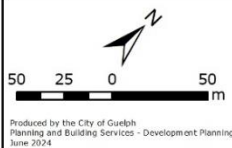


# Attachment-3 Existing Official Plan Land Use Designations and Policies

Figure 1: 303-317 Speedvale Avenue E.



**EXISTING OFFICIAL PLAN LAND USE**  
**Low Density Residential**  
**303 - 317 Speedvale Avenue East**



### **9.3.2 Low Density Residential**

This designation applies to residential areas the city which are currently, or planned to be, predominantly low-density in character.

#### **Permitted Uses**

1. The following uses may be permitted subject to the applicable provisions of this Plan:
  - i. detached, semi-detached and duplex dwellings; and
  - ii. multiple unit residential buildings, such as townhouses and apartments.

#### **Height and Density**

The following height and density policies apply within this designation:

1. The maximum height shall be three (3) storeys within the delineated built-up area. The maximum height shall be four (4) storeys within the designated greenfield area.
2. The maximum net density is 35 units per hectare within the delineated built-up area. The maximum net density within the designated greenfield area and for sites located on arterial roads within the delineated built-up area is 60 units per hectare. This policy applies to multiple unit residential buildings such as townhouses and apartments.