



| Proposed Zoning: C8-25 with Special Provisions | 87 Regina Street S  |
|--|---|
| Required                                       | Provided  |
| Lot Area                                       | 1,813 m <sup>2</sup>  |
| Lot Area after widening                        | 1,639 m <sup>2</sup>  |
| Min. Front Yard                                | 0 m   |
| Min. Street Line Setback                       | 9.0 m from centreline of Willis Way                           |
| Min. Flankage Yard                             | 1.5 m   |
| Min. Setback (Public Lane)                     | 2.5 m   |
|  | 0.5 m above the first storey                                  |
| Min. Rear Yard                                 | 4.5 m   |
|  | 0 m for bridge connection to 80 King St S                     |
|  | 6.1 m except for bridge connection to Regional building - 0 m |
| Min. Amenity Area                              | 5 m <sup>2</sup> /unit<br>216 units = 1,080 m <sup>2</sup>    |
| Max. Building Height                           | 75 m  |
| Max. Density                                   | 250 units/ha  |
| Min. Vehicle Parking                           | 0 spaces *  |
| Min. Bicycle Parking                           | N/A   |
|  | 184 spaces  |
|  | 107 stalls  |

\*As per site specific by-law 91-158

| Proposed Zoning: C8-25 with Special Provisions | 80 King Street S                       |
|--|--|
| Required                                       | Provided                               |
| Lot Area                                       | 1,650 m <sup>2</sup>                   |
| Lot Area after widening                        | 1,635 m <sup>2</sup>                   |
| Min. Front Yard                                | 0 m                                    |
| Min. Flankage Yard                             | 0 m                                    |
| Min. Setback (Public Lane)                     | 2.5 m                                  |
|  | 0 m for main building                  |
| Min. Rear Yard                                 | 4.5 m                                  |
|  | Existing structure has 0 m rear yard   |
|  | 0 m for bridge connection to 87 Regina |
|  | 0 m (existing structure and addition)  |
| Max. Building Height                           | 14 m**                                 |
| Max. Gross Floor Area                          | N/A                                    |
| Max. Floor Area Ratio                          | 4.0                                    |
| Min. Vehicle Parking                           | 0 spaces *                             |
|  | 16 m                                   |
|  | 6,308 m <sup>2</sup>                   |
|  | 3.8                                    |
|  | 0 spaces <sup>1</sup>                  |

\*As per site specific By-law 91-158

<sup>1</sup> Some parking for commercial uses will be accommodated on 87 Regina site

\*\* As per site specific By-law 05-066

A101.S Conceptual Site Plan

80 King Street South & 87 Regina Street South

Project No. 16051  
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**Quadrangle**

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