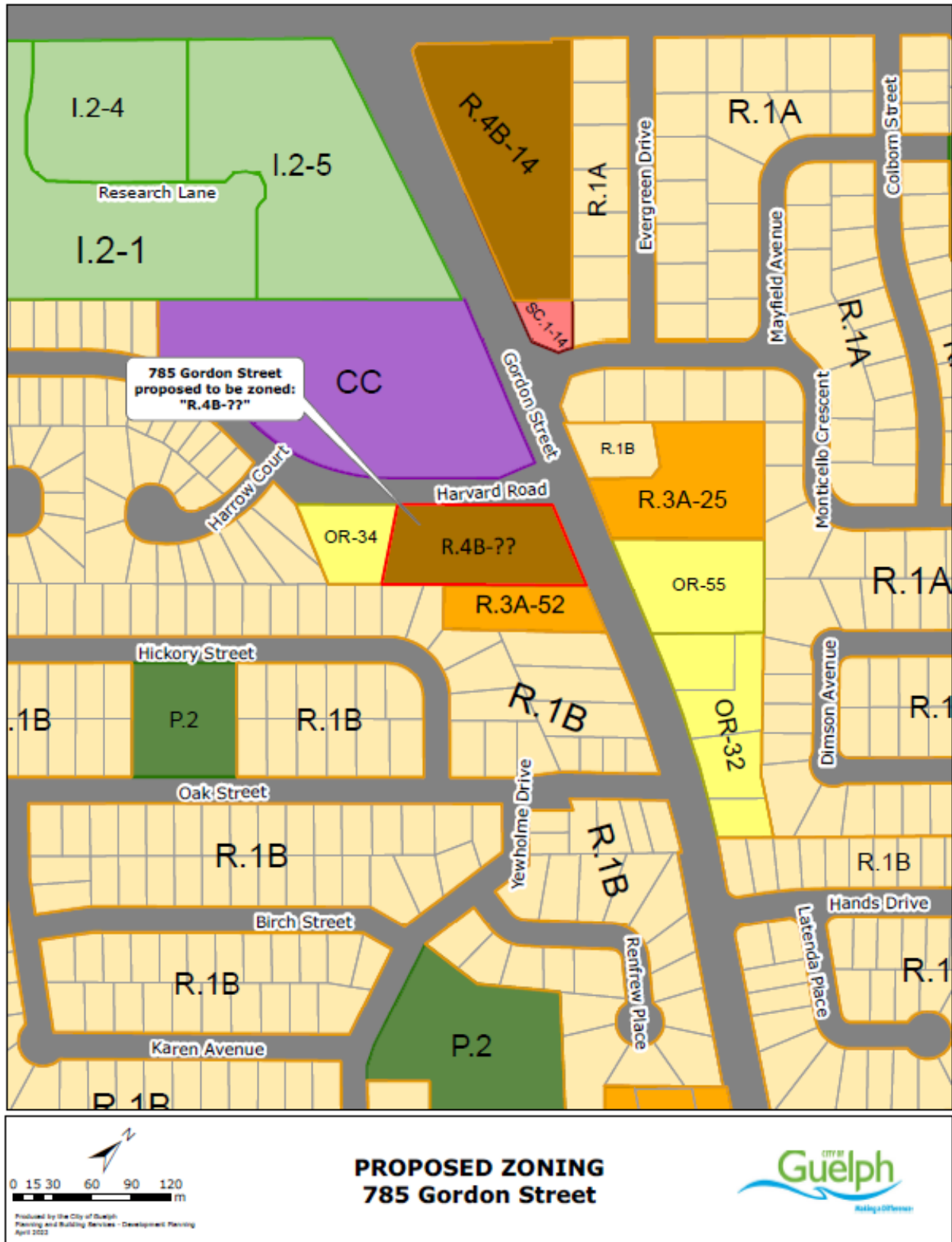


Attachment-6 Proposed Zoning



Attachment-6 continued Proposed Zoning Regulations

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

Permitted Uses:

- Convenience Store
- Financial Establishment
- Medical Office
- Office
- Post-Secondary School Residence
- Restaurant
- Retail Establishment
- Service Establishment
- Accessory Uses in accordance with Section 4.23

- For the purposes of this zone, Post-Secondary School Residence shall be defined as:
 “the whole of an apartment building consisting of three or more Dwelling Units, each providing up to five bedrooms for hire or gain directly or indirectly that may or may not have exclusive use of both a kitchen and a bathroom. For the purposes of the subject property, the definition of Lodging House Type 2 shall not apply.”

Specialized Regulations:

- To permit a maximum density of 615 bedrooms per hectare (bph); where the maximum density is 150 units per hectare (uph)
- To permit a reduction in the minimum front yard setback (Gordon Street) of 9.0 m where 15.0 m is required;
- To permit minimum interior side yard setbacks of:
 - 15 m for the 1st – 5th storey;
 - 17 m for the 6th storey;
 - 20 m for the 7th storey;
 - 23 m for the 8th storey;
 - 27 m for the 9th storey; and

- 30 m for the 10th storey;
 - (where half the building height is required in the standard R.4B zone)
 - To permit reductions in the minimum rear yard setback from 20% of the lot depth (27.38 m is required) to:
 - 15 m for the 1st to 5th storey;
 - 19 m for the 6th storey;
 - 22 m for the 7th storey; and
 - 25 m for the 8th storey;
- And to apply minimum rear yard setbacks of:
- 28 m for the 9th storey; and
 - 29 m for the 10th storey;
- To permit an increase in the maximum angular plane to 52 degrees from the centreline of Harvard Road and 46 degrees from the centreline of Gordon Street where a maximum of 45 degrees is permitted;
 - To permit a reduction in the minimum common amenity area to 14 m² of common amenity areas (this includes private balconies and terraces) per dwelling unit but not less than 50 m² collectively shall be provided; (30 m² per dwelling unit for each unit up to 20 and for each additional dwelling unit 20 m² per dwelling unit is required, not including private amenity areas)
 - To permit common amenity areas within the required front and exterior side yard and a length that is 4 times the width or greater;
 - To reduce the landscaped open space from a minimum of 40% to a minimum of 33%;
 - To permit a reduction to the interior side yard setback for surface parking from 3 m to 1.4 m;
 - To permit a parking rate of 0.25 parking spaces per bedroom for the post-secondary school residence;
 - To allow the 20% residential visitor parking to be provided at grade or underground;
 - To apply a bicycle parking rate of:
 - Residential: 1 long term and 0.1 short term spaces per unit;
 - Office: 0.2 long term spaces per 100 m² GFA (two spaces minimum) and 0.13 short term spaces per 100 m² GFA (two spaces minimum);
 - Convenience store, financial establishment, medical office, retail establishment, service establishment: 0.1 long term per 100 m² GFA (two spaces minimum) and 0.2 short term per 100 m² GFA (two spaces minimum); and

- Restaurant: 0.1 spaces long term per 100 m² GFA (two spaces minimum) and short term two spaces per use;
- To permit an increase of the FSI from a maximum of 1.5 to 2.55;
- To permit a maximum of 600 m² of convenience commercial uses on the first storey; (not permitted in the standard R.4B zone)
- To permit an outdoor patio associated with a restaurant or licensed establishment on a property that abuts a residential zone along the front lot line and interior side yard lot line that is 6 m from the interior lot line and 9 m from the front lot line;
- To increase the maximum permitted encroachment for canopies from 1.8 m to 2.6 m in all yards.