



**Dwelling, Row or Townhouse** means a separate building that has been divided vertically into three (3) or more dwelling units each of which has a separate and independent entrance and which are separated from the adjoining unit or units by a common unpierced wall with no interior access between the units.

**SITE DATA**

RESIDENTIAL ZONE FIVE (R5)		
	REGULATION	SITE PLAN (R5*)
PERMITTED USES	APARTMENT DWELLING, ROW OR TOWNHOUSE DWELLING	TOWNHOUSE DWELLINGS
LOT AREA (MIN.)	1017.5m² for each townhouse dwelling. Gross Density shall not exceed 50 u/ha	2037m²
FRONTAGE CORNER LOT (MIN.)	29m for 1st 3 units plus 6m for each additional dwelling unit	45m
NUMBER OF ATTACHED DWELLING UNITS (MAX.)	8	6
LOT DEPTH (MIN.)	37m	45m
FRONT YARD (MIN.)	6.0m	4.5m TO BUILDING & 6m TO GARAGE
INTERIOR SIDE YARD (MIN.)	4.5m	1.5m
EXTERIOR SIDE YARD (MIN.)	6.0m	4.5m
REAR YARD (MIN.)	7.5m	1.5m
COVERAGE (MAX.)	35%	40%
HEIGHT (MAX.)	10.5m	8m
STORIES (MAX.)	3	2
UNITS		9 units
DENSITY (MAX.)	50 U/Ha	45 U/Ha
LANDSCAPE OPEN SPACE (MIN.)	35%	46%
PARKING FOR TOWNHOUSE (MIN.)	1.5 SPACES / UNIT = 14	18 PROVIDED
GROSS FLOOR AREA PER UNIT		132m² (1420m²)

\* ITEMS IN RED REQUIRE SPECIAL PROVISION

**LEGEND**

- SUBJECT LANDS
- PROPOSED BUILDING

NOT A LEGAL SURVEY - LIMITS ARE APPROXIMATE

**PRELIMINARY**  
FOR DISCUSSION PURPOSES ONLY

Oct 09, 2019