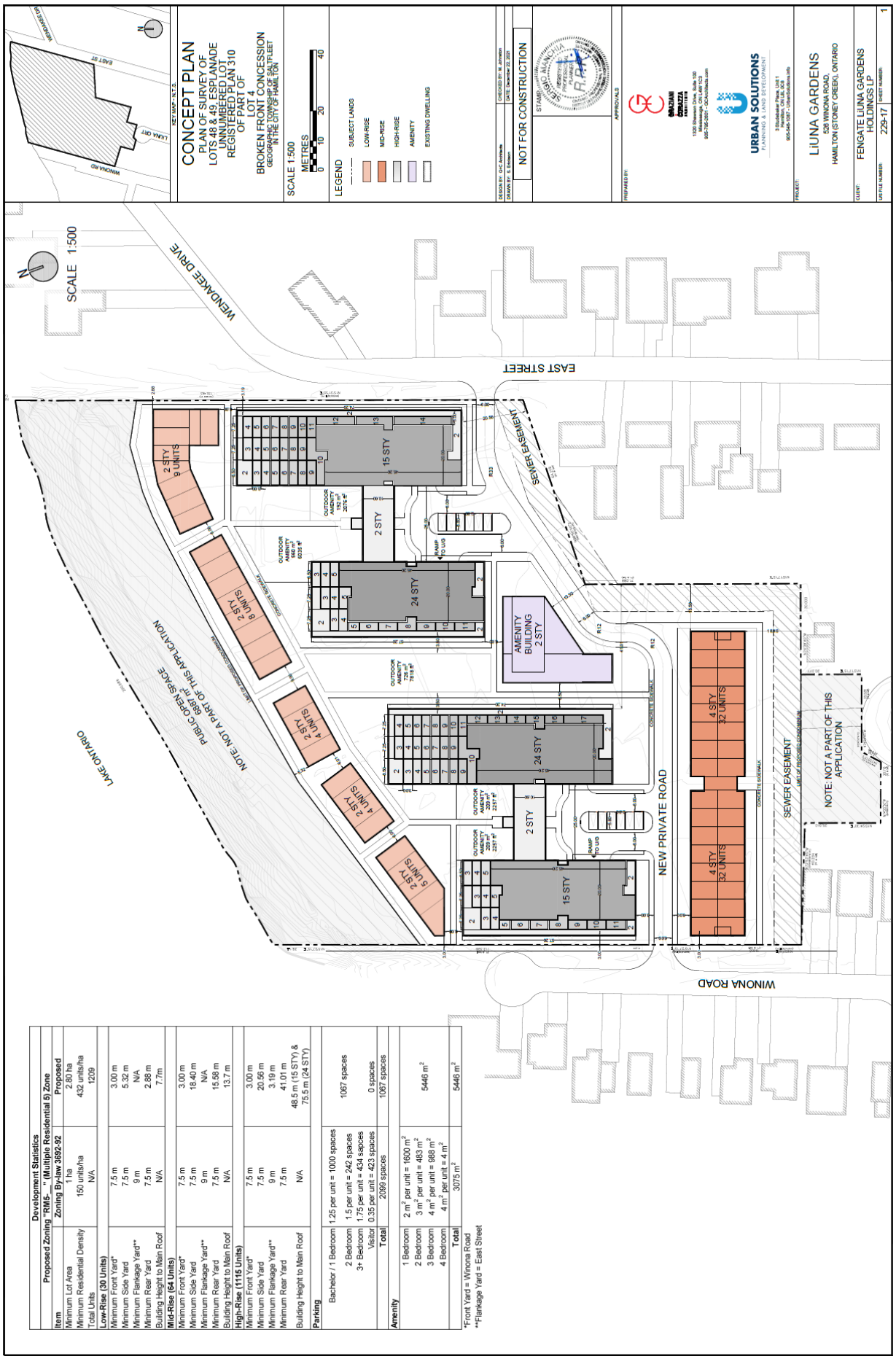

Development Statistics		
Proposed Zoning "RM5-__" (Multiple Residential 5) Zone		
Item	Zoning By-law 3692-92	Proposed
Minimum Lot Area	1 ha	2.80 ha
Minimum Residential Density	150 units/ha	432 units/ha
Total Units	N/A	1209
Low-Rise (30 Units)		
Minimum Front Yard*	7.5 m	3.00 m
Minimum Side Yard	7.5 m	5.32 m
Minimum Flankage Yard**	9 m	N/A
Minimum Rear Yard	7.5 m	2.88 m
Building Height to Main Roof	N/A	7.7m
Mid-Rise (64 Units)		
Minimum Front Yard*	7.5 m	3.00 m
Minimum Side Yard	7.5 m	18.40 m
Minimum Flankage Yard**	9 m	N/A
Minimum Rear Yard	7.5 m	15.58 m
Building Height to Main Roof	N/A	13.7 m
High-Rise (1115 Units)		
Minimum Front Yard*	7.5 m	3.00 m
Minimum Side Yard	7.5 m	20.56 m
Minimum Flankage Yard**	9 m	3.19 m
Minimum Rear Yard	7.5 m	41.01 m
Building Height to Main Roof	N/A	48.5 m (15 STY) & 75.5 m (24 STY)
Parking		
Bachelor / 1 Bedroom	1.25 per unit = 1000 spaces	1067 spaces
2 Bedroom	1.5 per unit = 242 spaces	
3+ Bedroom	1.75 per unit = 434 spaces	
Visitor	0.35 per unit = 423 spaces	0 spaces
Total	2099 spaces	1067 spaces
Amenity		
1 Bedroom	2 m^2 per unit = 1600 m^2	5446 m^2
2 Bedroom	3 m^2 per unit = 483 m^2	
3 Bedroom	4 m^2 per unit = 988 m^2	
4 Bedroom	4 m^2 per unit = 44 m^2	
Total	3075 m^2	5446 m^2

*Front Yard = Winona Road
**Flankage Yard = East Street