

Hillside Subdivision - Zoning





Proposed R1 Max Heights

Table 6.2.1 – Residential Zone Standards (Part A)

Zone Standard	R1-1	R1-2	R1-3	R1-4	R1-5
Minimum <i>lot area</i> (m ²)	550	450	360	2,000	1,390
Maximum lot coverage	30%	35%	40%	20%	N/A
Minimum <i>lot frontage</i> (m)	18.0	15.0	12.0	30.0	24.0
Minimum <i>front yard</i> (m)	7.5	6.0	6.0	9.0	9.0
Minimum <i>exterior side yard</i> (m)	5.0	2.4	2.4	9.0	7.5
Minimum <i>interior side yard</i> (m)	2.0	1.2 (1)	1.2(1)	5.0	3.0
Minimum <i>rear yard</i> (m)	9.0	6.0	6.0	7.5	9.0
Maximum <i>height</i> (m)	9.5	8.0		9.5	
Maximum <i>height</i> (storeys)	2.5	2.0		2.5	

Proposed R2+R3 Max Heights

Table 6.2.2 – Zone Standards for the R2 and R3 Zones (Part B)

Zone Standard	Semi-detached Dwelling	Duplex & Triplex Dwellings (2)	Multiple Dwelling (1) (2)	Apartment Dwelling (1)(2)	Rowhouse Dwelling (1)	Townhouse Dwelling (1)
Minimum <i>lot area</i> (m ²)	350.0	500.0	600.0	600	190	650
Minimum <i>lot frontage</i> (m)	9.0	16.5	20.0	20.0	6.0	18.0
Minimum <i>front yard</i> (m)	6.0	7.5			6.0	7.5
Minimum <i>exterior side yard</i> (m)	3.0	4.0	7.5	7.5	4.0	7.5
Minimum <i>interior side yard</i> (m)	1.2 (3)	2.4			1.2	4.5
Minimum <i>rear yard</i> (m)	6.0	7.5				
Maximum <i>height</i> (m)	9.5	9.5	11.0	11.0	11.0	11.0
Maximum <i>height</i> (storeys)	2.5	2.5(5)	3	3	3	3

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