



LAND-USE BY-LAW REQUIREMENTS					
ZONE		R3 ZONE - LARGE MULTIPLEX (SERVICED BY SEWER & WATER)	BLDG A	BLDG B	BLDG C
MIN. LOT AREA PER PRIMARY BLDG		3,000m ²	3,953m ²	4,277m ²	3,150m ²
MIN. LOT FRONTAGE		30m	31.2m	30.3m	33.7m
MIN. FRONT YARD		7m	7m	8.4m	9.25m
MIN. SIDE YARD		One side 7m - Other sides 4m	7m - 10.7m	7.93m - 5.95m	7m - 10.7m
MIN. REAR YARD		10m	10m	10m	21m
MIN. FLANKAGE YARD		6m	N/A	N/A	N/A
MAX. BLDG. HEIGHT		11m	max. 11m	max. 11m	max. 11m
MAX. PRIMARY BLDG. SIZE		24 Dwelling units & 1250 m ² of ground area	24 units - 1,130m ²	24 units - 1,130m ²	24 units - 1,130m ²
MAX. NUMBER OF PRIMARY BLDG		1	1	1	1
MAX. LOT COVERAGE		40%	28%	26%	36%
MAX. GROUND FLOOR FINISHING LEVEL		0.5m	max. 0.5m	max. 0.5m	max. 0.5m
MAX. STREET FACING BUILDING LENGTH		50m	23.2m	48.8m	23.2m
MIN. STREET-FACING FACADE TRANSPARENCY		At Grade 30% - Above Grade 10%	TBD	TBD	TBD
PARKING REQUIREMENTS:		(24x1.5= 36P)+(24/7=3.5) equal 4P = 40 Parking Spots x 3 = 120 PS			
RESIDENTIEL					
BUILDING CONTAINING MORE THAN 6 DWELLING UNITS		1.5 PARKING SPACES FOR EACH DWELLING UNIT & 1 DEDICATED VISITOR PARKING SPACE FOR EACH 7 DWELLING UNITS	40	40	40

[illegible]