

Proposed Zoning Regulations

R5-4 Zoning Comparison

Provision	Required R5-4	Proposed R5-4(*)
Front and Exterior Yard Depth (min.)	6.0m (Local/Collector) 8.0m (Arterial)	3.0m (Main Building) 6.0m (Garage)
Lot Coverage (%) (max.)	40	45
Building Height (max.)	12.0m	15.0m
Density Units per Hectare (max.)	45	60

R6-5 Zoning Comparison

Provision	Required R6-5	Proposed R6-5(*)
Front and Exterior Yard Depth (min.)	6.0m (Local/Collector) 8.0m (Arterial)	3.0m (Main Building) 6.0m (Garage)
Building Height (max.)	12.0m	15.0m
Density Units per Hectare (max.)	35	60

R8-4 Zoning Comparison

Provision	Required R8-4	Proposed R8-4(*) D100 H32
Front and Exterior Yard Depth (min.)	6.0m + 1.0m per 10m of building height above first 3.0m	3.0m
Lot Coverage	40	45
Building Height (max.)	13.0m	32.0m
Density Units per Hectare (max.)	75	100

R9-3 Zoning Comparison

Provision	Required R9-3	Proposed R9-3(*) H32
Front and Exterior Yard Depth (min.)	6.0m + 1.0m per 10m of building height above first 3.0m	3.0m
Lot Coverage	30	45
Building Height (max.)	per Zoning Map	32.0m