

Appendix C – Summary of Zoning Requirements and Proposal

Zoning Provision	Current Requirement Under the By-law	Proposed Site-Specific HM Zone: 3200 Lloydtown Aurora Road	Proposed Site-Specific HM Zone: 3250 Lloydtown Aurora Road
Minimum Interior Side Yard (West Side)	7.5 m	3.0 m	7.5 m
Minimum Interior Side Yard (East Side)	7.5 m	7.5 m	3.0 m
Maximum Height	11.0 m	15.3 m	15.3 m
Minimum Parking Supply	1/27 sq.m Office 1/37 sq.m up to 3000sq.m 1/100 sq.m up to 6000sq.m 1/200 sq.m over 6000 sq.m	90 spaces (175 Required)	52 spaces (52 Required)
Minimum Bicycle Parking Supply	1.0 space per 100.0 sq.m of gross floor area	8 spaces (95 Required)	5 spaces (17 Required)
Open Storage	Not permitted in minimum side yard or rear yard; Not permitted within 3.0 metres of lot line; Not permitted closer to any lot line than main building; To be screened on all sides with opaque fence or landscaping; Not to exceed more than 50% lot area	Remove restrictions as identified.	Remove restrictions as identified.