

70 King St N Site Data Chart

Regulation	Required	Provided
Street Line Setback (minimum)	0 metres	0 metres (King St) 3 metres (Bridgeport Rd) 3 metres (Regina St)
Street Line Setback (maximum)	75% of the STREET LINE BUILDING FAÇADE within 6.0 metres of the STREET LINE	100 %
Side Yard (minimum)	0 metres	0.95 metres
Rear Yard (minimum)	4.5 metres	There is no Rear Yard
Density (minimum)	150 beds/ha (U1-81)	855 beds/ha
Density (maximum)	300 beds/ha (U1-16) 750 beds/ha (U1-81) 856 beds/ha (C215)	855 beds/ha (complies with C215)
Building Height (minimum)	6 metres (U1-16) 13.5 metres (U1-81)	13 metres (King St) – see note below 84.5 metres (Regina St)
Building Height (maximum)	16 metres and 4 storeys (U1-16) 81 metres and 25 storeys (U1-81)	13 metres (King St) excluding elevator penthouse 84.5 metres and 25 storeys (Regina St) excluding elevator penthouse
Height of First Storey (minimum)	4.5 metres (U1-81)	N/A (King St) 5.2 metres (Regina St)
Podium Height (minimum)	10.7 metres (U1-81)	N/A (King St) 15.3 metres and 4 storeys (Regina St)
Podium Height (maximum)	21 metres (U1-81)	15.3 metres and 4 storeys (Regina St)

	<p>Regina St - 26 metres and 6 storeys (C215)</p> <p>King St – 23 metres and 4 storeys (C215)</p> <p>C215 –additional height subject to bonusing</p>	
Tower Separation (minimum) from Interior Lot Line	<p>11 metres (U1-81)</p> <p>7.5 metres (C215)</p>	7.79 metres
Horizontal Tower Dimension (maximum)	<p>40 metres (U1-81)</p> <p>43.5 metres (C215)</p>	39.93 metres
Tower Footprint (maximum)	<p>1,000 m² (U1-81)</p> <p>1,045 m² (C215)</p>	833 m ²
Tower Stepback above Podium (minimum)	<p>3 metres (U1-81)</p> <p>Varies (C215)</p>	<p>3.18 m (Bridgeport Rd E)</p> <p>2.0 m (Regina St)</p>
Common Outdoor Area (minimum)	<p>3% of Lot Area (U1-16 and U1-81)</p> <p>None required (C215)</p>	None required (per C215)
Amenity Area (minimum)	<p>3 square metres for the first bedroom and 2 square metres for each additional bedroom in the dwelling unit</p> <p>975 m² required</p>	4,936 m ² proposed
Parking (minimum)	<p>0.6 spaces/unit (residents)</p> <p>0.1 spaces/unit (visitors)</p> <p>1.5 spaces/100 m² (non-residential space)</p> <p>Minimum 294 spaces (C215)</p>	<p>0.6 spaces/unit (146 spaces for residents) – 243 units</p> <p>0.045 spaces/unit (11 spaces for visitors) – 243 units</p> <p>1.15 spaces/100 m² (15 spaces for non-residential space) – 1,295 m² of Building Floor Area</p>