825 Garrison Road – Provisions for Residential Multiple 2 (RM2) Zone			
Section 15.2: Permitted Uses			
Permitted Uses		**Proposed Uses**	
Fourplexes Apartment Dwellings Home for the Aged Residential uses existing at the date of passing of this by-law Assisted Living House Nursing Home Uses, building and structures accessory to the foregoing permitted use		**No Change**	
Section 14.3: Regulations for Residential Zones – Residential Multiple 1			
Provisions (Apartment Dwellings)	**By-law 129-90**	**Provided**	**Proposed**
Minimum Lot Frontage	30 m	100.81 m	**No Change**
Minimum Lot Area	115 sq. m. per unit	126.62 m2	**No Change**
Maximum Lot Coverage	40 %	21.64%	**No Change**
Minimum Front Yard	7.5 m	7.5 m	**No Change**
Minimum Interior Side Yard	One-half of the building height or 4m, whichever is greater	14.67 m	**No Change**
Minimum Exterior Side Yard	One-half of the building height or 4m, whichever is greater	N/A	**No Change**
Minimum Rear Yard	One-half of the building height or 7.5m whichever is the greater	13.67 m	**No Change**
Minimum Floor Area Per Dwelling Unit	Bachelor Unit: 40 sq. m One-Bedroom Unit: 50 sq. m Two-Bedroom Unit: 60 sq. m Unit comprising three or more bedrooms: 79 sq. m plus 7 sq. m for each bedroom in excess of three	Bachelor: N/A 1-Bedroom: 65.3 m2 2-Bedroom: 94.10 m2 3-Bedroom: 114.5 m2	**No Change**
Maximum Height	9 storeys or 26 metres whichever is the greater	i) 6 Storeys ii) 18.6 m	**No Change**
Minimum Landscaped Area	For every lot on which the buildings or structures are situated, there shall be provided and maintained on the lot at least 25 percent of	25%	**No Change**

	the lot area as a landscaped area unused for access or maneuvering space or parking space or any other purpose other than landscaped area and playground		

Section 6.20 : Parking Area Regulations			
Provisions	**By-law 129-90**	**Provided**	**Proposed**
Apartment Buildings	1.5 spaces per dwelling unit (150 spaces)	150 Spaces	**No Change**
Parking Area Location on Lot (RM2)	All yards provided that no part of any parking area, other than a driveway, is located closer than 3.0 m to any street line and any lot line.	5.29 m to street 3.05 m to lot line	**No Change**
Section 6.21 : Landscaping and Planting Strips			
Provisions	**By-law 129-90**	**Provided**	**Proposed**
Requirements for Uses Abutting Residential Zones	Where a lot is used for a non-residential purpose or a residential development consisting of more than 3 dwelling units, and the interior side or rear lot line or portion thereof abuts a Residential zone, then a strip of land adjoining such abutting lot line, or portion thereof, shall be used for no other purpose than a planting strip in accordance with the provisions of this subsection.	Planting Strip	**No Change**
Width	3.0 m	3.05 m	**No Change**
Minimum Landscaped Open Space Area in a Residential Zone	i. The minimum required landscaped open space area in the front yard of any dwelling in any residential zone shall be 30% ii. The minimum required landscaped open space area in the rear yard of any dwelling in any residential zone		**i. No Change** **ii. No Change** **iii. No Change**

	shall be 40%. iii. The overall minimum required landscaped open space area on a lot in a residential zone shall be 20%		