

Attachment-5 continued Proposed Zoning Regulations

The following specialized zoning regulations are proposed:

- To permit Common Amenity Area within the required front yard, where it is not permitted in the Zoning By-law;
- To permit an accessory building in the front yard, where it is not permitted in the Zoning By-law
- To permit a minimum rear yard of 24 metres where the By-law requires the greater of a minimum of 20% of the lot depth or a minimum of 7.5 metres;
- To permit a maximum floorplate of 1238m² for floors 7-8 where the By-law requires a maximum of 1200m²;
- To permit a maximum floorplate of 1045m² for floors 9-14, where the By-law requires a maximum of 1000m²;
- To permit a residential parking rate of 0.95 parking spaces per unit, where the By-law requires 1.0 space per unit (183 spaces);
- To permit a visitor parking rate of 0.05 spaces per unit where the By-law requires 0.15 spaces per unit (10 spaces);
- To permit a commercial parking rate of 1 parking space per 100m² (2 spaces);
- To permit off-street parking to be located off-site on 92 Arthur Street South, where the By-law requires required parking spaces to be located on the same lot;
- To permit parking spaces in a garage to be 5.5 x 2.75m in size, where the By-law requires spaces to be 6 x 3 metres.