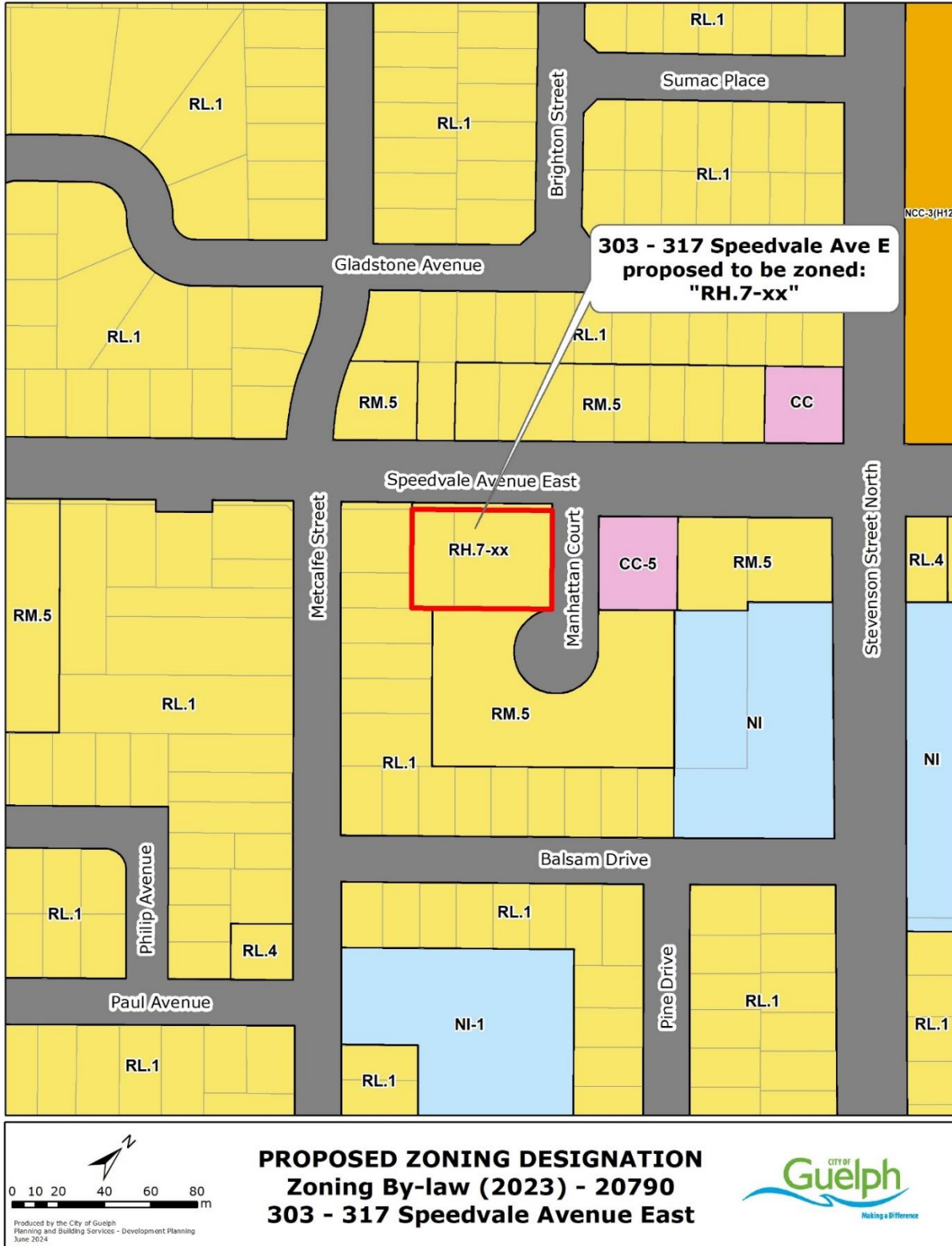


Attachment-6 Proposed Zoning, Zoning By-law (2023)-20790

Figure 1: 303-317 Speedvale Avenue E.



Proposed specialized regulations for the Site-specific High Density Residential 7 (RH.7-XX) Zone:

- To permit a maximum density of 200 units per hectare, whereas Table 6.32 requires a maximum density of 100-150 units per hectare;
- To permit a minimum front yard of 2.3 metres; whereas Table 6.33 requires a minimum front yard of 6 metres;
- To permit a minimum landscaped open space of 29.2 per cent, whereas Table 6.33 requires a minimum landscaped open space of 40 per cent;
- To permit a minimum buffer strip of 0.4 metre (interior yard), 1.5 metre (rear yard), and 0.0 metre (exterior yard), whereas Table 6.33 requires buffer strips to be 3.0 metres;
- To permit a maximum building height of 6 storeys, whereas Table 6.34 permits 3 to 10 storeys;
- To permit an angular plane of 50 degrees from the centerline of the right of way, whereas Section 4.14.4 (i) requires an angular plane of 45 degrees;
- To permit a maximum angular plane (internal side yard) of 68 degrees, whereas Table 6.35 requires a maximum angular plane of 30 degrees;
- To permit a minimum off-street parking count of 48 spaces, whereas Table 5.3.2 requires 65 spaces;
- To permit a minimum visitor parking count of 3 spaces, whereas Table 5.3.2 requires 13 spaces (equal to 20 per cent of the required parking spaces);
- To permit a minimum barrier free parking count of 2 spaces, whereas Table 5.5 requires 3 spaces (equal to 4 per cent of the total parking spaces);
- To permit a minimum electric vehicle parking count of 6 spaces, whereas Section 5.9 (a) requires 13 spaces (equal to 20 per cent of the required parking spaces);
- To permit a minimum designed electric vehicle parking count of 42 spaces, whereas Section 5.9 (b) requires 52 spaces (equal to 80 per cent of the required parking spaces);
- To permit parking within the driveway sight line, whereas Section 4.6.2 (b) requires no parked motor vehicle be located within the sight line triangle;
- To permit the parking setback from a lot line to be 0.0 metres, whereas Section 5.2.2 required a setback of 3.0 metres;