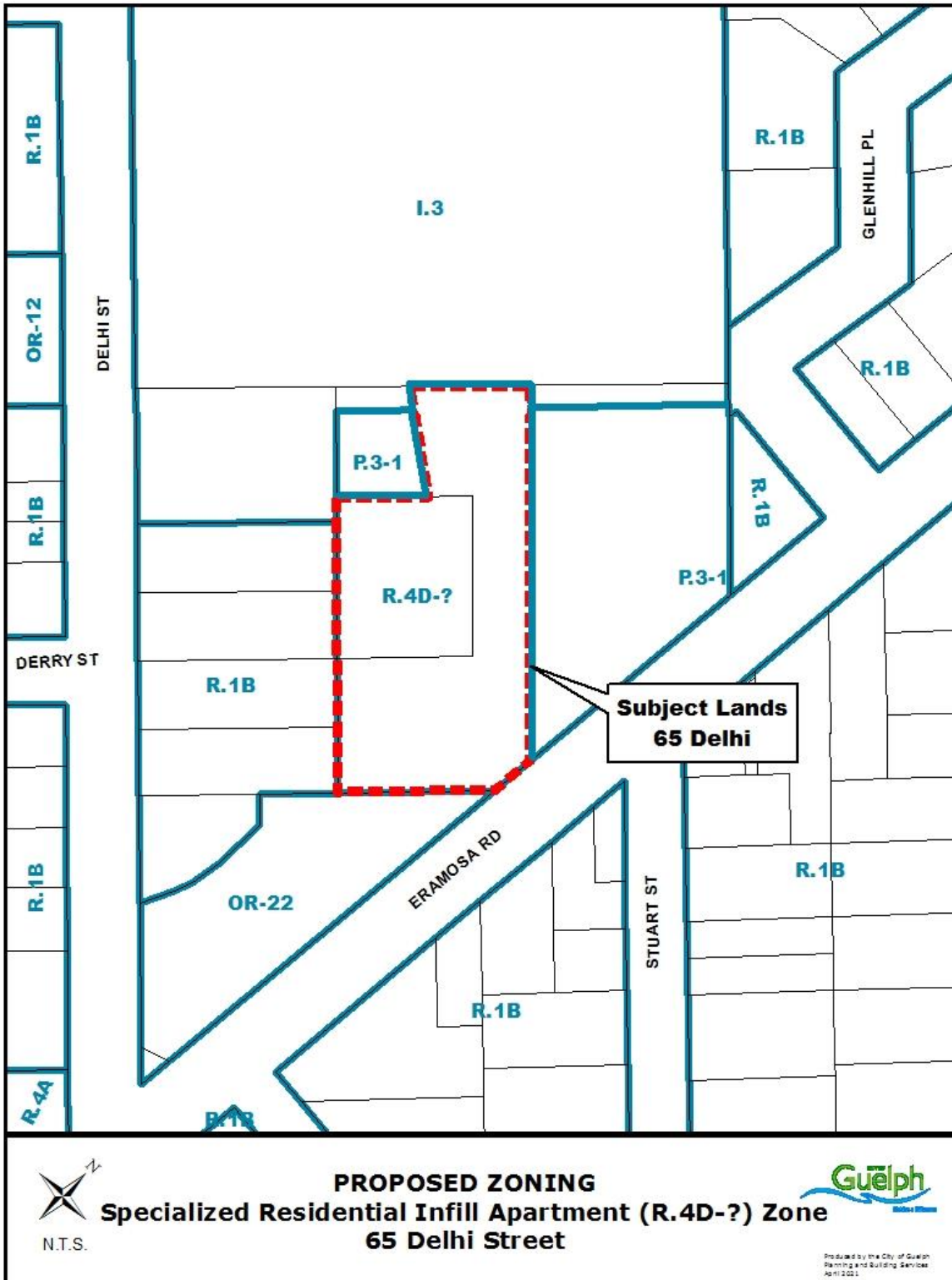


Attachment-5 Proposed Zoning



Attachment-5 continued Proposed Zoning Regulations

Proposed R.4D- (Specialized Infill Apartment Zone)

Permitted Uses

- Supportive Housing

Supportive Housing shall be defined as the Use of a Building with Dwelling Units, or suites or bedrooms in a shared setting, 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. Supportive Housing does not include a Lodging House Type 1 or Lodging House Type 2.

Specialized Regulations required for this Zone:

- That the minimum lot frontage be 12 metres, where 15 metres is required (As measured off of Eramosa Road).
- To permit a maximum front yard setback of 42.0 metres where 6 metres is required.
- To permit a rear yard of 2 metres where a minimum of half the building height or 7.5 metres is required.
- To permit 23 parking spaces in the front yard, where no parking is permitted in the front yard in the standard R.4D zone.
- To permit a maximum of 36 bedrooms for the supportive housing use.
- To permit a minimum of 15 parking spaces, where the standard zoning would calculate parking based on the number of dwelling units.