

Population Density

R-4 (Multiple Dwelling) Zone Regulations

Background | A population density regulation was added to the R-4 Zone in the 1970s to restrict the number of occupants within an apartment building. At that time, large portions of Clayton Park West were undeveloped natural areas and the capacity of municipal infrastructure (e.g., streets, water, wastewater, transit) was limited. The population density regulation ensured that existing infrastructure wasn't strained as the community developed over time.

Population Density means the number of persons occupying a building(s) on a lot per one acre of gross lot area. In determining population density, the number of persons occupying a building(s) on a lot shall be calculated on the basis of one person for each habitable room contained therein

LUB 34(1) The population density of such building shall not exceed 75 persons per acre

Change in Circumstance | Clayton Park West has transformed dramatically during the past 40 years. It is a dense community with different housing options, public amenities, transit services, and significant municipal infrastructure. Further, the Regional Plan designates this area as a growth centre, and as such, density regulations must change to achieve the Regional Plan's direction for this area.

Options to Consider

- Minimal increase to the population density regulation
- Significant increase to the population density regulation
- Eliminate the population density regulation entirely



Comments