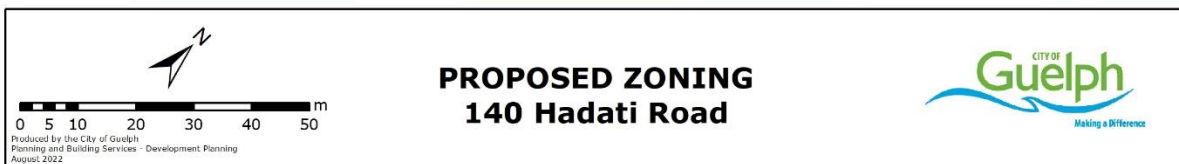


Attachment-5 Proposed Zoning



Attachment-5 continued Proposed Zoning Regulations

CLUSTER TOWNHOUSE HOME (R.3A-?)

The following uses are permitted in the R.3A zone:

- Maisonette dwelling
- Stacked Townhouse
- Cluster Townhouse
- Home Occupation
- Accessory Use

The following specialized regulations are being sought to be permitted in this new zone:

- That the minimum lot area per dwelling unit to be 105m² where 150m² is required.
- That the minimum front yard setback would be 3.0 m on Leacock Avenue where 6 metres is required.
- That a maximum density of 95 units per hectare shall apply for a stacked townhouse where 60 units per hectare is permitted in the standard R.3A zone.
- That the maximum height of 3.5 will apply for the subject site where 3 storeys is permitted.
- That a minimum of 26 off-street parking spaces can be provided where 29 parking spaces would be required in the standard R.3A zone.