



Urban Design Brief

5372 and 5390 Hodgson Avenue, Niagara Falls, ON – Stacked Townhouse Development

Zoning Bylaw Amendment and Site Plan Application

13 May 2026

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4. IMPLEMENTATION

1.1 BACKGROUND

5372 AND 5390 HODGSON AVENUE

Lot Area – 4000 SQ.M (0.4 Hectares)

Proposed Development –

- Three-storey, 30-Unit Stacked Townhouse Development.
- 33 Parking Stalls (inclusive of 2 parking stalls) + 3 Visitor Stalls

Zoning Amendment – R1C to R4 Zone (To permit stacked townhouse use.



1.2 LOT FRONTAGE AND DEPTH

SUBJECT PROPERTY FRONTAGE

LOT FRONTAGE – 38.5M

LOT DEPTH – 64.5M

LOT FRONTAGE – 22.5M

LOT DEPTH - 27M

LOT FRONTAGE – 26.6M

LOT DEPTH - 35M

LOT FRONTAGE – 29M

LOT DEPTH - 74M



LOT FRONTAGE – 50.6M

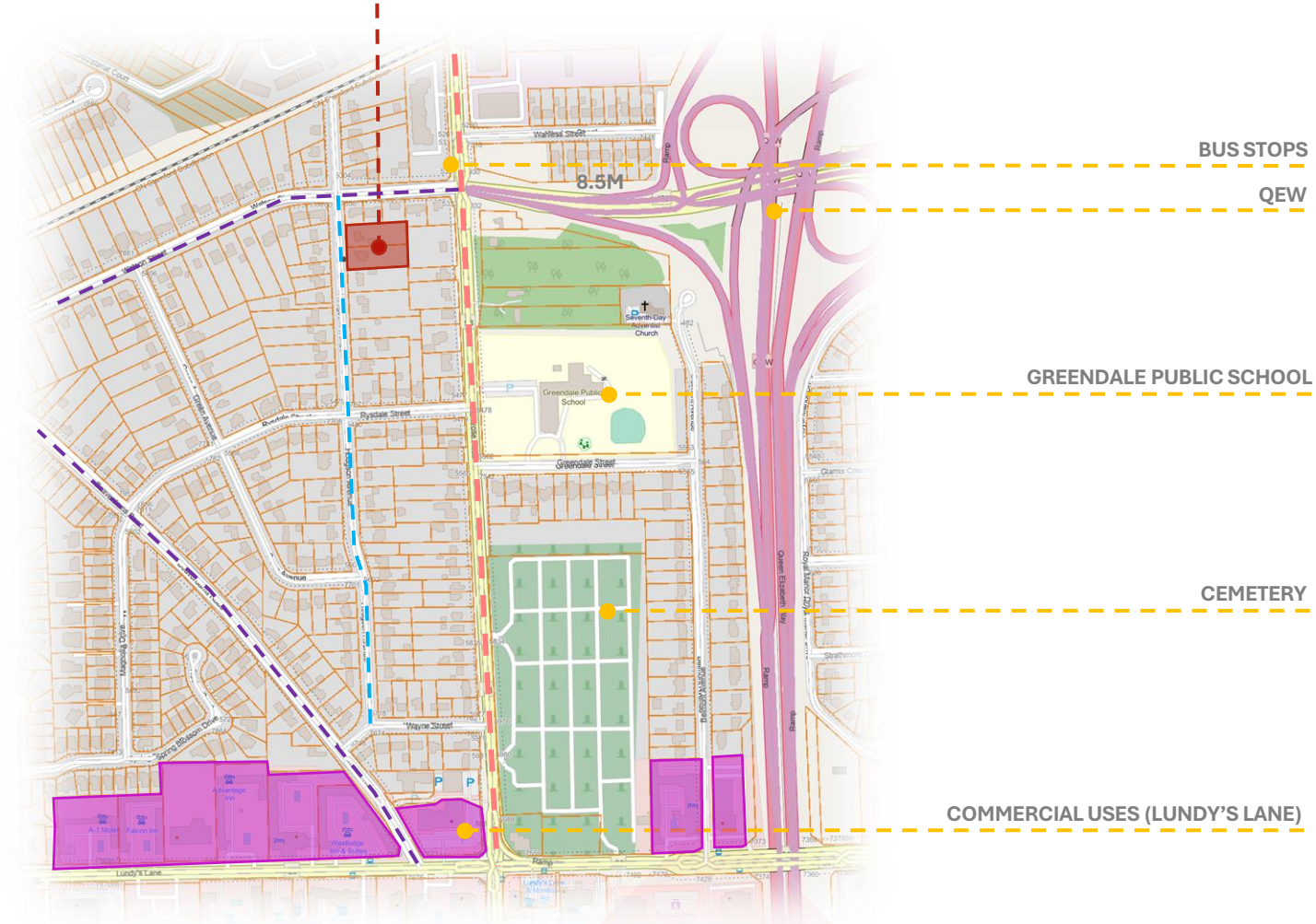
LOT DEPTH - 60M

LEGEND

	SUBJECT PROPERTY
	ADJACENT PROPERTIES

1.3 AMENITIES AND ACCESS

SUBJECT PROPERTY



ACCESS ROADS

- MONTROSE ROAD (REGIONAL ROAD)
- WATSON STREET (COLLECTOR ROAD)
- HODGSON AVENUE (MUNICIPALITY)

1.4 BUILT FORM CHARACTER



5375 HODGSON AVENUE
1-STOREYS
(SINGLE DETACHED DWELLING)



5406 HODGSON AVENUE
2 STOREYS
(SINGLE DETACHED DWELLING)



5356 HODGSON AVENUE
1-STOREY
(SINGLE DETACHED DWELLING)

EXISTING CHARACTER:

- ✓ Mix of Housing types
- ✓ Mix of Brick and veneer siding
- ✓ Predominantly residential neighborhood
- ✓ Combination of pitched and flat roof
- ✓ 1-4 Storey buildings
- ✓ Near QEW

EXISTING PUBLIC REALM CONDITIONS:

- ✓ Underutilized lots
- ✓ Inactive frontages
- ✓ Poor façade design
- ✓ Inconsistent landscaping



5381 MONTROSE ROAD
2-STOREYS
(SINGLE DETACHED DWELLING)

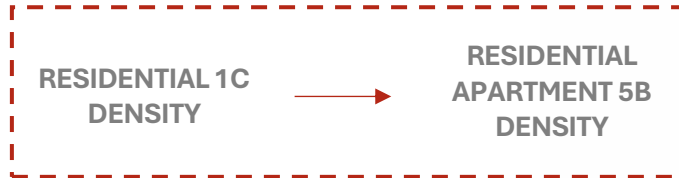


5241 MONTROSE ROAD
4-STOREYS
(APARTMENT DWELLING)

1.5 PRECEDENT EXAMPLE

7639 WATSON STREET – APARTMENT DWELLING – AM 001

- 3-Storey Apartment Building
- 18- Unit
- 12.5M Building height
- Re-Zoning – R5B 1129
- Introduces mix of housing types other than single-detached dwellings in the neighborhood.
- Site Specific Zoning

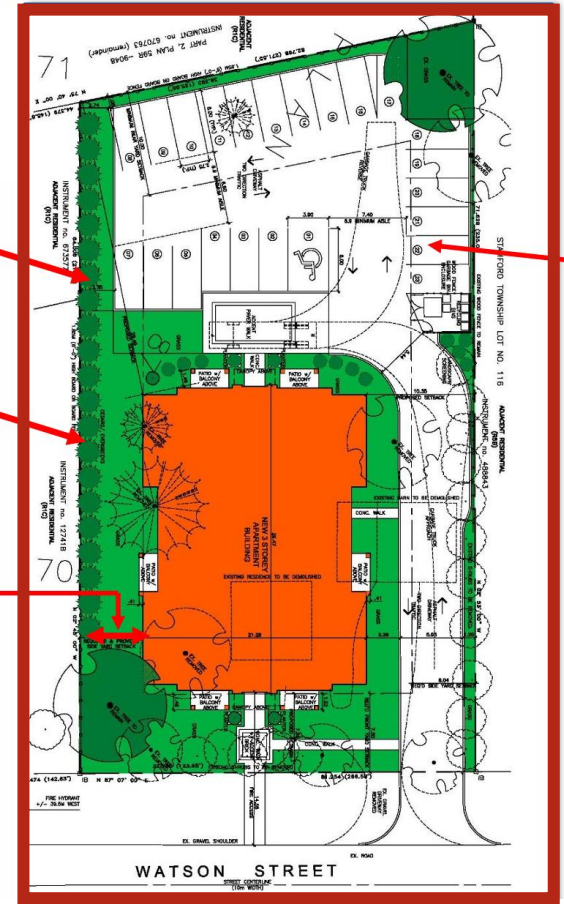


3.4 m. (11.0 ft.)
landscape strip

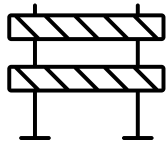
Overall Landscaping
36.5%

Interior Side yard
6.05 m. (19.75 ft.)

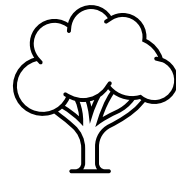
Parking Ratio
1.25 sp/un



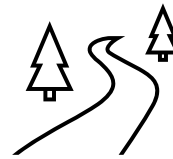
1.6 DESIGN OPPORTUNITIES



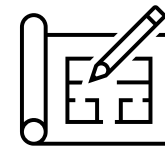
Traffic and Access
 Hodgson Road, Watson Street
 and QEW.



Public Realm and Social Life
 Providing cultural landscape
 and native trees reflecting
 local identity.



Streetscape
 Weakened continuity. Need
 for improved frontage and
 façade.

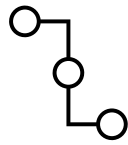


Underutilized lots
 Creating breaks in the street
 wall and gaps in the fabric
 increases risk of public safety.
 Opportunity to provide mix of
 housing type in predominantly
 single-detached housing
 neighborhood.



Parking
 Ensuring sufficient parking is
 provided on site and is
 screened by the proposed
 building adding to active street
 frontage.

1.7 URBAN DESIGN PRINCIPLES



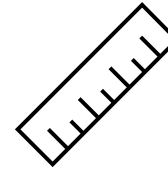
Connectivity

Hodgson Avenue being the major access route.



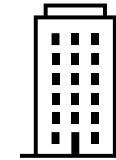
Encouraging active street life

Balancing day and night-time activities for safety and vitality.



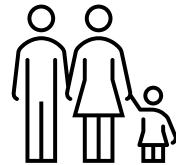
Human Scale

Proposing a building scale that matches with both human scale and surrounding context.



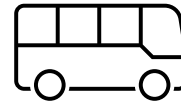
Mix of Housing Type

Also act as a landmark for street users.



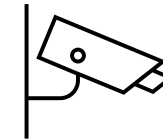
Density and Compactness

Encourage residential intensification for a sustainable growth.



Highly accessible neighborhood

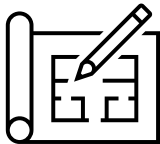
Encouraging use of public transit and active transportation.



Safety and Security

Usage of CPTED Principles and daytime and nighttime lighting plan for public and resident safety.

2. POLICY CONTEXT AND ANALYSIS



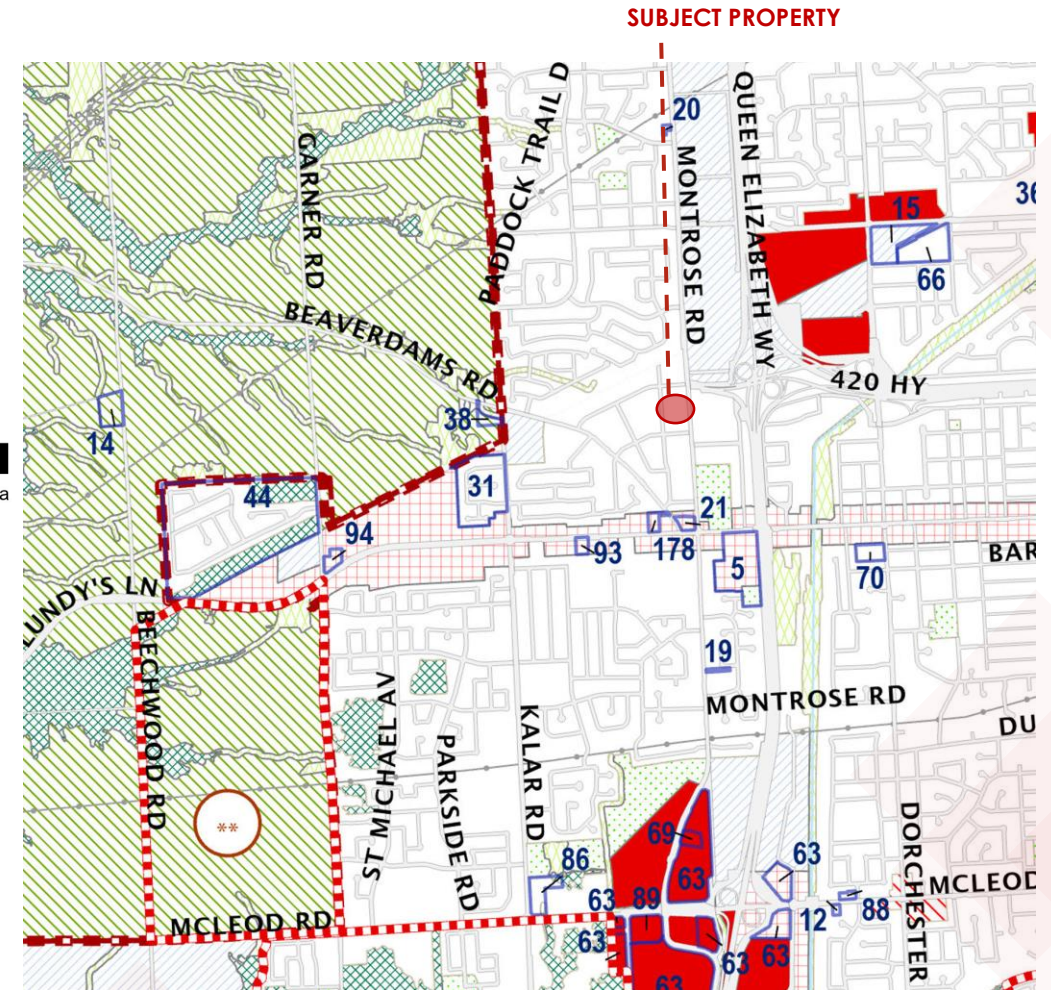
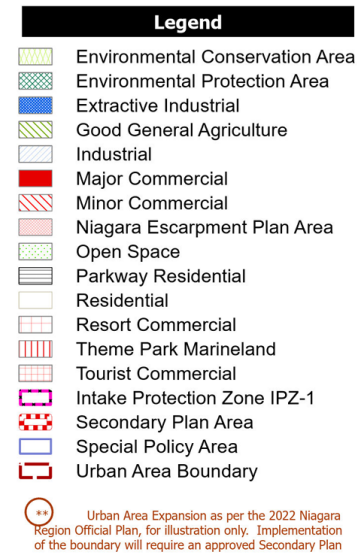
The proposed 30-unit stacked townhouse development represents an appropriate form of housing by introducing a compact medium-density residential typology within the existing urban area. The development contributes to the diversification of the City’s housing stock and supports Provincial, Regional, and Municipal objectives related to attainable housing, residential intensification, and efficient land use planning.

2.1 OFFICIAL PLAN

- **Official Plan Designation** – Residential
- **Permitted Use:** Stacked Townhouses
- **Permitted Building Height** – 4 Storeys
- **Permitted Density:** 75 units per hectare
- **Proposed Density** – 75 units per hectare

Design Principles:

- Not more than 4 storeys
- Hodgson Avenue – Local municipal Road.
- Located near collector road – Watson Street
- Match with character of surrounding neighborhood.
- Architectural elements
- Rear yard setbacks
- Active Street Frontages
- Provisions contained within site.



2.2 OFFICIAL PLAN – VISION AND OBJECTIVES



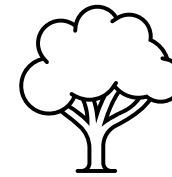
Focus new growth

To accommodate people and jobs in a sustainable fashion



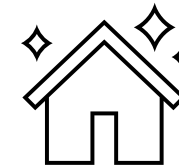
Efficient use of land

Compact and orderly use of land. Creates livable communities and protects the City’s natural heritage and agricultural lands.



Natural areas

To protect Natural Heritage Areas and their functions.



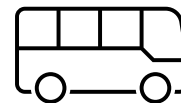
Density

To support increased densities, where appropriate, and the efficient use of infrastructure within the Built-Up section of the urban area.



Walkable Neighborhood

To develop a transit and pedestrian friendly, sustainable and livable City through the use of urban design criteria and guidelines.



Transportation

To encourage alternative forms of transportation such as walking, cycling and public transit.



Housing

To meet the targets as established by the Province through the Greater Golden Horseshoe Growth Plan and through the Region of Niagara Comprehensive Review.

2.3 OFFICIAL PLAN – URBAN DESIGN

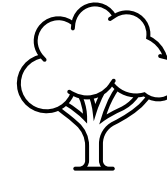
SECTION 5 - URBAN DESIGN

It is the intent of this Plan to create a compact and interconnected, pedestrian oriented and transit-supportive community.



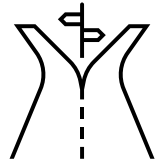
New Development

- ✓ Building Height, Massing and Views
- ✓ Setbacks and parking locations
- ✓ Microclimatic Impacts
- ✓ Oriented to pedestrian and access points
- ✓ Architecture of existing buildings



Landscaping and Open Space

- ✓ Attractive amenity areas.
- ✓ Low maintenance.
- ✓ Appropriate sizing.
- ✓ Adequate buffering.



Streets

- ✓ Safe, Comfortable and convenient.
- ✓ Improve pedestrian experience
- ✓ Accessible space
- ✓ Protecting existing trees and planting new trees.
- ✓ Native trees
- ✓ Driveway entrance and access turnaround.

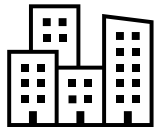


Parking Area

- ✓ Green space and landscaping shall be interspersed throughout the parking area but not affect function and safety.
- ✓ Paving materials, landscaping and lighting.
- ✓ Signage

2.4 MODEL URBAN DESIGN GUIDELINES FOR THE NIAGARA REGION

SECTION 2.0 - GUIDING PRINCIPLES



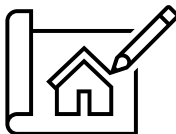
New development will enhance the unique character by:

- ✓ Complementing scale of existing built forms.
- ✓ Integrating community streets with existing network.
- ✓ Placemaking
- ✓ Sustainable development



Walkable, bikeable, transit-oriented communities

- ✓ Pedestrian boulevards and cycling routes.
- ✓ Universally accessible connections
- ✓ High quality public realm.
- ✓ Active transportation
- ✓ High quality architecture and landscape installations.



Development and open spaces will be sustainable and resilient by

- ✓ Sustainable development models for buildings, site design and landscaped open space.
- ✓ Passive building design – orientation
- ✓ Green streetscape and comfortable public realm.
- ✓ Fostering innovation in design.



Compact built form will optimize use of land and resources by:

- ✓ Protect natural setting
- ✓ Well-scaled and appropriate intensification.
- ✓ Human scaled varied built form that transitions well to adjacent lands.
- ✓ Balancing density and ensuring that people have access to ample amenity spaces, sunlight, views and privacy to nurture human health and well being.



A mix of uses will support vibrant and complete communities by:

- ✓ Providing options for living and working in close proximity.
- ✓ Supporting local amenities and community use on main street as an additional way of activating core areas throughout the day.
- ✓ Creating public realm improvements



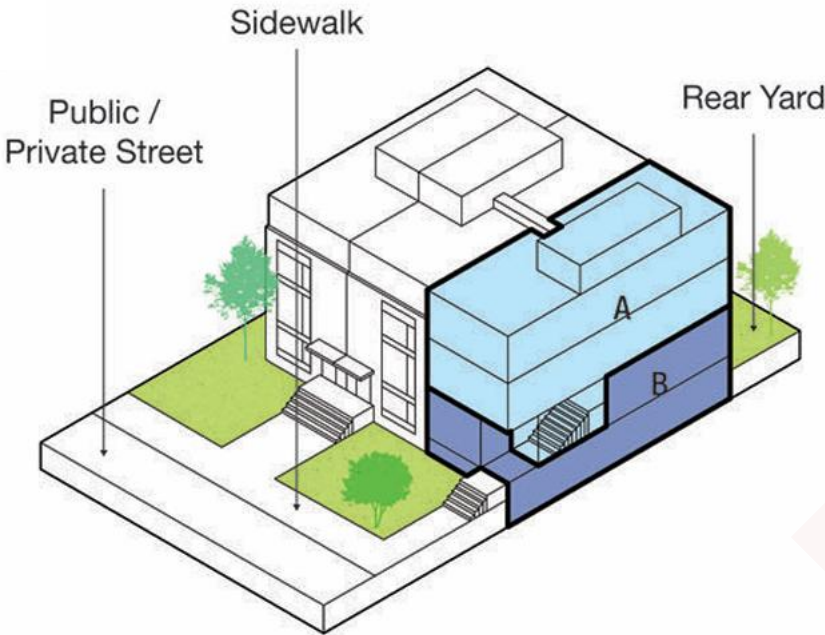
A range of housing opportunities will support affordability by:

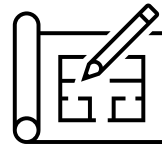
- ✓ Offer varied housing options.
- ✓ Diversity of housing types available at all stages of life.
- ✓ Housing option that offers greater affordability within urban areas and the region.

2.4 MODEL URBAN DESIGN GUIDELINES FOR THE NIAGARA REGION

SECTION 6.3 Guiding Principles - Stacked Townhouse:

- ✓ In the case of stacked townhouses, an interior stair provides direct access from the grade-level entrance to the upper-floor unit.
- ✓ Pedestrian entrances to townhouses should be located 0.6 to 1.2 metres above grade to balance privacy with walkability and human scale.
- ✓ Stacked townhouse blocks containing upper-floor suite entrances must contain all access stairs within the building envelope.
- ✓ Townhouse blocks should be oriented front-to-front and rear-to-rear to promote walkability and to limit the extents of vehicle routes on a site.





3. SITE DESIGN

- ❖ Lively community places with distinctive character.
- ❖ Meaningful connections between public spaces and built form.
- ❖ Safe, Accessible and Appealing places to live and visit.
- ❖ For the community, civic pride and preserved identity.

3.1 SITE ANALYSIS



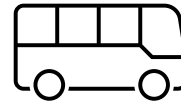
Existing Topography

Elevated compared to Hodgson Avenue.
 Boulevard having positive drainage to the roadway.
 Mild slope from south to north.
 Top of bank and steeper slope is found within the property along some of the northern property line.



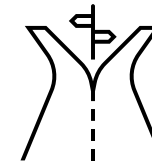
Other nearby provisions

School – 7 min walk
 Commercial Uses – Lundy’s Lane – 15min walk
 Employment opportunities – Lundy’s Lane



Transit Options

113 and 213 along Montrose Road at Watson Street.



Nearby Roads

Watson Street – Collector Road
 Beaverdams Road – Collector Rod
 Montrose Road – Regional Road
 QEW Highway



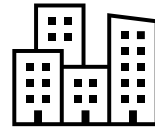
Housing Type

Single detached
 Apartment Use

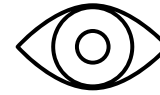
3.2 URBAN DESIGN RESPONSE



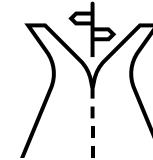
Site Context and Integration
 Blends with existing residential uses in the neighborhood.



Built Form
 Compatibility include avoiding long unbroken expanses of walls, and massing; creating relief in walls; the use of varied colours, textures, types, qualities and patterns of finish materials; roofline articulation.



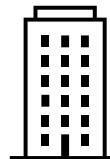
Visual interest
 Using material variation to create visual interest and a landmark for wayfinding purposes. Proposed outdoor amenity space.



Public realm
 A stimulating, attractive and safe public realm. Contributing to complete streets for all users.



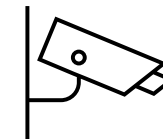
Access and Circulation
 A compact, walkable, bikeable and well-connected community.



Dwelling mix
 Sustainable and context sensitive building, site, streetscape and neighborhood design to support active street life.



Sustainability
 Incorporate native trees. Providing range of choices for housing and transportation. Protection of natural environment and processes.



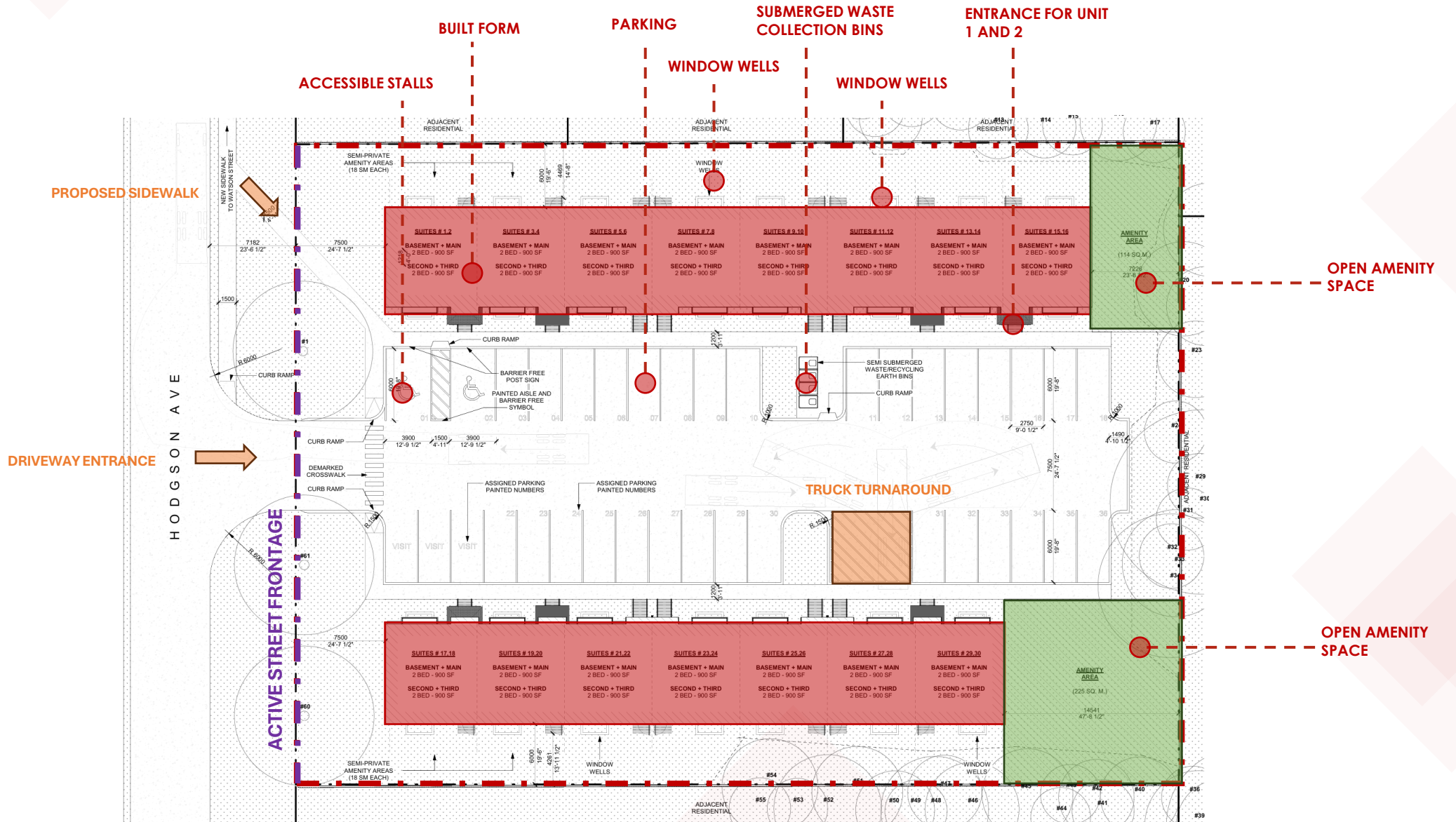
Safety and Security
 Usage of CPTED Principles

3.3 ZONING MATRIX

ZONING MATRIX		
ZONING DESIGNATION:	R1C - Residential 1C Density	
BYLAW NUMBER	BYLAW 79-200	
PERMITTED USES:	Stacked Townhouse Dwelling	
PROPOSED ZONING	Residential Low Density, Grouped Multiple Dwelling Zone (R4 Zone) - Site-Specific (Section 7.9)	
	REQUIRED R4:	PROPOSED: (R4 - SITE-SPECIFIC)
LOT AREA (MIN)	200 SQ.M for each dwelling unit.	4,000 SQ.M (43,055 sq. ft.) - 30 Dwelling units 133.3 SQ.M per dwelling unit, (75 units per hectare)
LOT FRONTAGE (MIN)	24M (78.7 ft.)	53.6M
FRONT YARD (MIN)	7.5 metres (24.61 ft.)	7.5M
REAR YARD (MIN)	10 metres (32.81 ft.) plus any applicable distance specified in section 4.27.1	7.2M and 14.5M
SIDE YARD INTERIOR (MIN)	one-half the height of the building. (5.0M)	6 M
SIDE YARD EXTERIOR (MIN)	any applicable distance 24.6 ft. specified in section 4.27.1	N/A
LOT COVERAGE (MAX)	35%	23.6% (943.4 SQ.M)
BUILDING HEIGHT (MAX)	10 metres (32.82 ft.) subject to section 4.7	10 M

NO.OF. DWELLINGS ON ONE LOT	Subject to compliance with section 7.9.3, more than one dwelling is permitted on one lot.	30 suites in total.
PARKING ACCESS REQUIREMENTS	1.4 parking spaces for each dwelling unit. 30 suites x 1.4 parking stalls = 42 Parking stalls	36 Parking stalls inclusive of 2 accessible parking stalls. 33 Stalls (1.1 Ratio) + 3 Visitor
ACCESSORY BUILDINGS	in accordance with sections 4.13 and 4.14	N/A
MINIMUM LANDSCAPE OPEN SPACE	45 square metres for each dwelling unit. 30 units X 45 M ² = 1350 M ²	41.4% (1657.9 M ²) 55.26 sq.m for each dwelling unit
MINIMUM AMENITY SPACE FOR AN APARTMENT DWELLING UNIT OR STACKED TOWNHOUSE DWELLING UNIT.	in accordance to section 4.44. 20 SQ.M per unit. 30 dwellings x 20 = 600 SQ.M	18 SQ.M x 15 = 270 SQ.M South rear = 225 SQ.M North rear = 114 SQ.M 609 SQ.M Total

3.3 SITE PLAN



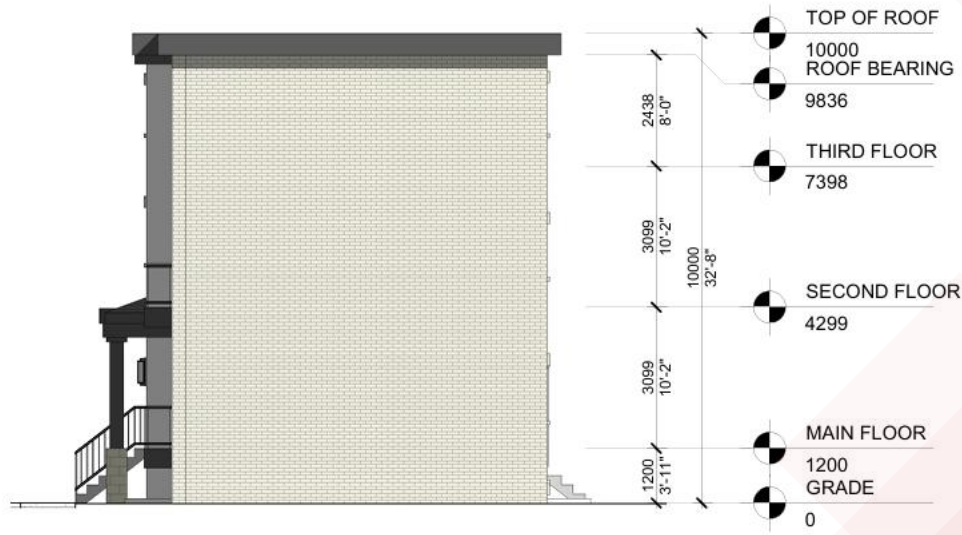
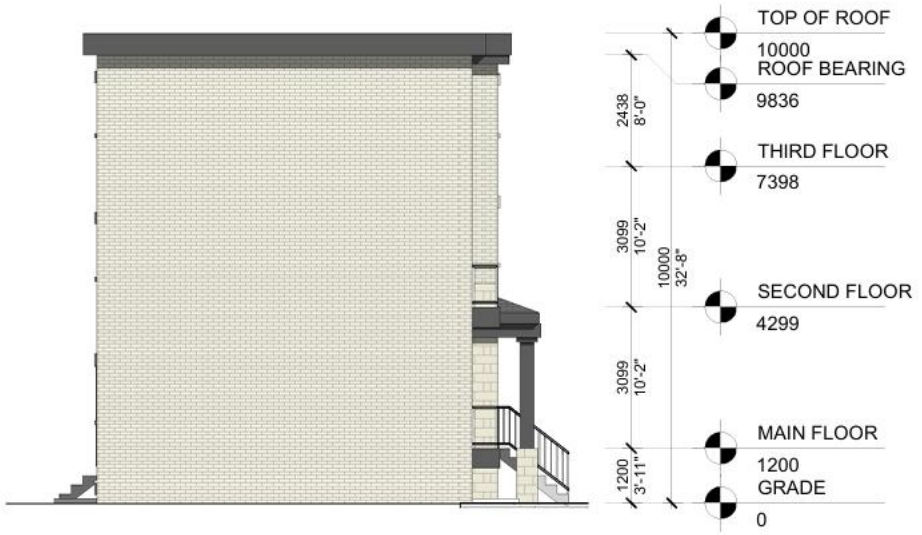
3.4 ELEVATIONS

A. ELEVATION – SOUTH AND NORTH



3.4 ELEVATIONS

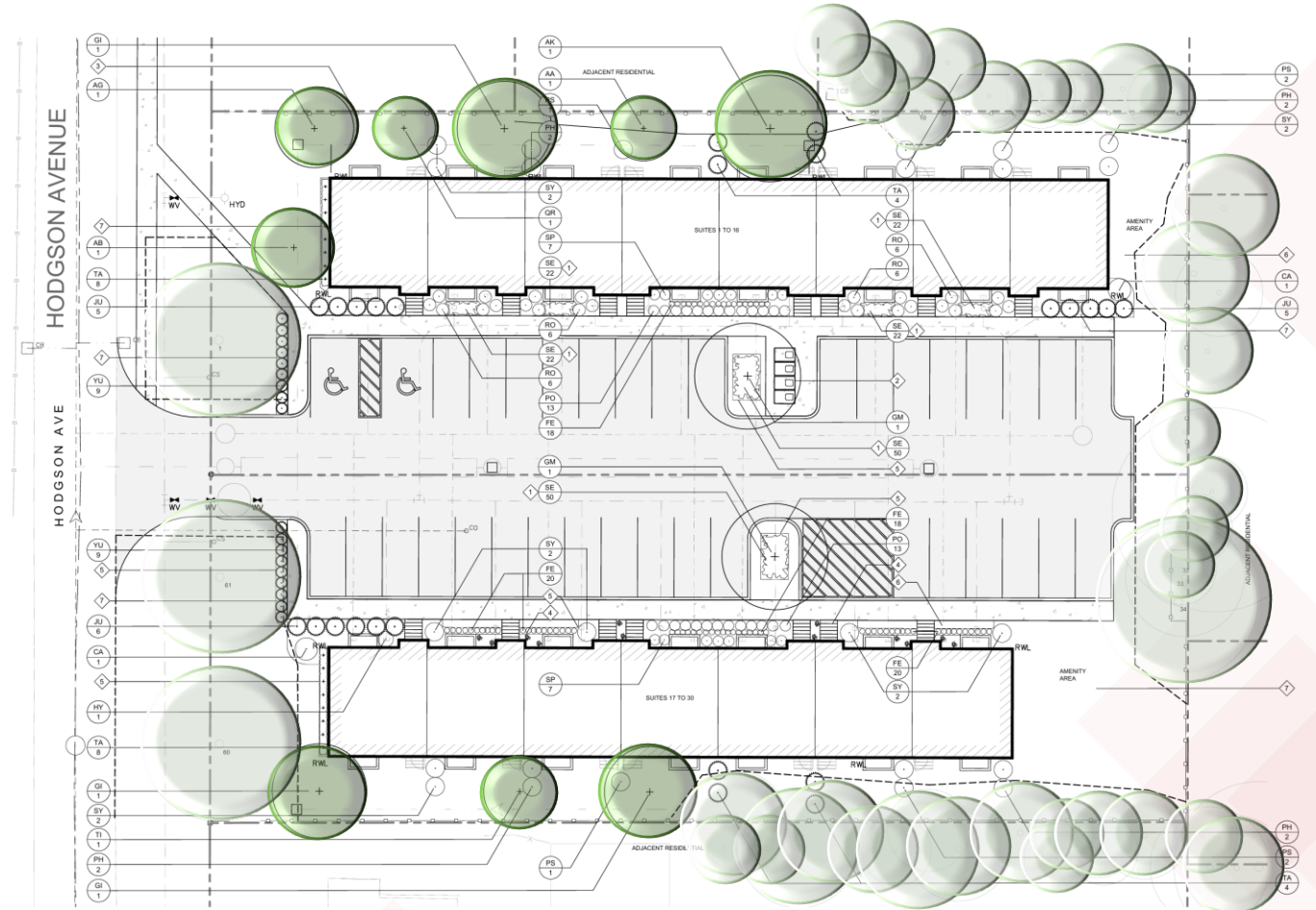
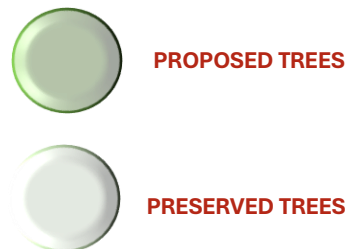
B. ELEVATION – EAST AND WEST



3.5 LANDSCAPE DESIGN

A. PROPOSED LANDSCAPE PLAN

- **Appropriate to subject property - Size**
- **Successfully grow in that environment.**
 The proposed trees can successfully grow in current situations.
- **Doesn't interfere with Traffic and view.**
 Given the anticipated road widening along the regional road, it is very crucial to pick the right trees with appropriate spread to be planted so no disturbances are created in the future.



3.5 LANDSCAPE DESIGN

All Season Design:

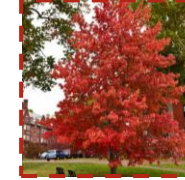
Plant Material List

Key	Botanical Name	Common Name	Size	Quantity
AA	Acer rubrum 'Armstrong'	'Armstrong' Red Maple	60 mm,W.B.	1
AB	Acer rubrum 'Bowhall'	'Bowhall' Red Maple	50 mm,W.B.	1
AG	Acer griseum	Paperbark Maple	60mm, W.B.	1
AK	Acer rubrum 'Karpick'	'Karpick' Red Maple	50 mm, W.B.	1
CA	Caragana a. 'Pendula'	Weeping Peashrub	Topgraft 125 cm 7gal	2
FE	Festuca glauca 'Elijah Blue'	'Elijah Blue' Festuca	1 gal pot	76
GI	Ginkgo biloba 'Princeton Sentry'	'Princeton Sentry' ginkgo	50 mm, W.B.	3
GM	Ginkgo Biloba 'Magyar'	'Magyar' Ginkgo	60 mm, W.B.	2
HY	Hydrangea p. 'Little Lime'	'Little Lime' Hydrangea	Tree form, 125 cm 7gal	1
JU	Juniperus s. 'Calgary Carpet'	'Calgary Carpet' Juniper	40 cm, 3 gal	16
PH	Physocarpus o. 'Diabolo'	'Diabolo' Ninebark	3 gal pot	8
PO	Potentilla f. 'Bella Sol'	'Bella Sol' Potentilla	2 gal pot	26
PS	Philadelphus x 'Snowbelle'	'Snowbelle' Mockorange	3 gal pot	6
QR	Quercus r. 'Fastigiata'	Columnar English Oak	60 mm, W.B.	1
RO	Rosa 'Flower Carpet Pink Supreme'	'Pink Supreme' Rose	2 gal pot	24
SE	Sedum rupestre 'Angelina'	'Angelina' Stonecrop' Rose	9 cm pot	188
SP	Spiraea J. 'Anthony Waterer'	'Anthony Waterer' Spiraea	40 cm, 3 gal	14
SY	Syringa m. 'Palibin'	'Palibin' Korean Lilac	Topgraft, 125 cm. 7 gal	10
TA	Taxus x media 'Hillii'	'Hills' Japanese Yew	80 cm,BBC	16
TI	Tilla cordata 'Corinthian'	'Corinthian' Littleleaf Linden	60 mm W.B.	1
YU	Yucca glauca	Great Plains Yucca	3 gal	18

** Japanese Yew to be maintained at 36" in height and a width of 30"



ARMSTRONG RED MAPLE



BOWHALL RED MAPLE



MAYGAR GINKGO



PINK SUPREME ROSE

3.6 BUILDING AND ARCHITECTURAL DESIGN

LOCAL CONTEXT AND CHARACTER:

Hodgson Avenue serves as the primary access for the proposed development. Mix of residential uses can be found in the neighborhood.

BUILDING ENTRANCE:

The building is divided into two blocks with each unit having its own independent access. The site plan has overall good wayfinding principles incorporated.

ARCHITECTURAL TREATMENT:

The exterior siding includes Brick and horizontal wood or composite siding.

ARTICULATION OF WINDOWS AND DOORS:

Majority of windows are located along the North and South face of the building. The proposed building also has recessed windows along with extrusions in the building façade that serve as a shading feature or architecture element giving more depth to the massing.

ROOF LINES AND TREATMENTS:

The flat roof line remains simple without any bold detailing to give the building a natural blend to the existing fabric. Additional focus has been given to the main floor to add on to the active street design.

LOCATION OF PARKING:

On-site parking provided to serve both blocks.

CONCEPTUAL BUILDING HEIGHT:

The neighborhood comprises of two-three storey buildings with a mix of residential typologies. The proposed development acts as a balance for the existing two-three storey structures.

CONCEPTUAL BUILDING SIGNAGE:

The building signage is located along the lot frontage. This way it also serves as a wayfinding strategy for street users.

3.7 POLICY COMPLIANCE

POLICY COMPLIANCE	
SUSTAINABILITY AND WELL BEING:	MUDG
✓ Nature inclusive design	Section 5.1
✓ Diverse communities	Section 5.1
✓ Walkability and connectivity	Section 5.1
✓ Energy efficient design	Section 5.1
✓ Proximity to bus stops (intensification areas)	Section 5.1
INFILL DEVELOPMENT	
✓ Elevating the context	Section 5.2
✓ Planned Intensification	Section 5.2
✓ Appropriate Transition	Section 5.2
BUILDING LOCATION AND ORIENTATION	
✓ Compact built form	Section 5.3
✓ Transit supportive	Section 5.3
✓ Sustainability	Section 5.3
✓ Maximize views and privacy for residents – Framing street	Section 5.3
LANDSCAPE DESIGN	
✓ Native species	Section 5.4
✓ Visual appeal	Section 5.1
✓ Seasonal variation	Section 5.10
✓ Human scale – Proposed trees and lighting	Section 5.10
✓ Prioritize Green infrastructure – Native Trees	Section 5.4
✓ Biodiversity and habitat creation – native species.	Section 5.4
✓ Accessible, Inclusive and multi functional spaces.	Section 5.4
✓ Perimeter landscaping and landscaping interior islands	Section 5.10
OUTDOOR AMENITY SPACES AND PUBLIC REALM	
✓ Microclimate and Comfort	Section 5.6
✓ Active and passive elements	Section 5.6
✓ Barrier-Free access	Section 5.6 & 6.1
✓ Preservation and maintenance of natural features	Section 3.5
✓ Complete streets	Section 5.9

POLICY COMPLIANCE	
CPTED PRINCIPLES	MUDG
✓ Public space connected to public road.	Section 5.1 & 5.10
✓ View consideration	Section 5.6
✓ Encourage variety of activities seasonal basis, daily and weekly.	Section 5.6
✓ Eyes on the street	Section 5.7
✓ Safety – Active Transportation	Section 6.1
MICRO-CLIMATE, SUNLIGHT, VIEWS AND PRIVACY	
✓ Climate Responsive Design	Section 5.7
✓ All Season Design	Section 5.7
✓ Energy efficiency	Section 6.1
SITE ACCESS AND SERVICES	
✓ Privately Owned Publicly accessed property – Outdoor Amenity patio	Section 5.8
✓ Pedestrian and cycling connections – Connect to other networks	Section 5.9
✓ Continuous routes - Barrier Free pathway	Section 6.4
✓ Driveways and parking – Efficiency (Affordable Housing – Minimal use)	Section 5.10
✓ Location of parking	Section 5.3
✓ Site Lighting – Pedestrian scaled lighting	Section 5.11
✓ Servicing, Loading and utilities – Safe, accessible and screening	Section 5.13
✓ Waste Management – Visual impact, access and maneuverability	Section 5.14

MUDG – Model Urban Design Guidelines for the Niagara Region

3.8 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Crime Prevention:

Surveillance:

Fully illuminated doorways and walkways.
 Placement of windows and entrances.
 Appropriated choice of landscaping for clear visibility.

Maintenance:

Prevent reduced visibility due to plant overgrowth and obstructed or inoperative lighting.

Natural Access Control:

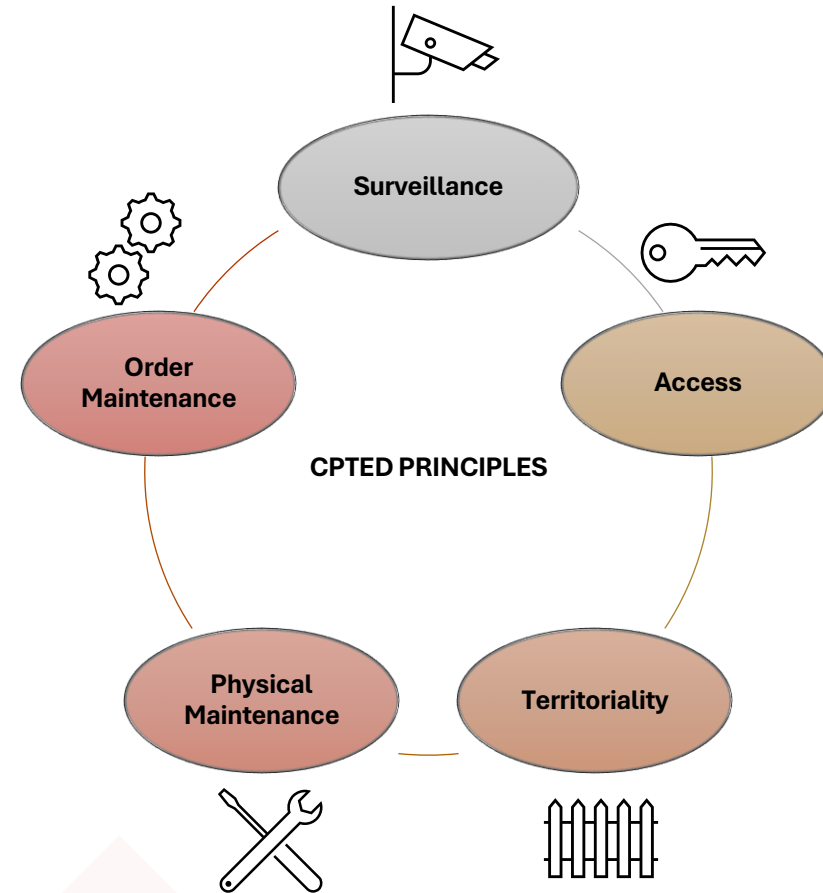
Strategic design of streets, sidewalks building entrances, landscaping and neighborhood gateways. Discouraging access to private areas.

Territorial Reinforcement:

Features that define property lines and distinguish private spaces from public spaces using landscape plantings, pavement designs, gateway treatments, signage and open (CPTED) fences.

Features maximizing visibility:

1. Parking Areas
2. Building Entrances
3. Unobstructed doors and windows
4. Pedestrian friendly sidewalks
5. Front porches
6. Appropriate nighttime lighting.



3.8 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

The placement of physical features, activities and people in a way that maximizes visibility is one concept directed toward keeping intruders easily observable around the proposed development.

ZONE 1:

Building Interior: Layout of floor plan should encourage active use towards windows to encourage more eyes on the street.

ZONE 2:

Building Perimeter: Access points and windows should be oriented toward the street and major pedestrian circulation.

ZONE 3:

Building Yard: Raised planters, plinth wall or fences provide security barrier in the building yard.

ZONE 4:

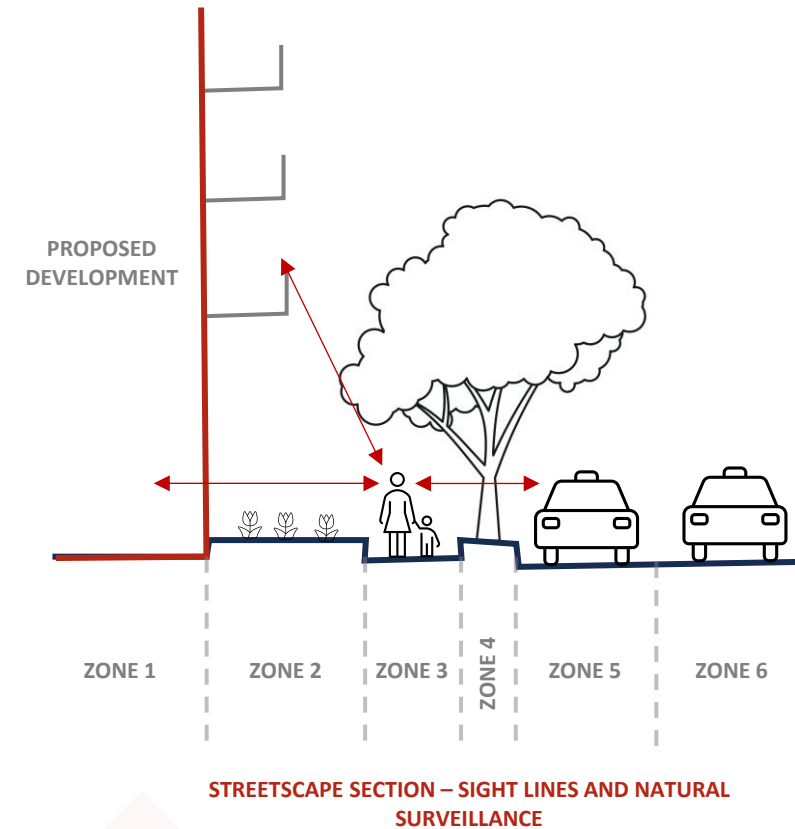
Sidewalk trees, planters and other streetscape elements are used to promote active pedestrian zones.

ZONE 5:

Curb Lane: This zone can be designed for on-street parking or drop-offs/pick-up area to encourage active street zones.

ZONE 6:

Street: Design appropriate lane widths to accommodate appropriate vehicle speed. This can be determined by the uses that are planned to be located at the edges of the street.



4.0 IMPLEMENTATION

- **Design Character** – Compatible with surrounding area and character. Sensitive towards elements such as scale, massing, building separations, and landscaped open space.
- **Efficient use of Land** – The subject lands have been used efficiently which would otherwise be left underused due to oversized lots for single detached use.
- **Sufficient parking space** - Provided for the proposed development as per zoning regulations.
- **Waste collection** – Submerged waste collection bins within site. Truck access into the site.
- **Convenient access** - Direct frontage on Hodgson Avenue with close proximity to the QEW.
- **Building design** - Ensures privacy for its adjacent neighbors with regard to window placement and providing appropriate setbacks.

ZONING MATRIX		
ZONING DESIGNATION:	R1C - Residential 1C Density	
BYLAW NUMBER	BYLAW 79-200	
PERMITTED USES:	Stacked Townhouse Dwelling	
PROPOSED ZONING	Residential Low Density, Grouped Multiple Dwelling Zone (R4 Zone) - Site-Specific (Section 7.9)	
	REQUIRED R4:	PROPOSED: (R4 - SITE-SPECIFIC)
LOT AREA (MIN)	200 SQ.M for each dwelling unit.	4,000 SQ.M (43,055 sq. ft.) - 30 Dwelling units 133.3 SQ.M per dwelling unit (75 units per hectare)
LOT FRONTAGE (MIN)	24M (78.7 ft.)	53.6M
FRONT YARD (MIN)	7.5 metres (24.61 ft.)	7.5M
REAR YARD (MIN)	10 metres (32.81 ft.) plus any applicable distance specified in section 4.27.1	7.2M and 14.5M
SIDE YARD INTERIOR (MIN)	one-half the height of the building. (5.0M)	6 M
SIDE YARD EXTERIOR (MIN)	any applicable distance 24.6 ft. specified in section 4.27.1	N/A
LOT COVERAGE (MAX)	35%	23.6% (943.4 SQ.M)
BUILDING HEIGHT (MAX)	10 metres (32.82 ft.) subject to section 4.7	10 M
NO.OF. DWELLINGS ON ONE LOT	Subject to compliance with section 7.9.3, more than one dwelling is permitted on one lot.	30 suites in total.
PARKING ACCESS REQUIREMENTS	1.4 parking spaces for each dwelling unit. 30 suites x 1.4 parking stalls = 42 Parking stalls	36 Parking stalls inclusive of 2 accessible parking stalls. 33 Stalls (1.1 Ratio) + 3 Visitor
ACCESSORY BUILDINGS	in accordance with sections 4.13 and 4.14	N/A
MINIMUM LANDSCAPE OPEN SPACE	45 square metres for each dwelling unit. 30 units X 45 M ² = 1350 M ²	41.4% (1657.9 M ²) 55.26 sq.m for each dwelling unit
MINIMUM AMENITY SPACE FOR AN APARTMENT DWELLING UNIT OR STACKED TOWNHOUSE DWELLING UNIT.	in accordance to section 4.44. 20 SQ.M per unit. 30 dwellings x 20 = 600 SQ.M	18 SQ.Mx15 = 270 SQ.M South rear = 225 SQ.M North rear = 114 SQ.M 609 SQ.M Total

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