

B5 Zoning District (Current Regulations)	PROPOSED B5B ZONING DISTRICT
SETBACK REQUIREMENTS	
<p>Front Yard Setback – Building Base:</p> <ul style="list-style-type: none"> • Zero for most uses • 3 m for car wash, service station and public garages, commercial parking lot and parking stations • 6 metres for Multiple-Unit Dwellings 	<ul style="list-style-type: none"> • No minimum • Maximum setback – A minimum of 70 % of the aggregate width of the front building line shall be located within 1.0 metre of the front property line.
<p>Front Yard Setback – Building Cap:</p>	<ul style="list-style-type: none"> • Minimum setback of 3.0 metres up to 3 storeys above the building base + 0.6 metres for every storey above three to a maximum setback of 6 metres.
<p>Side Yard Setback – Building Base:</p> <ul style="list-style-type: none"> • Zero, with exceptions 	<ul style="list-style-type: none"> • No minimum, however, where a B5B District abuts an R district without the intervention of a street or lane, an abutting side yard shall be provided of at least 1.5 metres.
<p>Side Yard Setback – Building Cap:</p>	<ul style="list-style-type: none"> • The side yard setback shall be increased by 0.3 metres for each additional storey above the building base to a maximum of 3.0 metres.
<p>Rear Yard Setback – Building Base:</p> <ul style="list-style-type: none"> • Zero, with exceptions 	<ul style="list-style-type: none"> • No minimum, however, where a B5B District abuts an R district, a rear yard shall be provided of at least 3.0 metres.
<p>Rear Yard Setback – Building Cap:</p>	<ul style="list-style-type: none"> • No minimum, however, where a B5B District abuts an R district, the rear yard setback shall be increased by 0.6 metres for each additional storey above the building base to a maximum of 7.5 metres.
BUILDING HEIGHT	
<p>Building Base:</p> <ul style="list-style-type: none"> • No requirement 	<ul style="list-style-type: none"> • Shall be a minimum of 7.5 m and a maximum of 12 metres
<p>Building Cap:</p> <ul style="list-style-type: none"> • 76 metres 	<ul style="list-style-type: none"> • No maximum height limit, however, other factors govern height.
GROSS FLOOR AREA RATIO	
<ul style="list-style-type: none"> • 5:1 – site width less than 15 m • 7:1 – site width between 15 m and 30 m • 10:1 – site width greater than 30 m 	<ul style="list-style-type: none"> • The gross floor area ratio shall not exceed 7:1.

PARKING REQUIREMENTS FOR MULTIPLE-UNIT DWELLINGS	
<ul style="list-style-type: none"> • 1.25 per dwelling unit plus 0.125 visitor spaces • Units smaller than 50 m² – 1.0 spaces per unit 	<ul style="list-style-type: none"> • Parking for multiple-unit dwellings shall be provided at the rate of 1.0 space per dwelling unit, plus 0.125 visitor spaces per dwelling unit.
DESIGN GUIDELINES	
<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • An Architectural Overlay District would accompany the B5B District and are based on Section 4.11 of the Broadway 360 Plan. <ul style="list-style-type: none"> • Building Expression • Orientation and Placement • Street Wall • Heritage Contexts • Corner Sites • Storefronts • Street Access Units • Roof Treatments • Above-Grade parking • Material and Architectural Quality • Sidewalk Cafes • Building Lighting • Signage • Sustainable Design