

Data Table

The following data table compares the proposal with Schedule P -Missing Middle Regulations, the R1-B Zone, and the R2-61 Zone, Washington District, a new zone that was recently created in 2021 for the multiple townhouse development directly to the south. For the comparison to Schedule P – Missing Middle Regulations, it is specifically compared to the Heritage Conserving Infill section of the bylaw, which this site would be eligible for subject to the heritage designation of the existing building. Neither Schedule P nor the R2-61 zone permit the subdivision of the site into a panhandle. Some calculations would have minor differences if the site were not subdivided.

For the comparison to R1-B zone, the proposed new lot would be subject to Schedule H- Panhandle lot regulations. An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone. I for the proposed panhandle lot, the requirements are Schedule H – Panhandle Lot Regulations.

Zoning Criteria	Proposal- New Panhandle Lot	Zone Standard Schedule H – Panhandle Lot Regulations	Zone Standard Schedule P – Missing Middle Regulations	Zone- R2-61 (adjacent non- panhandle lot)	Proposal- Existing building	Existing Zone- R1-B
Site area (m ²) – minimum	1001.03 (no panhandle) 1178.22 (with panhandle)	600 (exclusive of panhandle connection)	n/a	899	790.44	460
Panhandle	New panhandle	Permitted	Not Permitted	Not Permitted	n/a	Not permitted
Number of units – maximum	8 ** (4 units with secondary suites)	1 with secondary suite	n/a	n/a	1 with secondary suite	1
Density (Floor Space Ratio) – maximum	0.48 (including panhandle)	n/a	1.11 (with heritage designation)	0.78:1	n/a	n/a
All floor area (m ²) – maximum	806.35**	420	1,410	634	354.03	460
Lot width (m) – minimum	23.60	15	18	22	19.54	15
Height (m) – maximum	7.50**	5	7.60	11.1m	7.92**	7.60
Storeys – maximum	2	1	n/a	3	2.5**	2

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Site coverage (%) – maximum	26.31	25	50	40	28.83	40
Open site space (%) – minimum	33.38	n/a	30	39	n/a	n/a
Setbacks (m) – minimum						
Front	2.00**	7.50	4	4	7.84	7.50
Rear	1.52**	7.50	5	5.50	10.91 (to deck) ~15.1 (to house)	10.62
Side (north)	8.36	7.50	5.00	5.45	0.8**	1.95
Side (south)	1.50**	7.50	2.42	3.40m	7.79	3
Parking – minimum	4	1	6	As per Schedule C	1	1
Van accessible parking	0	n/a	1	n/a	n/a	n/a
Bicycle parking stalls – minimum						
Long Term	13 (subject to revisions)	8	16 (additional functionality regulations also apply)	8	existing	8
Oversized Long Term	0	n/a	15		n/a	n/a
Electrified stalls	0	n/a	50%	0	n/a	n/a
Short Term	6	n/a		n/a	n/a	n/a
Accessory Building (bike sheds) -						
Location	Side**	Rear Yard	Rear Yard	n/a	existing	n/a

Zoning Criteria	Proposal- New Panhandle Lot	Zone Standard Schedule H - Panhandle Lot Regulations	Zone Standard Schedule P - Missing Middle Regulations	Zone- R2-61 (adjacent non- panhandle lot)	Proposal- Existing building	Existing Zone- R1-B
Separation space from main building	1.19**	2.4	2.4	37	existing	37