

Zoning Regulations	Existing Regulations	Proposed Modification
Minimum Lot Area	250 sq.m	351.2 sq.m (No Change)
Minimum Lot Frontage	30 m	24.22 m
Minimum Front Yard Depth *(incl. special setback)	6 m	6 m (No Change)
Minimum Rear Yard Depth	7.5 m	14 m (No Change)
Minimum Side Yard Width - Interior - Exterior	Interior: One-half the height of the building (4.61 m) Exterior: 4.5 m	Interior : 1.2 m Exterior: N/A
Maximum Lot Coverage	35%	29.9% (No Change)
Minimum Landscaped Open Space	45 sq.m per dwelling unit	153.1 sq.m per dwelling unit (No Change)
Maximum Landscaped Open Space	N/A	N/A
Maximum Height of Building	10 m	9.5 m (No Change)
Number of Storeys	N/A	N/A
Minimum Floor Area	N/A	N/A
Maximum Floor Area	N/A	N/A
Maximum Number of Dwellings	N/A	N/A
Maximum Number of Buildings	N/A	N/A
Minimum Distance Between Building on Same Lot	N/A	N/A
Maximum Gross Leasable Floor Area	N/A	N/A
Minimum Number of Parking Spaces	1.4 spaces per dwelling unit (11.2)	12 spaces (No Change)
Loading Area Requirements	N/A	N/A
Minimum Privacy Yard Depth	7.5 m	7.5 m (No Change)

Note: The above chart may not list all the zoning regulations or all the amendments required to the By-law. It is your responsibility to ensure that all the existing regulations and proposed modifications to the By-law are listed. Please round to the nearest whole number or 0.5 for your proposed modifications.

2. Explain how the application conforms to the policies of the Official Plan.

The proposal intensifies the residential use of the property, increases the density and provides a mix of housing types. See Planning Justification Report for further explanation.

3. Additional Information:

Is the subject land within an area where the City has pre-determined the minimum and/or maximum density requirements or height requirements? Yes No

If yes, please complete the following chart:

	Existing Requirements		Proposed	
	Minimum	Maximum	Minimum	Maximum
Density (units/ha)				
Height (m)				
Number of Storeys				

If applicable, please explain why the requirements cannot be met:
