

Table 7.3A – Standards for **Detached Dwelling Type** in the RR, R1, and R2 Zones

	Standard	RR	R1	R2
1.	Minimum required lot frontage	30.0 m	15 m	9.0 m
2.	Minimum required lot area	2,000 m ²	none	none
3.	Minimum required front yard	6.0 m	6.0 m	3.0 m
4.	Minimum required exterior side yard	6.0 m	6.0 m	3.0 m
5.	Minimum required rear yard	7.5 m	7.5 m	7.5 m
6.	Minimum required interior side yard	3.0 m	1.2 m	1.2 m on one side, 0.6 m on the other
7.	Maximum building height	11 m	11 m	11.0 m
8.	Minimum front yard Setback to garage	6.0 m (1)	6.0 m (1)	6.0 m (1)
9.	Minimum landscaped open space	25%	25%	25%

Special Provisions:

1. The wall of an attached **private garage** facing the **street or highway** shall be recessed a minimum of 1.0 metre from the front wall of the dwelling that faces the same **street or highway**.

Table 7.3B – Standards for **Attached Dwelling Type** in the R1, R2, and R3 Zones

	Standard	R1	R2	R3
1.	Minimum required lot frontage	7.5 m	5.5 m	5.5 m
2.	Minimum required front yard	6.0 m	3.0 m	3.0 m
3.	Minimum required exterior side yard	6.0 m	3.0 m	3.0 m
4.	Minimum required rear yard	7.5 m	7.5 m	7.5 m
5.	Minimum required interior side yard	1.2 m on end unit side; 0 m on the other	1.2 m on end unit side; 0 m on the other	3.0 m
6.	Maximum building height	11 m	11.0 m	11.0 m
7.	Minimum front yard Setback to garage	6.0 m	6.0 m	6.0 m
8.	Minimum landscaped open space	25%	25%	25%

Table 7.3C – Standards for **Multiple Dwelling Type** in the R1 and R2 Zones

	Standard	R1	R2
1.	Minimum required lot frontage	15.0 m	12.0 m
2.	Minimum required front yard	6.0 m	3.0 m
3.	Minimum required exterior side yard	6.0 m	3.0 m
4.	Minimum front yard setback to garage	6.0 m	6.0 m
5.	Minimum required rear yard	7.5 m (3)	7.5 m (3)
6.	Minimum required interior side yard	1.2 m	1.2 m
7.	Maximum building height	11 m (4)	11 m (4)
8.	Minimum landscaped open space	25%	25%
9.	Minimum private amenity area and common amenity area	8 m ² per dwelling unit (1)(2)	8 m ² per dwelling unit (1)(2)
10.	Minimum distance between buildings on the same lot :	3.0 m	3.0 m
11.	Minimum planting strip requirement	See Section 4.17 f)	See Section 4.17 f)

Special Provisions:

1. A development containing less than 20 **dwelling units** is not required to provide a **common amenity area**.
2. A minimum of 50% of the **amenity area** shall be provided as **Common amenity areas**.
3. In the case of **back-to-back townhouse dwellings**, the minimum **required rear yard** is 0.0 m.
4. Maximum **building height** increases to 14 metres if **lot** fronts on a collector or arterial road as designated on Map 7A of the Official Plan.

Table 7.3D – Standards for **Multiple Dwelling Type** in the R3 Zone

	Standard	R3
1.	Minimum required lot frontage	30.0 m
2.	Minimum required front yard	4.5 m
3.	Minimum required rear yard	7.5 m
4.	Minimum required interior side yard	3.0 m
5.	Minimum distance between buildings on the same lot	3.0 m
6.	Maximum building height	5 storeys /17.0 m if fronting a local road and 15 storeys /52.0 m if fronting a collector or arterial road as designated on Map 7A of the Official Plan (4) For building taller than 7 storeys/23.5 m - see Special Provisions (3)
7.	Minimum private amenity area and common amenity area	8 m ² per dwelling unit (1)(2)
8.	Minimum landscaped open space	25%
9.	Minimum planting strip requirement	See Section 4.17 f)

Special Provisions

1. A development containing less than 20 **dwelling units** is not required to provide **common amenity area**.
2. A minimum of 50% of the **amenity area** shall be provided as **common amenity area**
3. The following provisions apply for **storeys** 7 and above:
 - a) Minimum step-back of **building** from edge of exterior walls of the sixth **storey** - 3 m
 - b) Maximum **building** length - 60 m
 - c) Maximum **floor area** for any storey above 7 - 2,000 m²
4. If a **lot** fronts on a local road and an arterial or collector road, or if a **lot** is considered to be a **through lot** with frontage on a local road on one side and an arterial or collector road on the other side or if a **lot** that fronts on an arterial or collector road backs onto a local road, the maximum **building height** is 5 **storeys**/17.0 m