

ZONING CHARTS

R3 ZONE

PROVISION	REQUIREMENT	PROPOSAL	COMPLY
Minimum lot area for an on street townhouse dwelling	160 square metres for each dwelling unit	180 sq.m.	✓
Minimum lot frontage for an on street townhouse dwelling	6 metres for each dwelling unit	6m	✓
Minimum front yard depth for a dwelling or dwelling unit	3 metres plus any applicable distance specified in section 4.27.1	3m	✓
Minimum front yard depth for a private garage with driveway access from the front yard	6 metres plus any applicable distance specified in section 4.27.1	6m	✓
Minimum rear yard depth	7.5 metres plus any applicable distance specified in section 4.27.1	7m	x
Minimum interior side yard width for an on street townhouse dwelling, a triplex dwelling or a quadruplex dwelling	1.2 metres	1.2m	✓
Minimum exterior side yard width for a dwelling or dwelling unit	3 metres plus any applicable distance specified in section 4.27.1	3m	✓
Minimum exterior side yard width for a private garage with driveway access from the exterior side yard	6 metres plus any applicable distance specified in section 4.27.1	6m	✓
Maximum lot coverage	55%	N/A	x
Maximum height of building or structure	10 m subject to section 4.7	10m	✓
Maximum number of dwellings on one lot	1 only	1	✓
Parking and access requirements	In accordance with section 4.19.1 1 parking space for each dwelling	1	✓
Accessory buildings and accessory structures	In accordance with sections 4.13 and 4.14	?	?
Minimum Landscaped Open Space Area	25% of lot area	25%	✓

R4 ZONE

PROVISION	REQUIREMENT	PROPOSAL	COMPLY
Townhouse dwelling	Not more than 8 dwelling units	10	x
Minimum lot area for a townhouse dwelling	250 square metres for each dwelling unit	250sq.m.	✓
Minimum lot frontage for a townhouse dwelling or an apartment dwelling or a stacked townhouse dwelling containing more than four dwelling units	30 metres	136.47m	✓
Minimum front yard depth for a townhouse dwelling	6 metres plus any applicable distance specified in section 4.27.1.	3m to dwelling, 6m to garage	x
Minimum rear yard depth for a townhouse dwelling	7.5 metres plus any applicable distance specified in section 4.27.1.	6m	x
Minimum interior side yard width	One-half the height of the building	1.5m	x
Minimum exterior side yard width for a townhouse dwelling	4.5 metres plus any applicable distance specified in section 4.27.1.	3m	x
Maximum lot coverage	35%	N/A	x
Maximum height of building or structure	10 m	12.5m	x
Number of dwellings on one lot	[subject to section 7.9.3] More than one dwelling is permitted on one lot	57	✓
Parking and access requirements	In accordance with section 4.19.1 1.4 parking spaces for each dwelling unit	86	✓
Minimum parking stall width	2.75 metres	2.75m	✓
Minimum parking stall length	6 metres	6m	✓
Minimum manoeuvring aisle	6.3 metres	6m	x
Accessory buildings and accessory structures	In accordance with sections 4.13 and 4.14	?	?
Minimum Landscaped Open Space Area	45 square metres for each dwelling unit	N/A	x
Minimum privacy yard depth for each	7.5 metres	6m	x

townhouse dwelling unit, as measured from the exterior rear wall of every dwelling unit			
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R5C ZONE

PROVISION	REQUIREMENT	PROPOSAL	COMPLY
Minimum lot area	100 square metres for each dwelling unit	100 sq.m.	✓
Minimum lot frontage	30 metres	195.21m	✓
Minimum front yard depth	7.5 metres, plus any applicable distance specified in section 4.27.1.	2.76m	x
Minimum rear yard depth	One-half the height of the building or 10 metres, whichever is greater plus any applicable distance specified in section 4.27.1.	1.61m	x
Minimum interior side yard width	One-half the height of the building	3.28m	x
Minimum exterior side yard width	7.5 metres	N/A	N/A
Maximum lot coverage	30%	28%	✓
Maximum height of building or structure	19 metres subject to section 4	12m	✓
Number of apartment dwellings on one lot	1 only	2	x
Parking and access requirements	In accordance with section 4.19.1 1.4 parking space for each dwelling unit	?	?
Accessory buildings and accessory structures	In accordance with sections 4.13 and 4.14	?	?
Minimum Landscaped Open Space Area	40% of the lot area	41%	✓
Minimum amenity space for an apartment dwelling unit	In accordance with section 4.44 20 square metres per dwelling unit	5,038 sq.m.	✓