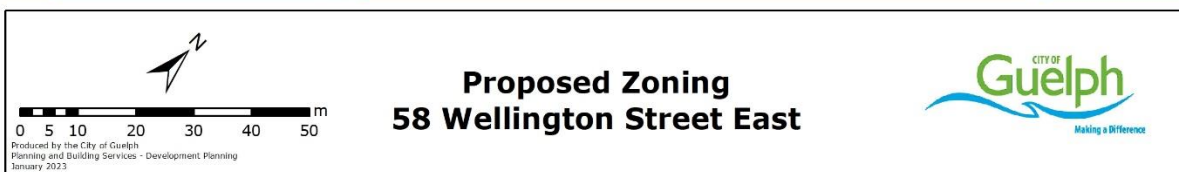
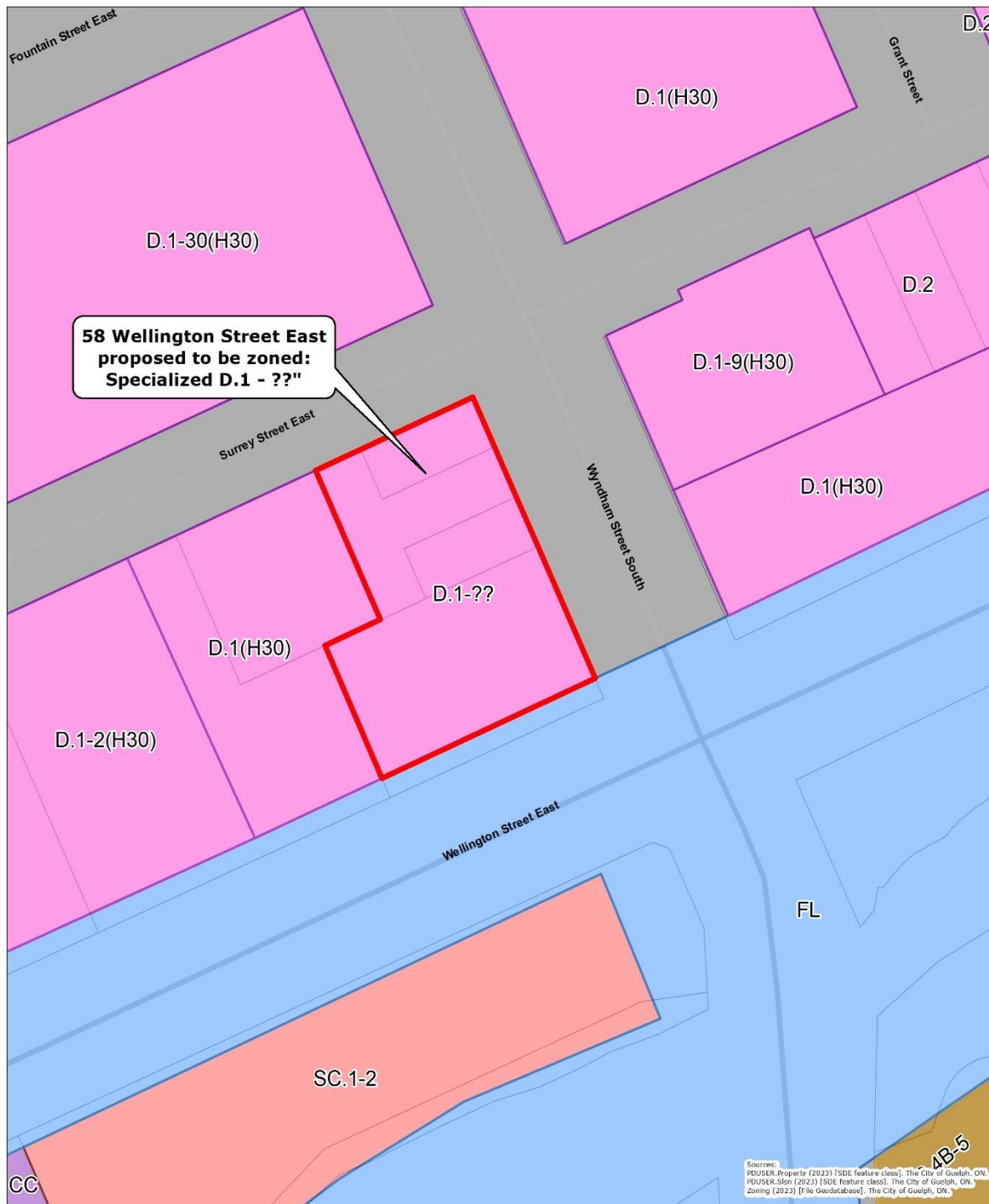


Attachment-6 Proposed Zoning



Attachment-6 continued

Proposed Zoning Regulations

Proposed specialized regulations for the D.1-?? Zone:

- To permit a Dwelling unit as a permitted Active Use along the Wyndham Street South Street Line, where residential uses are not permitted on the main floor of a building in the Active Frontage Area.
- To remove the requirement for Active Entrances along Wyndham Street South to be at or within 0.2 metres above or below Finished Grade.
- To permit a minimum number of 3 Active Entrances to the first storey along Wyndham Street South where 5 Active Entrances are currently required.
- To permit a maximum floorplate of 1,210 square metres for the 7th and 8th storey of a mixed-use building where 1,200 square metres is currently allowed.
- To permit a maximum floorplate ratio of 2.5:1 for any storey above the 8th floor where 1.5:1 is currently allowed.
- To permit a maximum building height of 23-storeys where 18-storeys is currently permitted.
- To permit a Dwelling Unit on the main floor of a mixed-use building with a minimum setback of 0 metres where 3 metres is currently required.
- To permit a minimum setback of 2.4 metres from the Wellington Street East Street line where 10 metres is currently required.
- To permit a minimum stepback of 3 metres for all portions of a mixed-use building above the 5th storey, where the 3 metre stepbacks are currently required above the 4th storey.
- To permit a minimum number of 0.8 spaces per unit plus the 0.05 visitor parking for Dwelling Units within a mixed-use building where 1.0 spaces per unit plus the 0.05 visitor parking is currently required.
- To permit no off-street parking for non-residential where 1 parking space per 100 square metres is currently required for Retail and Service Uses.