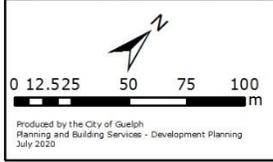
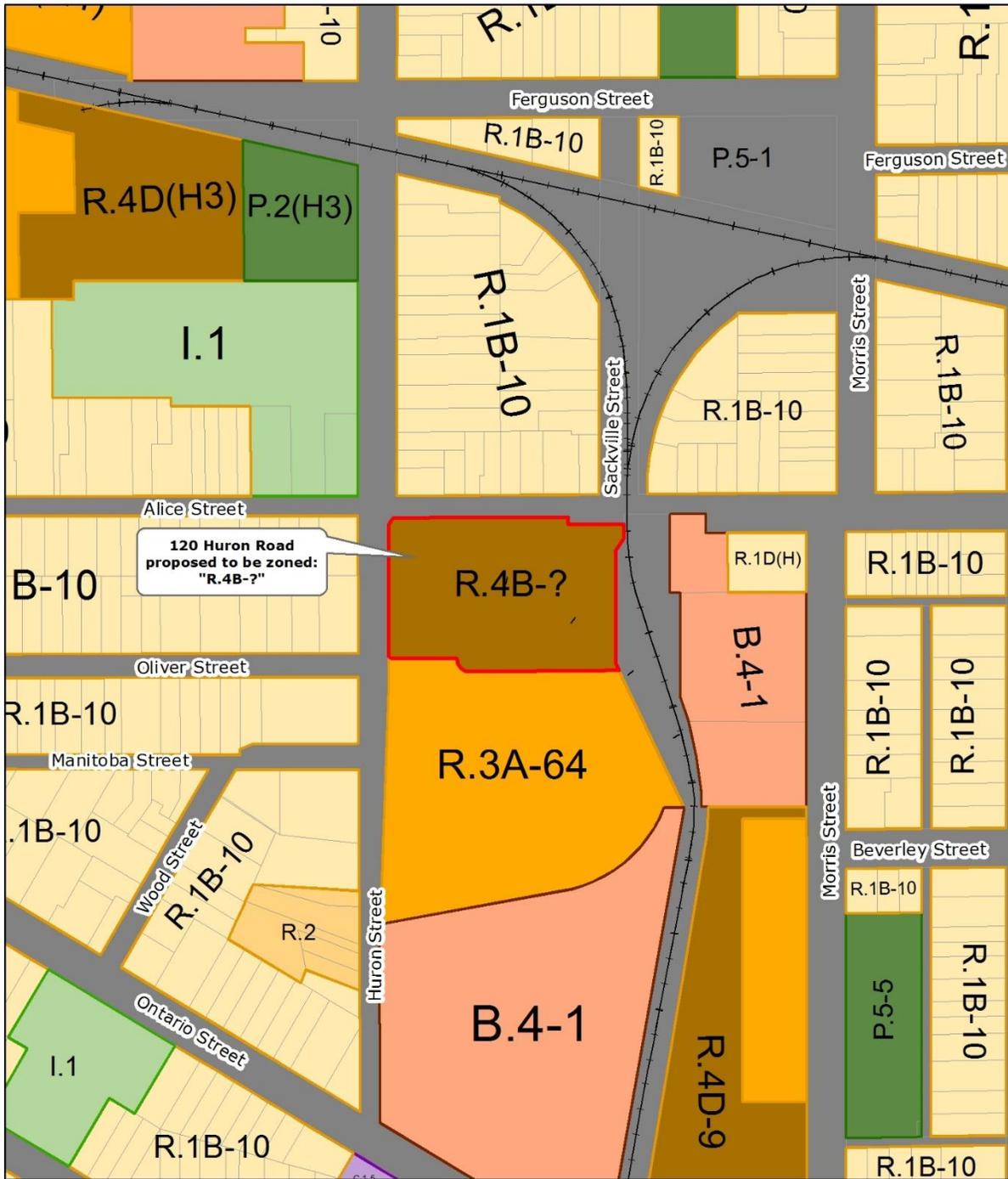


# Attachment-6 Proposed Zoning



## PROPOSED ZONING 120 Huron Street



## **Attachment-6 continued Proposed Zoning Regulations**

Recommended specialized regulations for the proposed R.4B-?? Zone:

### Parking Location

Despite 4.13.2.2, all parking spaces shall be set back a minimum of 0.6 metres from the Exterior Side Lot Line (Alice Street) and 0 metres from the Interior Side and Rear Lot Line.

### Angular Plane

Despite Section 4.16.2, the angular plan to Alice Street shall be 66 degrees.

### Minimum Side Yard

Despite Table 5.4.2, Row 8, the minimum Exterior Side Yard (on Alice Street) shall be 2.0 metres.

### Maximum Height

Notwithstanding Table 5.4.2. Row 10, the maximum building height shall be 5 storeys, and in accordance with Sections 4.16 and 4.18.

### Minimum Common Amenity Area

Despite Table 5.4.2, Row 12 and Section 5.4.2.4.1, the minimum common amenity area shall be 2330 square metres.

Notwithstanding Section 5.4.2.4.3, a portion of the common amenity area may be permitted in the front yard.

### Minimum Landscaped Open Space

Despite Table 5.4.2. Row 13, the minimum landscaped open space may be 39% of the Lot area.

### Parking

Despite Table 5.4.2, Row 14 and Section 4.13:

- Off-street vehicle parking shall be required at 0.97 spaces per unit
- A minimum of 13% of available parking shall be for visitors

### Buffer Strip

Despite Table 5.4.2, Row 15, no Landscape Buffer will be required along the interior side lot line.

### Maximum Dwelling Unit Size

Any dwelling unit located on the 5<sup>th</sup> Storey shall have a maximum area of 44 square metres.