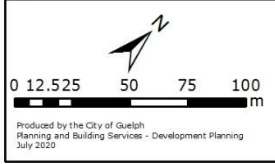
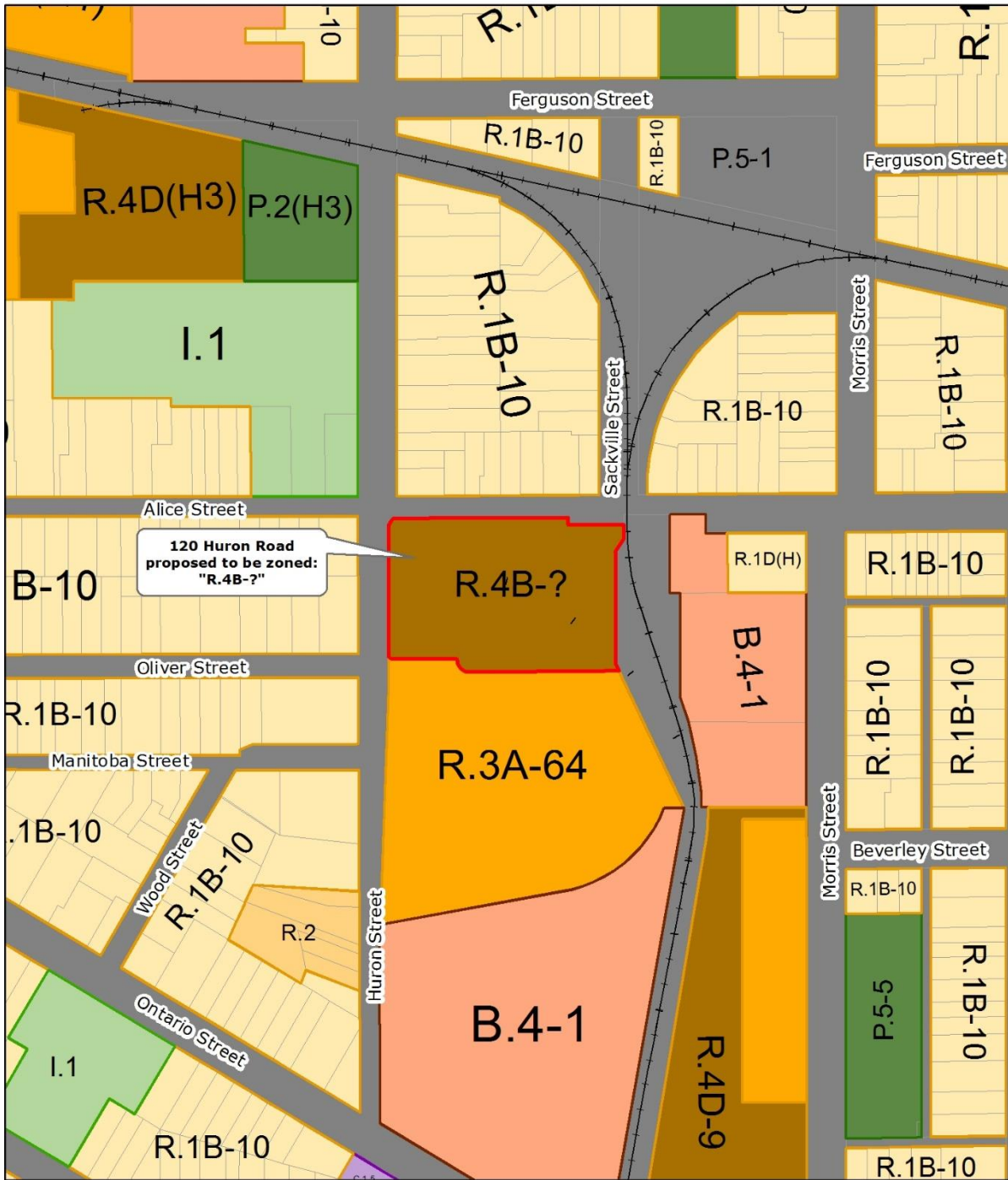


# Attachment-5 Proposed Zoning



## PROPOSED ZONING 120 Huron Street



## Attachment-5 continued Proposed Zoning Regulations

Proposed specialized regulations retained from the current R.4A-53 Zone, requested to be included in the proposed R.4B-?? Zone:

- 5.4.3.1.53.2.1      **Minimum *Exterior Side Yard***  
Despite Section 4.24 and Table 5.4.2, Row 6, the minimum ***Exterior Side Yard*** on Alice Street shall be 2.0 metres.
- 5.4.3.1.53.2.2      ***Off-Street Parking***  
Despite 4.13 and Table 5.4.2 Row 14, parking shall be permitted to be located a minimum of 0.6 metres from the ***Exterior Side Lot Line*** (Alice Street) and 0 metres from the rear and interior side lot lines.
- 5.4.3.1.53.2.3      ***Common Amenity Area***  
5.4.3.1.53.2.3.2      Despite Section 5.4.2.4 and Table 5.4.2, Common Amenity Area shall be permitted in the Front Yard.
- 5.4.3.1.53.2.4      ***Buffer Strip***  
Despite Table 5.4.2, Row 15, a Buffer Strip will not be required along the Interior Side Lot Line.
- 5.4.3.1.53.2.5      ***Angular Plane***  
Despite Section 4.16.2, the Angular Plane from the Street shall be 66 degrees from Alice Street.

Proposed new, additional specialized regulations for the proposed R.4B-?? High Density Apartment Zone:

### **Common Amenity Area**

Despite Section 5.4.2.4 and Table 5.4.2, Row 12, the minimum Common Amenity Area shall be 1,600 square metres.

Despite Section 5.4.2.4.2, amenity areas shall be allowed to have a length that exceeds 4 times the width.

### **Landscaped Open Space**

Despite Section 5.4.2.4 and Table 5.4.2, Row 13, the minimum Landscaped Open Space shall be 39% of lot area.

### **Off-Street Parking**

Despite 4.13.4.3 the required off-street vehicle parking required will be 0.97 spaces per unit (114 spaces) with 4% visitor parking (5 spaces).