

Data Table

The following data table compares the proposal with standard URMD Zone, Urban Residential Multiple Dwelling District, and the existing R-2 Zone, Two Family Dwelling District which references the R1-B Zone, Single Family Dwelling District. An asterisk is used to identify where the proposal does not meet the requirements of the standard zone. Additionally, the key OCP policy related to height and density has been included in this table.

Zoning Criteria	Proposal	Current R-2 Zone	Zone Standard (URMD Zone)	OCP Policy Large Urban Village UPD
Site area (m ²) – minimum	1243.90*	555.00	1840.00	
Density (Floor Space Ratio) – maximum	1.99:1	0.5:1	2.00:1	1.5:1 base 2.5:1 max
Density (Site area per dwelling, m ²) - minimum	28.93	277.5	N/A	
Total floor area (m ²) – maximum	2,475.00	380	N/A	
Floor area per dwelling (m ²) – minimum	27.4	46	N/A	
Height (m) – maximum	13.55	7.6	18.50	
Storeys – maximum	4	2	6	4 to 6
Site coverage (%) – maximum	63.00*	40.00	40.00	
Open site space (%) – minimum	37.50*	30.00	50.00	
Setbacks (m) – minimum				
Front (Menzies St.)	0.00*	7.5	4.00	
Rear (SE)	5.36* (building) 4.24* (balcony)	10.7	10.00	

Zoning Criteria	Proposal	Current R-2 Zone	Zone Standard (URMD Zone)	OCP Policy Large Urban Village UPD
	3.87* (canopy)			
Side (NE)	3.50*	5.485	6.00	
Side (SW)	3.30*	5.485	6.00	
Vehicle Parking				
Vehicle parking – minimum	2 (including one car share)*	36	36	
Residential vehicle parking included in the overall stalls - minimum	0*	30	30	
Visitor vehicle parking included in the overall stalls - minimum	1*	4	4	
Commercial (retail) vehicle parking included in the overall stalls - minimum	0*	2	2	
Distance from lot line (m) - minimum	0.43*	1.00	1.00	
Bicycle parking stalls – minimum				
Long Term	77	47	47	
Short Term	8	7	7	