



ITEMS 3.12 & 3.13
BYLAW 20051 & CHARTER BYLAW 20052
THE UPLANDS

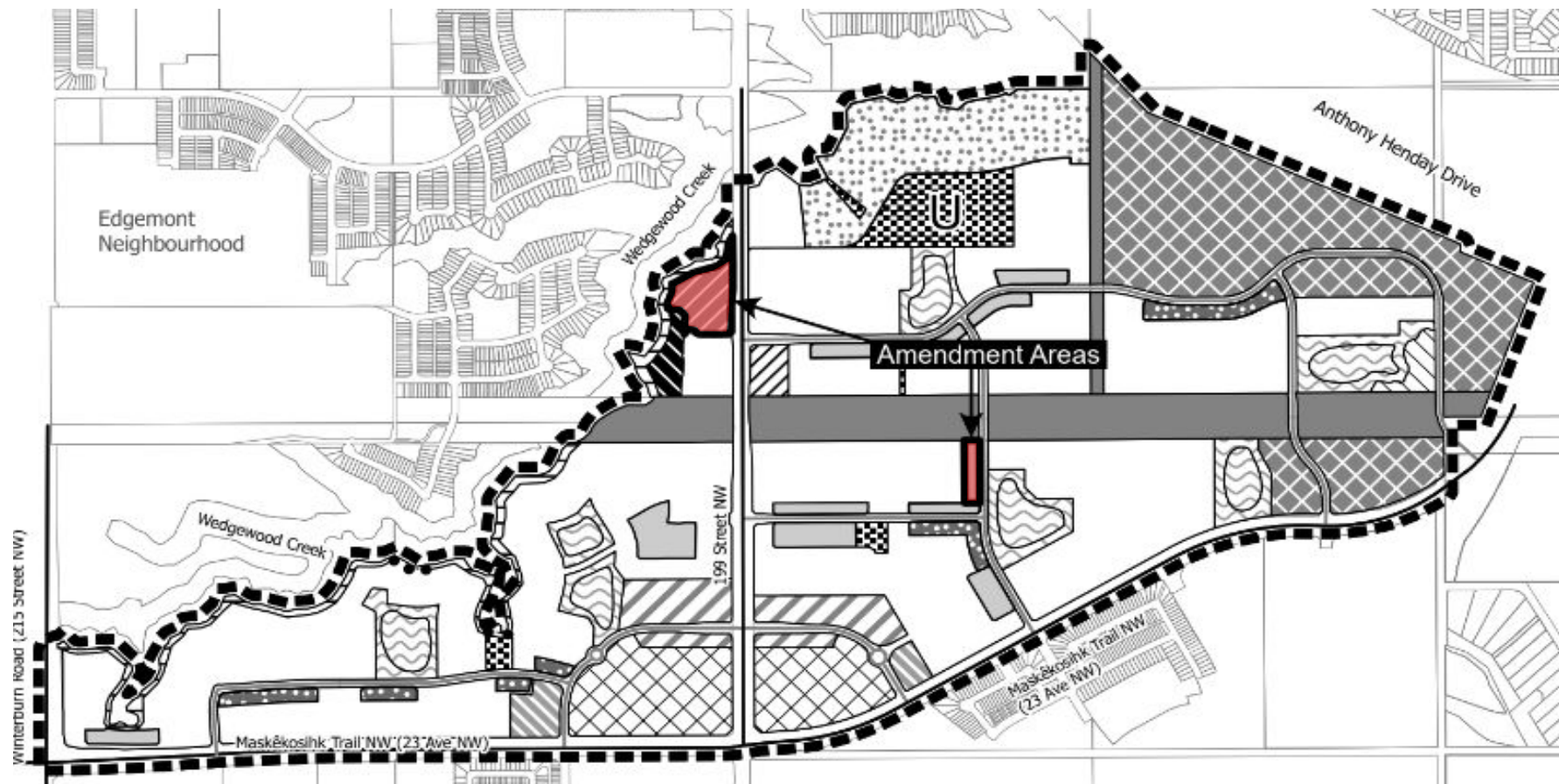
DEVELOPMENT
SERVICES
Sept. 13, 2022



2 PROPOSED ZONING



REGULATION	RF6 Current Zoning	RLD Comparable Zoning	DC2 Proposed Zoning
Built Form	Multi-unit Housing	Single Detached Semi-detached Duplex	Single Detached Semi-detached Duplex
Max. Height	14.5 - 16.0 m	10.0 m	12.0 m
Density	Max: 80 du/ha	None	Min: 30.8 du/ha
Site Coverage	40%	55%	55%
Building Setbacks Front Interior Flanking Rear	3.0 - 5.5 m 1.0 - 7.5 m 7.5 m 7.5 m	5.5 m 0 - 1.5 m 2.4 m 7.5 m	5.5 m 0 - 1.5 m 1.2 m 1.2 m





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**