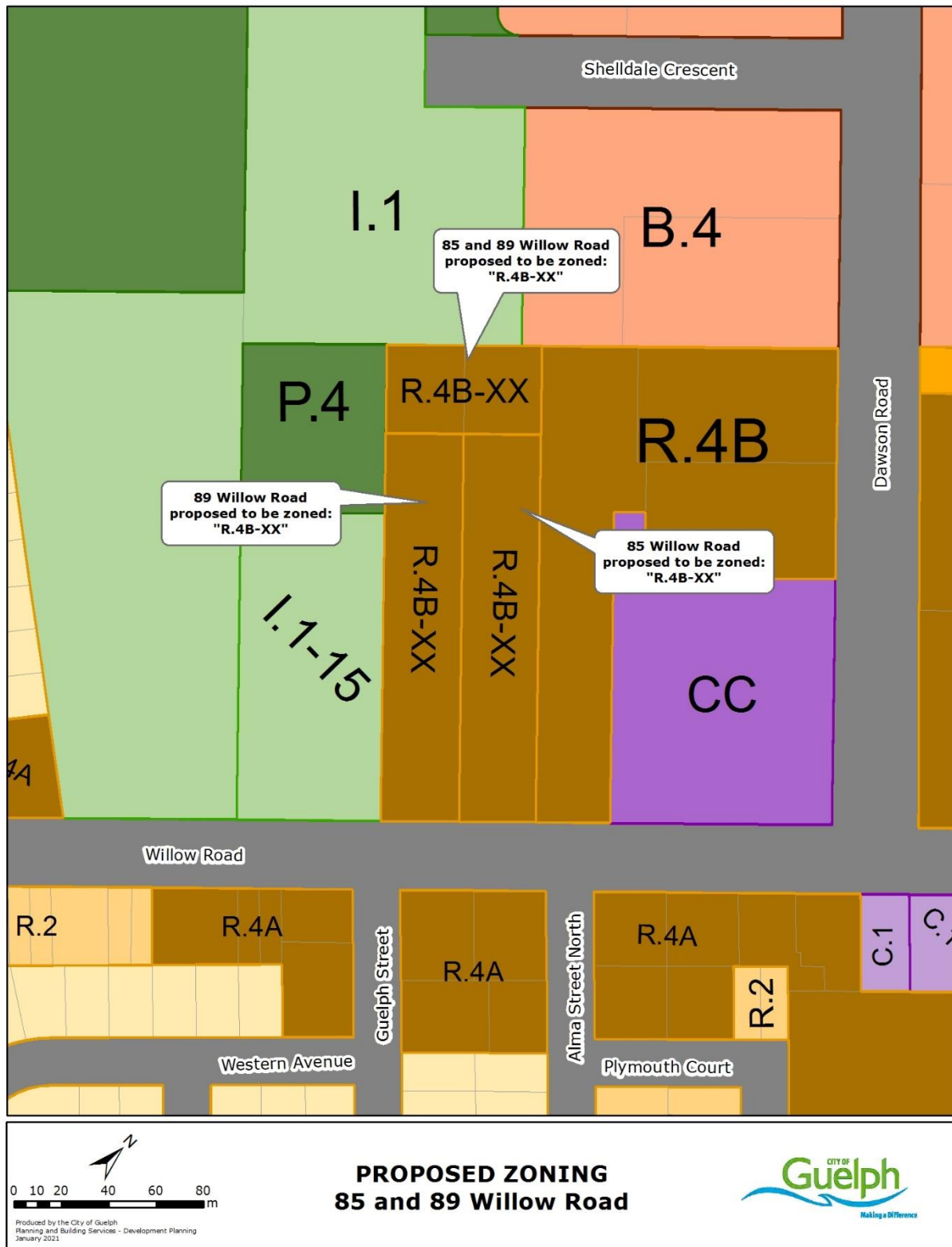


Attachment-5 Proposed Zoning



Attachment-5 continued

Proposed Zoning Regulations

1. For the proposed new lot created in the rear/northerly parts of 85 and 89 Willow Road:

Proposed Use: Supportive Housing

For the purposes of this **Zone, Supportive Housing** shall mean the **Use** of a **Building** with **Dwelling Units** to provide services and supports on-site that are designed to assist residents who need specific support services while allowing them to maintain a level of independence. Support services may include, but are not limited to, collective dining facilities, laundry facilities, counseling, educational services and life skills training.

Specialized Regulations required for this Zone:

- That Section 4.1 and 5.4.2.4 of Zoning By-law (1995) – 14864 not apply and that frontage be provided on a private laneway.
 - That the front yard be measured from the lot line which abuts the property municipally known as 20 Shelldale Crescent.
 - A minimum number of 8 off-street parking spaces, where 45 parking spaces would be required for 32 standard apartment units.
 - A minimum side yard (east) of 5.0 metres where 7.5 is required.
 - A minimum rear yard of 3.5 metres, where 20% of the lot depth, or 28.26m is required.
2. The following site-specific regulations are proposed for 89 Willow Road:
 - A minimum number of 74 off-street parking spaces where 90 is required in the standard R.4B zoning.
 - A minimum side yard (west) of 6.0 metres where 7.5 metres is required.
 - A minimum common amenity area of 37 m² where 1560 m² is required.
 - A minimum landscaped open space area of 15% where 40% is required.
 - That no buffer strip be required where one is required in the standard zoning.
 3. The following site-specific regulations are proposed for 85 Willow Road:
 - A minimum of 70 off-street parking spaces where 90 is required in the standard R.4B zoning.
 - A minimum side yard (west) of 6.0 metres where 7.5 is required.
 - A minimum common amenity area of 290 m² where 1560 m² is required.
 - A minimum landscaped open space area of 20% where 40% is required.
 - That no buffer strip be required where one is required in the standard zoning.