

DEVELOPMENT DETAILS

Land-Use		
	Existing	Proposed
Zoning	RU – Residential Urban Zone	RL – Residential Low-Rise Zone
Land Use/ Building Type	Residential – Building, Row	Residential – Building, Stacked
Number of Dwelling	5	38

Zoning		
	Required	Proposed
Min. Lot Area (m²)	400 m ²	1162 m ²
Min. Frontage	14.6 m	30.5 m
Min. Front Yard Setback	4.5 m	4.6 m
Min. Rear Yard Setback	3.5 m	3.5 m
Min. Side Yard Setback (interior)	1.2 m – 0-11 m height 3.25 m – 11-15 m height 5.0 m – 15-20 m height	<ul style="list-style-type: none"> • 3.25 m setback to 13.40 m • 5.0 m setback between 13.40 m and 20 m
Min. Side Yard Setback (flankage)	.45 m	4.7 m
Max. Lot Coverage	60%	57%
Max. Floor Area Ratio	3.0	2.6
Max. Height	20 m	20 m
Min. Parking Stalls	38	38
Min. Landscape Area	15%	38%