

Data Table

The following data table compares the proposal with the existing R3-2 Zone, Multiple Dwelling District. An asterisk is used to identify where the proposal is less stringent than this zone. Additionally, the key OCP policy related to height and density has been included in this table.

Zoning Criteria	Proposal	Current R3-2 Zone	Zone Standard (URMD Zone)	OCP Policy Urban Residential UPD
Site area (m ²) – minimum	586*	920.00	1840.00	
Density (Floor Space Ratio) – maximum	1.94:1	1.2:1 (if parking not enclosed) 1.6:1 (if parking enclosed)	2.00:1	1.2:1 base 2.0:1 max
Total floor area (m ²) – maximum	1141.39	N/A	N/A	
Dwelling Unit Floor Area (m ²) – minimum	33.81	33.00	N/A	
Height (m) – maximum	15.92	18.50	18.50	
Storeys – maximum	4.5	N/A	6	3 to 6
Site coverage (%) – maximum	59.15*	30.00 (for 4 storeys) 24.00 (for 5 storeys)	40.00	
Open site space (%) – minimum	32.59*	30.00	50.00	
Setbacks (m) – minimum				
Front (SE)	5.03	12.00	4.00	
Rear (NW)	2.74*	7.96 (½ building height)	10.00	
Side (NE)	1.37*	7.96 (½ building height)	6.00	
Side (SW)	1.37*	7.96 (½ building height)	6.00	
Vehicle parking – minimum	2* (including 1 carshare)	16	16	
Visitor vehicle parking included in the overall units – minimum	1	1	1	

Zoning Criteria	Proposal	Current R3-2 Zone	Zone Standard (URMD Zone)	OCP Policy Urban Residential UPD
Van accessible vehicle parking included in the overall units – minimum	0*	1	1	
Accessible vehicle parking included in the overall units – minimum	1	0	0	
Space behind parking stalls (m) – minimum	1.74*	7.00	7.00	
Bicycle parking stalls – minimum				
Long Term	30	18	18	
Short Term	6	6	6	