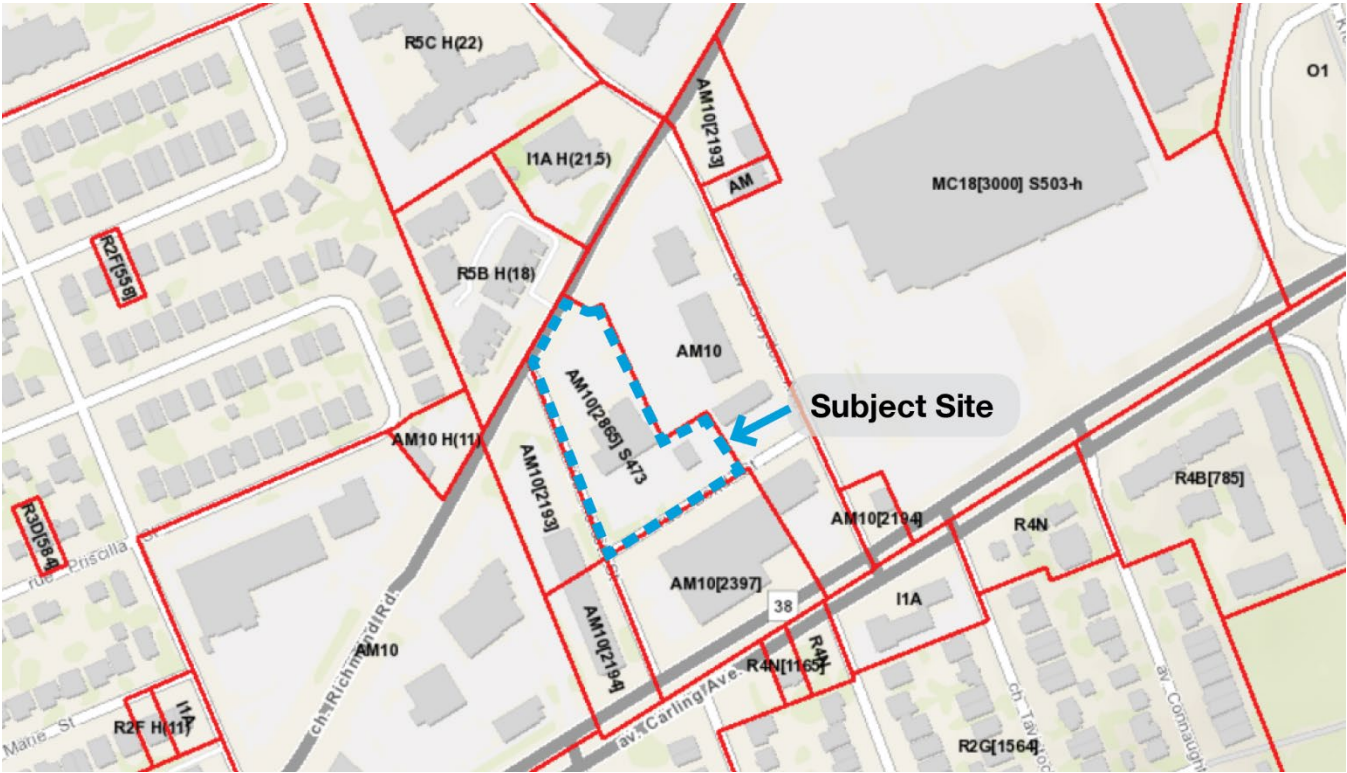


Figure 12: Zoning Map, City of Ottawa Zoning By-law (2008-250)

A full review of the subject site’s existing zoning is shown in a table in Appendix C.

Proposed Minor Variance

The requested Minor Variance proposes to vary the 12-storey limit on Height Schedule 473 to 13 storeys.

Schedule 473

The text in the Maximum Permitted Building Height on Schedule 473 is proposed to be varied from: “Area/ Secteur A: 41m and/et 12 storeys/étages” to “Area/ Secteur A: 41m and/et 13 storeys/étages”.

As the proposed development will continue to meet the horizontal massing requirements of the Height Schedule, no changes to the linework or dimensions on the Schedule are required.

5.0

Minor Variance Application: The Four Tests

5.1 Does the Proposal Maintain the General Intent and Purpose of the Official Plan?

The subject site is located in the Inner Urban Transect and is designated Hub in the City of Ottawa Official Plan. The minor variance application conforms with the policies related to the transect and designation; as well as mobility, growth management framework, and urban design.

The Urban Design section of the Official Plan provides direction related to development in Hubs, such as framing the adjacent street, providing appropriate setbacks within the street context, minimizing conflict between personal vehicles and sustainable and/ or active modes of transportation. As well, the Official Plan seeks to improve the attractiveness of the public realm, including by internalizing servicing and utilities, and by expanding universally accessible places to provide a healthy, equitable and inclusive environment.

The additional enclosed areas are located away from the front, corner side yard, and rear property lines. Therefore, the perception of additional, increased height will be minimal. The total amount of enclosed area is 351.17 square metres and 303.51 square metres, less than half of the recommended tower floorplate area of 750 square metres.

The proposed variance to permit a 13th storey maintains the general intent and purpose of the Official Plan.

5.2 Does the Proposal Maintain the General Intent and Purpose of the Zoning By-law?

The subject site is zoned Arterial Mainstreet, subzone 10, Urban Exception 2865, Height Schedule 473 (AM10[2865] S473). under the City of Ottawa Comprehensive Zoning By-law (2008-250). The Zoning Schedule permits buildings with a maximum height of 12 storeys and 41 metres.

The proposed height increase is requested to permit enhanced and improved accessible rooftop amenity space for future residents. The proposed relief maintains the existing maximum permitted height of 41 metres.

The requested variances do not preclude the ability of the proposed development to meet other zoning requirements.

The proposed variance to permit a 13th storey maintains the general intent and purpose of the Zoning By-law.

5.3 Is the Proposal Desirable for the Appropriate Development or Use of the Land?

The proposed development represents a compact, dense high-rise intensification project within the urban boundary, in a location that efficiently uses existing and planned infrastructure and services, including water, wastewater, and stormwater facilities, and existing and planned public transit improvements.

The requested variance will allow for the addition of high-quality amenity space, which will help to create a liveable space for future residents.

The proposed minor variance will allow for enhancements to two approved high-rise buildings. The proposed variance, which conforms to provincial and municipal policy direction, is desirable for the appropriate development of the land.

5.4 Is the Proposal Minor in Nature?

The proposed height increase will not cause any undue adverse impacts to adjacent properties, which is presently occupied by a 19-storey apartment building to the east and various commercial uses to the north, southeast, and south.

The proposed Minor Variance seeks to increase the maximum number of permitted storeys on the site. The building continues to comply with the maximum permitted height of 41 metres.

The proposed variance is minor in nature and is not expected to generate any undue adverse impacts on neighbouring properties.

Conclusion

It is our professional planning opinion that the proposed Minor Variance represents good planning and is in the public interest for the following reasons:

- / The proposed development is consistent with the Provincial Planning Statement (2024), which promotes efficient land use development on serviced lands.
- / The proposed development conforms to the policies of the City of Ottawa Official Plan as it implements the City's urban design objectives, and is consistent with policies for the Inner Urban Transect and Hub designation.
- / The proposed development conforms to the policies of the Lincoln Fields Secondary Plan, with the proposed building height lower than policy permissions for the site;
- / The proposed development complies with the general intent of the Zoning By-law;
- / The proposed increase in building height will permit the addition of rooftop amenity space on both buildings, including a pool on one building, for the enjoyment of all residents.
- / The proposed minor variances meet the four tests, as set out in the Planning Act.

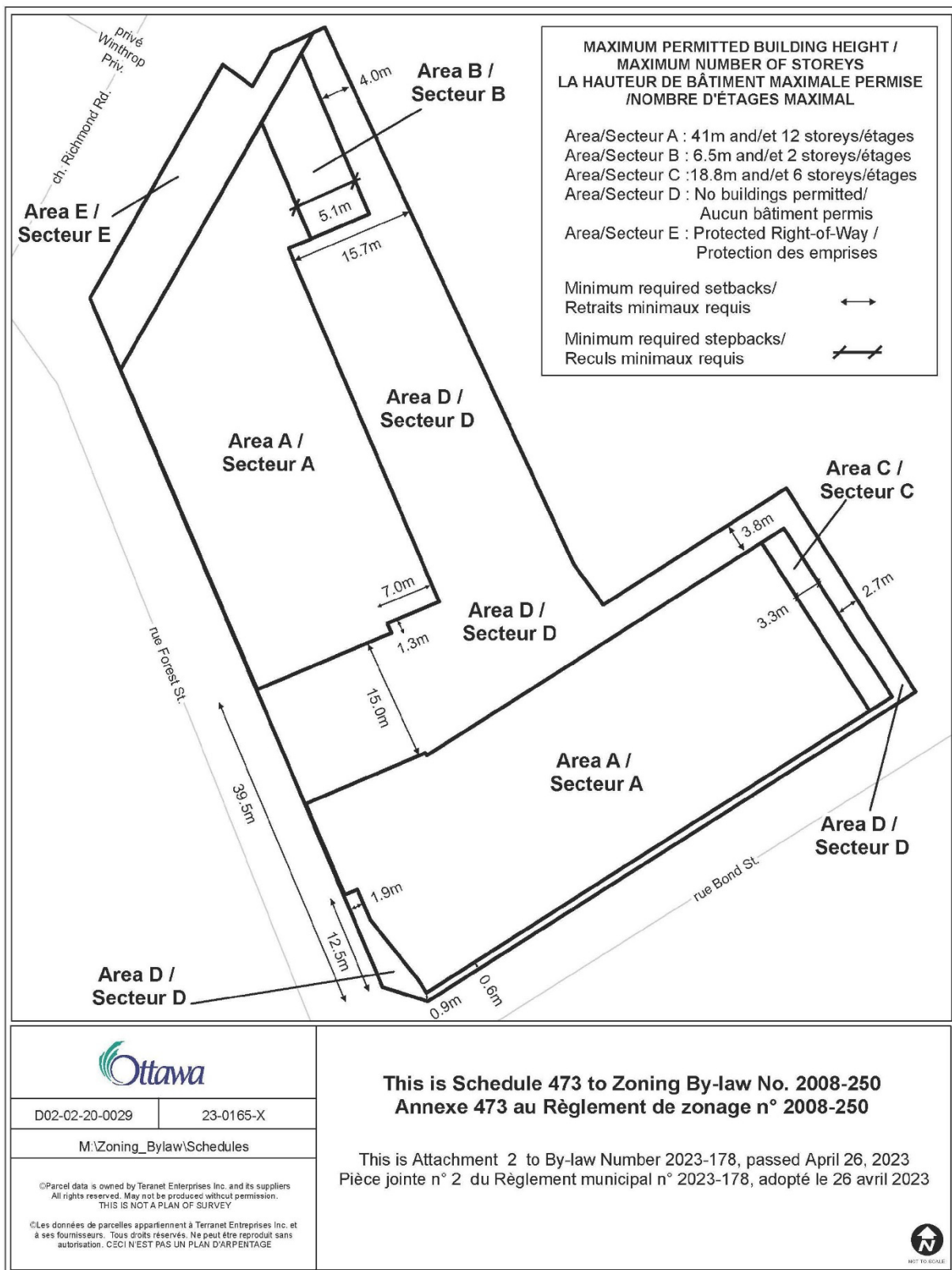
Sincerely,



Jaime Posen, RPP MCIP
Principal



Tamara Nahal, RPP MCIP
Planner



Appendix B: Current Exception Zone Details

AM10[2865] S473

Exception Number	Applicable Zones	Exception Provisions - Additional Land Uses Permitted	Exception Provisions - Land Uses Prohibited	Exception Provisions - Provisions
2865 (By-law 2023-178)	AM10[2865] S473			<div><div>/</div><div>Maximum building heights, setbacks and stepbacks are as per S473;</div></div> <div><div>/</div><div>Section 185(10)(e)(i) does not apply to the ground floor residential uses in a mixed-use building within 10 m of Forest Street;</div></div> <div><div>/</div><div>Notwithstanding Table 65(5)(i), an open stairway, stoop, landing, steps or ramps may project to within 0 m of a lot line in a front yard or corner side yard, and there is no projection limit for these features into setbacks shown on S473.</div></div>

Appendix C: Zoning Review

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Table 3 below, evaluates the proposed development against the applicable zoning performance standards. Areas of compliance are noted with a green checkmark (✓) and areas of non-compliance are noted with a red 'x' (✗).

Table 3: Zoning Performance Standards

AM10[2865] S473	Required	Provided	Compliance?
Minimum lot area Table 185(a)	No minimum	5,433.2 m ²	✓
Minimum lot width Table 185(b)	No minimum	41.49 m	✓
Minimum front yard setback Richmond Rd S473	0 m	0 m	✓
Minimum corner side yard setback (Forest St) S473	0 m	0 m	✓
Building frontage for front and corner side yard s. 185(10)(b)(i)	At least 50% of the frontage along the front lot line and corner side lot line must be occupied by building walls located within: <ul style="list-style-type: none"> / Residential building: 4.5 m of the frontage / Mixed-use building: 3.0 m of the frontage 	Tower A (mixed-use): 50% of frontage is occupied within 3.0 m of front and corner side lot line Tower B (residential): at least 50% of frontage is occupied within 4.5 m of corner side lot line	✓
Minimum interior side yard S473	No minimum	2.7 m	✓
Minimum rear yard setback for a residential use building (Bond St) S473	0.6 m	0.6 m	✓
Minimum building height [2865] / S473	Minimum building height: 7.5 m and 2 storeys	40.1 m and 13 storeys	✓
Maximum building height S473	41 m and 12 storeys		✗
Ground floor façade s. 185(10)(g)	The ground floor façade facing a public street of a building located within 4.5m of the front lot line or corner lot line must include: <ul style="list-style-type: none"> / A minimum of one active entrance from each individual occupancy located immediately adjacent to the front lot line or corner side lot line in the case of non-residential uses; and 	Active entrances face both the front and corner lot lines, within 4.5 m of the lot line. Entrances provided for retail and residential uses.	✓

AM10[2865] S473	Required	Provided	Compliance?
	<p>/ A minimum of one active entrance in the case of a residential use building;</p> <p>Where an active entrance is angled on the corner of the building, such that it faces the intersection of the arterial mainstreet and a side street intersecting the arterial mainstreet, it is deemed to face both streets</p>		
Transparent glazing s. 185(10)(h)	A minimum of 50% of the surface area of the ground floor façade, measured from the average grade up to a height of 4.5 metres, facing a public street must be comprised of transparent glazing	Ground floor façade is comprised of at least 50% glazing	✓
Amenity Area s. 135	6 m ² per dwelling unit: (350 units)*(6m ²) = 2,100 m ²	Private: 3,409 m ² Communal: 2,586.04 m ² Total: 5,995.04 m ²	✓
	50% of which must be communal: 2,346 m ² x 50% = 1,050 m ²	2,586 m ²	✓
	At least one amenity area must be aggregated into an area with a minimum of 54m ²	Tower A shared exterior common area: 225.13 m ²	✓
Projections into Required Yards Exception 2865, Table 65(6)(c), Schedule 473	Notwithstanding Table 65(5)(i), an open stairway, stoop, landing, steps or ramps may project to within 0 m of a lot line in a front yard or corner side yard, and there is no projection limit for these features into setbacks shown on S473.	Stairway projects within 0 metres of front and corner side yard lines	✓
	<p>Balconies:</p> <p>/ 2 metres, but no closer than 1 metre from any lot line</p> <p>/ Per Schedule 473, balconies that are fully located in Area A may project up to 0.6 m from the lot line along the Bond St frontage</p>	Balconies project up to 0.6 metres from the lot line	✓
Parking Provisions			
Minimum Parking Rate Area Z of Schedule 1A	No off-street resident motor vehicle parking is required to be provided under this section.	Tower A: 113 Tower B: 152 Total: 265 resident parking spaces	✓
Minimum Visitor Parking Space Rate	0.1 spaces/ dwelling unit, less the first 12 units, and no more than 30 required	Tower A: 14 Tower B: 19	✓

AM10[2865] S473	Required			Provided	Compliance?
	Tower A: (149 units–12) * (0.1) = 14 visitor parking spaces Tower B: (201 units–12) * (0.1) = 19 visitor parking spaces Total: 33 visitor parking spaces			Total: 33 visitor parking spaces	
Maximum Parking Spaces s. 103(1), Table 103 Area B of Schedule 1 Site is within 600 m of Lincoln Fields Station	1.75 per dwelling unit (combined total of resident and visitor parking) Tower A: 261 parking spaces Tower B: 352 parking spaces Combined: 613 parking spaces			298 combined parking spaces	✓
Parking Space Dimensions s. 106(1)		Min.	Max.	Parking spaces are 2.6 x 5.2 m	✓
	Width	2.6 m	3.1 m		
	Length	5.2 m	--		
Driveway Width s. 107(1)(a)(iii) and (aa)	Minimum: A driveway providing access to a parking garage must have a minimum width of 6.0 m for a double traffic lane			6.0 m	✓
	Maximum: for a double traffic lane leading to 20 or more parking spaces: 6.7 m			6.66 m	✓
Minimum Aisle Width s. 107(1)(c)(iii)	Minimum width for an aisle providing access to a parking space between 71° and 90°: 6.0 m			6.0 m	✓
Minimum Bicycle Parking s. 111	0.50 per dwelling unit (350 dwelling units)*(0.5) = 175 bicycle parking spaces			182 bicycle parking spaces	✓
Minimum Bicycle Parking Space Dimensions		Width	Length	Provided	✓
	Horizontal	0.6 m	1.8 m		
	Vertical	0.5 m	1.5 m		
	Stacked	0.37 m	1.8 m		
Location of Bicycle Parking s. 111(7)	A maximum of 50% (88) of the required bicycle parking spaces or 15 spaces, whichever is greater, may be located in a landscaped area.			50 located in landscaped area	✓
Minimum Aisle Width, Bicycle Parking s. 111(9)	A bicycle parking space must have access from an aisle having a minimum width of 1.5 metres.			1.5 m	✓

AM10[2865] S473	Required	Provided	Compliance?
Parking Space Orientation s. 111(10)	A minimum of 50% (88 bicycle parking spaces) of the bicycle parking spaces required by this by-law must be horizontal spaces at ground level.	97 horizontal bicycle parking spaces	✓
Location of Bicycle Parking s. 111(12)	<p>Where the number of bicycle parking spaces required for a single residential building exceeds 50 spaces, a minimum of 25% of that required total must be located within:</p> <ul style="list-style-type: none"> / a building or structure; / a secure area such as a supervised parking lot or enclosure with secure entrance; or bicycle lockers. <p>Tower A: 149 units * 0.5 * 0.25 = 19 bicycle parking spaces must be secure</p> <p>Tower B: 201 units * 0.5 * 0.25 = 25 bicycle parking spaces must be secure</p> <p>Total: 44 bicycle parking spaces must be secure</p>	<p>Tower A: 67 indoor bicycle parking spaces</p> <p>Tower B: 65 indoor bicycle parking spaces</p> <p>Total: 132 indoor bicycle parking spaces</p>	✓