

Schedule B – Chart of Proposed Zoning Exceptions

49 Charles Street	MU-1 (Required Standard)	Proposed MU- 1- XX (Proposed Standard)
General Provision		
Definition of Floor Space Area/ Index	Floor Space Index: Means the gross floor area of all buildings on the lot divided by the lot area. For the purposed purposes of calculating Floor Space Index, the following lands shall be excluded from lot area: <ul style="list-style-type: none"> - Natural Heritage System and identified significant heritage areas - Floodplain and Hazard Lands - Public Infrastructure 	Floor Space Area defined: as the gross floor area of all building on a lot divided by the lot area, excluding parkland or floodplain lands.
Snow Storage Accommodation	- Area equivalent to 5% of the number of required spaces	Snow Storage shall not be required
Parking, Loading and Queuing		
Visitor Parking	3	5 over entire development site (Shared 52 Prospect and 55 and 59 Charles)
Loading Space	2	1
Loading Space Location	10m for the side and rear lot line	1.3m from the side and rear lot line
Loading Space Containment	All loading spaces shall be wholly enclosed in the main building on the lot.	Loading space is not required to be located in a wholly enclosed building.
Entrance and Exits Driveway	7.9m	6.0m
Zoning Provisions		
Floor Space Index	1.5 – 2.0	1.98 over entire development site
Amenity Space	Any building that contains 20 or more dwelling units shall provide a minimum of 2.0 square metres of common outdoor amenity area for each dwelling unit and a minimum of 2.0 square metres of common indoor amenity area for each dwelling unit.	70 square meters of share outdoor rooftop amenity. No indoor amenity required.

Setbacks	The part of the building wall containing windows must be set back a minimum of 5.5 metres from any lot line that is not adjacent to a public street.	Located 2.30m from the lot line that is not adjacent to a public street or public lane
Angular Plane	Any building on a lot adjacent to the rear or side yard of a residential zone under By-law 2010-40 or Open Space Zone in either By-law 2010-40 or this By-law must comply with a 45 degree angular plane from a height of 1.7 metres above the established grade at the lot line of the adjacent residential zone under By-law 2010-40 or Open Space Zone in either By-law 2010-40 or this By-law; but the angular plane shall not extend beyond the applicable lot, or, if the lot is bisected by a public or private street, beyond the boundary of the public or private street.	Angular plan shall not apply to this lot.

52 Prospect Street	MU-1	Proposed MU- 1- XX
General Provisions		
Definition of Floor Space Area/ Index	Floor Space Index: Means the gross floor area of all buildings on the lot divided by the lot area. For the purposed purposes of calculating Floor Space Index, the following lands shall be excluded from lot area: <ul style="list-style-type: none"> - Natural Heritage System and identified significant heritage areas - Floodplain and Hazard Lands - Public Infrastructure 	Floor Space Area defined: as the gross floor area of all building on a lot divided by the lot area, excluding parkland or floodplain lands.
Snow Storage Accommodation	Area equivalent to 5% of the number of required spaces	Snow storage shall not be required
Parking, Loading and Queuing		
Visitor Parking	3	5 over entire development site (Shared with 49 Charles and 55 and 59 Charles)
Loading Space	2	1
Loading Space Location	10m for the side and rear lot line	0.7m from the side and rear lot line
Loading Space Containment	All loading spaces shall be wholly enclosed in the main building on the lot	Loading space is not required to be located in a wholly enclosed building.
Entrance and Exits Driveway	7.9m	6.0m
Zoning Provisions		
Floor Space Index	1.5 – 2.0	1.98 over entire development site
Amenity Space	Any building that contains 20 or more dwelling units shall provide a minimum of 2.0 square metres of common outdoor amenity area for each dwelling unit and a minimum of 2.0 square metres of common indoor amenity area for each dwelling unit.	70 square meters of share outdoor rooftop amenity. No indoor amenity provided.
Setbacks	The part of the building wall containing windows must be set back a minimum of 5.5 metres from any lot line that is not adjacent to a public street.	Located 2.30m from the side lot line

55 & 59 Charles Street		
General Provisions		
Definition of Floor Space Area/ Index	Floor Space Index: Means the gross floor area of all buildings on the lot divided by the lot area. For the purposed purposes of calculating Floor Space Index, the following lands shall be excluded from lot area: <ul style="list-style-type: none"> - Natural Heritage System and identified significant heritage areas - Floodplain and Hazard Lands - Public Infrastructure 	Floor Space Area defined: as the gross floor area of all building on a lot divided by the lot area, excluding parkland or floodplain lands.
Landscape Buffer for Parking lots with more than 5 parking spaces	3m	None
Snow Storage Accommodation	Area equivalent to 5% of the number of required spaces	None
Balconies Encroachment	May encroach 1.8 metres into the required yard	May encroach to the lot line
Parking, Loading and Queuing		
Visitor	2	5 over entire development site (Shared with 49 Charles and 55 and 59 Charles)
Barrier Free	1	0
Loading Spaces	2	Shall not be required
Zoning Provisions		
Floor Space Index	1.5 – 2.0	1.98 over entire development site
Setbacks	The part of the building wall containing windows must be set back a minimum of 5.5 metres from any lot line that is not adjacent to a public street.	Located 0.7m from the side lot line