

## Attachment 5 Proposed Zoning



## **Attachment-5 continued**

### **Proposed Zoning Regulations**

Proposed specialized regulations for the R.4D-? Zone:

- A maximum density of 150 units per hectare, where the R.4D Zone allows up to 100 units per hectare;
- A minimum side yard of 3.4 on the north side and 3.0 on the south side, where the R.4D Zone would require 6.1 metres (one-half the building height but in no case less than 3.0 metres);
- A minimum rear yard of 8.2 metres where the R.4D Zone would require 12 metres (20% of the lot depth or one-half the building height, whichever is greater, but in no case less than 7.5 metres);
- A minimum of 22 parking spaces, where 33 spaces would be required in the R.4D Zone;
- A minimum parking space size of 2.75 x 5.5 metres where the R.4D Zone would require 3 x 6 metres;
- A maximum Floor Space Index of 2.2, where the R.4D Zone would permit 2.0.