

Zoning Review

100 Smyth Road

July 13, 2026

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The zoning provisions applicable to the subject property are outlined in the table below:

Zoning Mechanism	I2 F(1.0) Requirement	LGZ F(1.0) Requirement	Proposed	Compliance
Maximum Building Height	No maximum	No maximum	No building proposed	Y
Minimum Lot Area	No minimum	No minimum	Complies	Y
Minimum Lot Width	No minimum	No minimum	Complies	Y
Minimum Front Yard Setback	7.5 metres Approved MV: 4.12 metres	7.5 metres	Complies	Y
Minimum Interior Side Yard Setback	7.5 metres	7.5 metres	Complies	Y
Minimum Rear Yard Setback	7.5 metres	7.5 metres	Complies	Y
Landscape Buffer	3 metres	3.5 metres	Complies	Y
Parking Space Provisions Area X Schedule 1A (2008-250) Abutting Rapid Transit Station Schedule 2A (2008-250) Area A of Schedule A3 (2026-50)	Minimum Hospital: 0.7 per 100 m ² = 209 Medical facility: 2 per 100 m ² = 68 LTC Phase 1: 0.25 per unit + 1 per 100 m ² non residential use = 68 Total = 345 spaces Maximum Hospital: 1.6 per 100 m ² = 479 Medical facility: 5 per 100 m ² = 169 Total = 716 (inc. LTC Phase 1 minimum requirements)	N/A	Total: 351 spaces incl. 90 temporary spaces	Y
Parking Space Provisions	Standard Size: 2.6m x 5.2 m	Standard Size: 2.6m x 5.2m	2.6 x 5.2 m	Y
	Up to 50% of the parking spaces (27) in a parking garage may be reduced to a	Compact Size: 2.4m x 4.6m / Is visibly identified as being for a compact car	No compact spaces are proposed	

Zoning Mechanism		I2 F(1.0) Requirement	LGZ F(1.0) Requirement	Proposed	Compliance
		minimum of 4.6m long and 2.4m wide, provided that the space: / Is visibly identified as being for a compact car / Is not a required visitor parking space / Is not abutting or near a wall, column or similar surface that obstructs the opening of the doors of a parked vehicle or limits access to a parking space, in which case the minimum width is 2.6 metres	/ Is not a required visitor parking space / Is not abutting or near a wall, column or similar surface that obstructs the opening of the doors of a parked vehicle or limits access to a parking space, in which case the minimum width is 2.6 metres		
Parking Lot	Driveway Width	Minimum: 6m	Minimum (Double Traffic): 6m	6.7 metres	Y
	Driveway Aisle	Minimum: 6.7m	Minimum (Double Traffic): 6.7 m	6.7 metres	Y