

Provisions for High-Rise Buildings (Section 77)

(By-law 2019-353)

- 1) For the purposes of subsections (3) and (4), a tower is that portion of a building over nine storeys or a height equal to the width of the widest public street abutting a lot line, whichever is less;
- 2) For the purposes of subsections (3) and (4), where a high-rise building is located in a planned unit development, and the high-rise building is not located adjacent to a public street, the tower is that portion of a building over nine storeys;
- 3) Buildings that are 10 storeys and higher in Area A as shown on Schedule 402 are subject to the following provisions:
 - a) the minimum required lot area for a corner lot is 1150 m²;
 - b) the minimum required lot area for an interior lot is 1350 m²;
 - c) the minimum interior side and rear yard setback for a tower is 10 m;
 - d) the minimum separation distance between towers on the same lot is 20 m.
- 4) Buildings that are 10 storeys and higher in Area B as shown on Schedule 402 are subject to the following provisions:
 - a) the minimum required lot area for a corner lot is 1350 m²;
 - b) the minimum required lot area for an interior lot is 1800 m²;
 - c) the minimum interior side and rear yard setback for a tower is 11.5 m;
 - d) the minimum separation distance between towers on the same lot is 23 m.
- 5) The provisions in subsections 77 (1), (2), (3) and (4) do not apply to lands in the AM12, GM31, MC2, MC5, MC10, MC15, TM10, MD zones, TD zones and lands shown in Schedule 403