

PROPOSED ZONING – URBAN RESIDENTIAL TYPE 4 (R4) ZONE		
Regulation (Section 6.2c)	Required	Proposed
Minimum Lot Area (Corner Lot)	120 m²	2,878 m²
Minimum Lot Frontage (Corner Lot)	8.0 m	41.9 m
Minimum Front Yard	6.0 m	4.4 m
Minimum Exterior Side Yard	3.0 m	6.15 m
Minimum Interior Side Yard	2.0 m	N/A
Minimum Rear Yard	7.5 m; 13.5 m (with parking accessed via a rear lane)	5.5 m
Maximum Building Height	11.0 m	11.0 m
Minimum Amenity Area	NA	NA
Minimum Gross Floor Area	65 m²	1,983.5 m²
Maximum Floor Area Ratio	NA	NA
Minimum Landscaped Open Space – Required Front Yard	20 %	64 %

PROPOSED PARKING				
Requirement	Units	Required Parking Rate	Required Parking Spaces	Proposed Spaces
Stacked Townhouse Dwelling	16	2 spaces per dwelling unit	32 spaces	32
Visitor Parking	16	1 additional space for every 10 dwelling units	2 spaces	3
Total Parking Spaces	-	-	34 Spaces	29 Spaces in Parking Garage, 6 Space off Queen Ave. Total 35 parking spaces
Accessible Parking (1)	-	4% of total (50% Type A, 50 % Type B)	2 spaces (1 Type A, 1 Type B)	2 in Parking Garage

(1) Accessible parking spaces are calculated and designated based on the required number of visitor parking spaces. Accessible parking spaces are included in the total minimum number of parking spaces required on the lot.

LEGEND:

LANDSCAPE

PROPOSED BUILDING

PAVEMENT

PROPERTY LINE

PROPOSED ENTRANCE



