

Trafalgar Urban Core Zone

7.1 Trafalgar Urban Core (TUC) Zone Regulations

7.1.1 Uses Permitted

- i. See Section 6.
- ii. *Retail Uses*

Maximum *leasable floor area* of *retail commercial uses* in the TUC Zone, shall be 38,000 square metres.

7.1.2 Building Types Permitted and Related Standards						
Building Type	Min. Floor Space Index	Max. Floor Space Index	Min. Front Yard and Flankage A B	Max. Front Yard and Flankage A B	Minimum Interior Side Yard Setback C	Minimum Rear Yard Setback D
<ul style="list-style-type: none"> • <i>Mixed use building;</i> • <i>Apartment;</i> • <i>Office building;</i> • <i>Hotel;</i> • <i>Institutional building;</i> • <i>Parking garage;</i> • <i>Commercial/residential building</i> 	<p><i>Lots which abut Trafalgar Road</i> 1</p> <p>Other 0.75</p>	5	0.0 m	6 m	0.0 m ¹	<p>1 m with rear <i>lane</i> access, unless there is a <i>residential use at grade</i> where the <i>setback</i> shall be 0.75 m</p> <p>6 m without rear <i>lane</i> access, except abutting lands in the NHS, CE, or P Zones where the <i>setback</i> shall be a minimum of 3 m</p>

¹ *Minimum Interior Side Yard Setback* – Notwithstanding this requirement, if the *side yard* abuts lands in the GU or S Zone and the *building* on the *lot* has a *height* of 4 *storeys* or less, the *setback* shall be 1.5 m; and if the *building* has a *height* of more than 4 *storeys* the *setback* shall be 7 m.

7.1.3 Permitted Yard Encroachments

See Section 4.21

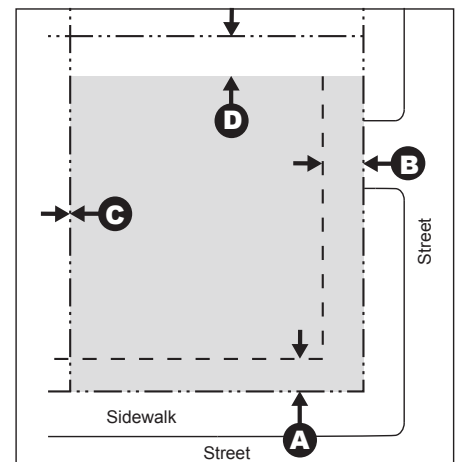
7.1.4 Height

- H** Minimum *height* for all *buildings*, other than *accessory buildings* and *structures* - 3 *storeys*

Maximum *height* - 15 *storeys*

7.1.5 Parking Standards

See Section 5



The grey represents potential building area. The internal dashed line represents the maximum yard.

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7.1.6 Accessory Buildings and Structures

See Sections 4.14 through 4.20 inclusive

7.1.7 Performance Zone Categories – Trafalgar Urban Core (TUC) Zone

7.1.7.1 Trafalgar Urban Core Performance (TUC-1) Zone 1

In the Trafalgar Urban Core Performance (TUC-1) Zone 1, in addition to the permitted *uses*, *buildings* and regulations in the TUC Zone, the permitted *uses* and *buildings* in the GU Zone shall also be permitted, and the regulations of the GU Zone shall be applicable to those *uses* and buildings. Notwithstanding the regulations of the GU Zone, however, the minimum *rear yard* shall be 6m.

7.1.7.2 Trafalgar Urban Core Performance (TUC-2) Zone 2

The regulations of the TUC Zone shall apply in the Trafalgar Urban Core Performance (TUC-2) Zone 2, with the exception that the maximum *height* shall be 20 *storeys*.

7.1.7.3 Trafalgar Urban Core Performance (TUC-3) Zone 3

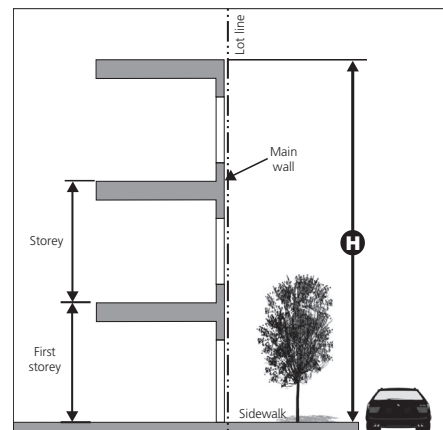
The regulations of the TUC Zone shall apply in the Trafalgar Urban Core Performance (TUC-3) Zone 3, with the exception that the maximum *height* shall be 30 *storeys* provided that:

- i. all parking shall be located underground or in a *parking garage* with the exception of visitor parking and service *vehicles*;
- ii. the *building* shall be LEED certified or equivalent; and,
- iii. a minimum of 50% of the *first storey* shall be utilized for *commercial* or institutional *uses*.

7.1.7.4 Trafalgar Urban Core Performance (TUC-4) Zone 4

The regulations of the TUC Zone shall apply in the Trafalgar Urban Core Performance (TUC-4) Zone 4, with exception that:

- i. Permitted *Uses* shall be limited to:
 - a. *general office* use,
 - b. *medical office*,
 - c. *hotel*, and,
 - d. institutional;
- ii. *Light industrial uses* shall also be permitted if a minimum of 40% of the *floor area* is used for *general office use*, *medical office*, information processing, call centres, *ancillary retail* and *service commercial* and business support services, and



Height is measured to the tallest point of a building, excluding a number of rooftop features (see Section 4.28).

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restaurants. The 40% non-industrial uses shall be located in that portion of the building fronting on Trafalgar Road;

- iii. Permitted *buildings* shall be limited to *office buildings, hotel, institutional buildings, place of worship buildings, light industrial buildings* provided the *uses* satisfy the requirements of subsection ii., and *parking garages*; and,
- iv. The minimum *floor space index* for *lots* which do not abut Trafalgar Road or Burnhamthorpe Road shall be 0.35.

7.1.7.5 Trafalgar Urban Core Performance (TUC-5) Zone 5

The regulations of the TUC-4 *Zone* shall apply in the Trafalgar Urban Core Performance (TUC-5) *Zone* 5, however, in addition, *retail* and *service commercial uses, convenience stores* and *restaurants* shall be permitted in *commercial buildings* with a minimum *overall height* of 5 metres.

7.1.7.6 Trafalgar Urban Core Performance (TUC-6) Zone 6

The regulations of the TUC *Zone* shall apply in the Trafalgar Urban Core Performance (TUC-6) *Zone* 6, however, *commercial buildings* with a minimum *overall height* of 5 metres shall be permitted.

7.1.7.7 Trafalgar Urban Core Performance (TUC-7) Zone 7

Notwithstanding the limit on the *leasable floor area* of *retail commercial uses* in the TUC *Zone* established in Section 7.1.1 ii., an additional 55,000 square metres of *leasable floor area* of *retail commercial uses* shall be permitted in the Trafalgar Urban Core Performance (TUC-7) *Zone* 7.

7.1.7.8 Trafalgar Urban Core Performance (TUC-8) Zone 8

The permitted *uses, buildings* and regulations of the TUC *Zone* shall apply in the Trafalgar Urban Core Performance (TUC-8) *Zone* 8, however, where a *lot* has *streets* on three or four sides, the *front* and *flankage yard* requirements shall apply to all *yards* abutting a *street*.

7.1.7.9 Trafalgar Urban Core Performance (TUC-9) Zone 9

The permitted *uses, buildings* and regulations of the TUC *Zone* shall apply in the Trafalgar Urban Core Performance (TUC-9) *Zone* 9, however, notwithstanding the provisions of Section 5.1.3, *Location of Parking Spaces*, the required *parking spaces* for any *use* may be located on the *lot* on which the *use* is located, and/or on one half of the *street* abutting the *lot* where the on-street parking is permitted.

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7.1.7.10 Trafalgar Urban Core Performance (TUC-10) Zone 10

The permitted *uses, buildings* and regulations of the TUC Zone shall apply in the Trafalgar Urban Core Performance (TUC-10) Zone 10, however, notwithstanding the provisions of Sections 4.15.2 and 4.16.3, Maximum *Height* for *private garages*, the maximum *height* if the *lot frontage* is 9 metres or more, for a roof, other than a flat roof, shall be 9 metres.