

Single Detached Residential

Regulation	New Residential Five (R5) Zone	Proposed Zoning
Lot Area, Interior Lot	255 square metres	255 square metres
Lot Area, Corner Lot	330 square metres	330 square metres
Lot Frontage, Interior Lot	9.0 metres	9.0 metres
Lot Frontage, Corner Lot	12.0 metres	12.0 metres
Average Lot Depth	30.0 metres	29.0 metres **
Front Yard Setback, Building	6.0 metres	6.0 metres
Flankage Yard Setback	3.0 metres	3.0 metres
Side Yard Setback	1.2 metres	1.2 metres/0.6 metres
Rear Yard Setback	7.5 metres	6.5 metres
Building Height	10 metres	10 metres
Impervious coverage		
Garage Width, Front Building Length	55%	60%
Parking Spaces	1 space/unit	1 space/unit

* With one-storey unenclosed porch encroachment into the front yard by a maximum of 0.6 metres

** Minimum lot depth of 30.0 metres to be provide for Block 2, Stage 1 and Block 3, Stage 2 (north of Rideau River Street)

Street Townhouses

Regulation	New Residential Eight (R8) Zone	Proposed Zoning
Lot Area, Interior Lot	165 square metres	165 square metres
Lot Frontage, Interior Lot	5.5 metres	5.5 metres
Lot Frontage, Corner Lot	9.5 metres	9.5 metres
Street Line Setback (Front and Flankage Yard), Building	6.0 metres	5.0 metres*
Side Yard Setback	1.8 metres	1.5 metres
Flankage Yard Setback		3.0 metres
Rear Yard Setback	7.5 metres	7.0 metres
Building Height	10.0 metres	10.0 metres
Density	150 bedrooms/hectare	150 bedrooms/hectare
Impervious coverage		
Landscape Open Space	30%	30%
Garage Width, Front Building Length	50%	60%
Parking	1 space/unit	1 space/unit

* With one-storey unenclosed porch encroachment into the front yard by a maximum of 0.6 metres