

Appendix 4 – Table of Regulations for O1 and O2 Zones

Line	Proposed New Regulation	Proposed Additional Zones		Rationale
		O1	O2	
1	Minimum lot frontage	30m	30m	Discourage disjointed, small development parcels that are inappropriate for office development.
2	Minimum front yard	3.0m	3.0m	Ensure an appropriate distance from the public right-of-way.
3	Minimum front setback of the first building erected along Hurontario Street	3.0m	3.0m	Ensure an appropriate distance from the public right-of-way.
4	Minimum front setback of the first building erected along a street identified in Note (x)	3.0m	3.0m	Ensure an appropriate distance from the public right-of-way.
5	Maximum setback of a streetwall of a building erected along Hurontario Street	5.0m	5.0m	Create a consistent, attractive and pedestrian-oriented streetscape by ensuring buildings front onto Hurontario Street with direct building entrances onto the public sidewalk.
6	Notwithstanding requirements on Line 5 of this Table, a maximum of 25% of the length of a streetwall of a building may be setback beyond the maximum setback along a street notified in Note (x)	✓	✓	Create a consistent, attractive and pedestrian-oriented streetscape by orienting building to face directly onto Hurontario Street and key streets identified in Note (x).
7	Minimum interior side yard	4.5m	4.5m	Ensure an appropriate distance with neighbouring properties.
8	Minimum exterior side yard	4.5m	4.5m	Ensure an appropriate distance with neighbouring properties.
9	Maximum exterior side yard	7.0m	7.0m	Ensure an appropriate distance with neighbouring properties.
10	Minimum rear yard	4.5m	4.5m	Ensure an appropriate distance with neighbouring properties.

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11	Minimum percentage of lot frontage along Hurontario Street to be occupied by a streetwall of a building or structure	80%	66%	Create a consistent, attractive and pedestrian-oriented streetscape by minimizing surface parking and gaps between buildings along Hurontario Street and key streets identified in Note (x).
12	Minimum percentage of lot frontage along a street identified in Note (x) to be occupied by a streetwall of a building or structure that has street frontages along Hurontario Street	50%	n/a	Create a consistent, attractive and pedestrian-oriented streetscape by minimizing surface parking and gaps between buildings along Hurontario Street and key streets identified in Note (x).
13	Minimum percentage of lot frontage along a street identified in Note (x) to be occupied by a streetwall of a building or structure that has no street frontages along Hurontario Street	50%	n/a	Create a consistent, attractive and pedestrian-oriented streetscape by locating surface parking to the rear of the property and minimizing gaps between buildings along Hurontario Street and key streets identified in Note (x).
14	Minimum percentage of lot frontage to be occupied by a streetwall of a building or structure that has no street frontage along Hurontario Street or a street identified in Note (x)	50%	n/a	Create a consistent, attractive and pedestrian-oriented streetscape by minimizing surface parking and gaps between buildings along Hurontario Street and key streets identified in Note (x).
15	A minimum of 75% of the area of the first storey streetwall of a building containing a non-residential use facing Hurontario Street shall contain glazing	✓	✓	Promote a high quality urban design and built form within the Gateway Corporate Centre Character Area to reinforce and enhance the image of Hurontario Street.

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16	A minimum of 50% of the area of the first storey streetwall of a building containing a non-residential use facing a street identified in Note (x) shall contain glazing	✓	✓	Promote a high quality urban design and built form within the Gateway Corporate Centre Character Area to reinforce and enhance the image of Hurontario Street.
17	Where a building is located at the intersection of Hurontario Street and a street identified in Note (x), the main front entrance with direct pedestrian access shall front Hurontario Street	✓	✓	Contribute to the animation of Hurontario Street and ensure safe and direct pedestrian access to future buildings from the public sidewalk.
18	Each individual unit facing Hurontario Street shall provide a main front entrance with direct pedestrian access to the street	✓	✓	Contribute to the animation of Hurontario Street and ensure safe and direct pedestrian access to future buildings from the public sidewalk.
19	An above grade or partially above grade parking structure shall not face Hurontario Street	✓	✓	Prioritize Hurontario Street as a key pedestrian and transit Corridor, minimize the impact of surface parking on the public realm and reduce the potential for vehicular-pedestrian conflict.
20	An above grade or partially above grade parking structure shall not be within 30 m of Hurontario Street	✓	✓	Prioritize Hurontario Street as a key pedestrian and transit Corridor, minimize the impact of surface parking on the public realm and reduce the potential for vehicular-pedestrian conflict.
21	Minimum building height	12m and 3 stories	8m and 2 stories	Ensure a minimum employment density to support future Major Transit Station Areas density targets.

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22	Minimum streetwall height	12m and 3 stories	8m and 2 stories	Ensure a minimum employment density to support future Major Transit Station Areas density targets.
23	Minimum first storey height measured from the finished floor of the first storey to the underside of the finished ceiling	5m	4.5m	Ensure a minimum employment density to support future Major Transit Station Areas density targets.
24	Minimum floor space index- non-residential	0.5	0.5	Ensure a minimum employment density to support future Major Transit Station Areas density targets.
25	Maximum floor space index - non-residential - offices and/or medical offices	n/a	n/a	Not applicable.
26	Minimum depth of a landscaped buffer measured from a lot line that is a street line	3.0m	4.0m	Promote a high quality urban design and built form within the Gateway Corporate Centre Character Area to reinforce and enhance the image of Hurontario Street.
27	Minimum depth of a landscaped buffer measured from a lot line where the lot line abuts a Utility Zone, or any combination of zones thereor	3.0m	3.0m	Promote a high quality urban design and built form within the Gateway Corporate Centre Character Area to reinforce and enhance the image of Hurontario Street.
28	Minimum depth of a landscaped buffer measured from any other lot line	4.5m	4.5m	Promote a high quality urban design and built form within the Gateway Corporate Centre Character Area to reinforce and enhance the image of Hurontario Street.
29	Loading spaces shall not be located within 10m of the lot line	✓	✓	Minimize the impact of loading spaces on the public realm and reduce the potential for vehicular-pedestrian conflict.

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30	Minimum distance from a surface parking space and/or parking area to Hurontario Street	10.0m	n/a	Prioritize Hurontario Street as a key pedestrian and transit Corridor, minimize the impact of surface parking on the public realm and reduce the potential for vehicular-pedestrian conflict.
31	Driveways, internal roads and aisles may be shared with abutting lands	✓	✓	Promote the efficient use of land to meet long-term Major Transit Station Area density targets.
32	Unless otherwise permitted, accessory uses shall be wholly contained within a building or structure	✓	✓	Promote a high quality urban design and built form within the Gateway Corporate Centre Character Area to reinforce and enhance the image of Hurontario Street.
33	A maximum of 30% of the total gross floor area - non-residential of each building used for a permitted use shall be used for uses accessory to a permitted use	✓	n/a	Set a maximum amount of permissible space dedicated to accessory uses to ensure that the Gateway Area retains its predominant function as an office employment area.
34	A maximum of 20% of the total gross floor area - non-residential of each building used for a permitted use shall be used for uses accessory to a permitted use	n/a	✓	Set a maximum amount of permissible space dedicated to accessory uses to ensure that the Gateway Area retains its predominant function as an office employment area.
35	The first storey of a building that has a streetwall facing Hurontario Street shall contain accessory uses (see Corporate Report for full list of accessory uses)	✓	✓	Provide convenient pedestrian access to a range of services for office employees in the Gateway area, increase ridership demand for the future LRT line and create a prestigious employment area along an animated, mixed-use Hurontario Corridor.

Note x: This regulation applies to the lot lines abutting Derry Road East, Derry Road West, Courtneypark Drive East, Courtneypark Drive West, Britannia Road East, Britannia Road West, Matheson Boulevard East and Matheson Boulevard West.