

Data Tables

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 does not meet the requirements of the existing Zone. The data provided is approximate and based on the conceptual plan, which will be further refined upon detailed design.

Zoning Criteria	Proposal	Existing Zone	HQNP	OCP
Site area (m ²) – minimum	31,607.00	920.00	n/a	n/a
Number of units – maximum	900.00	n/a	n/a	n/a
Density (FSR) – maximum	2.50*	1.60 (if all parking enclosed)	2.50	2.50 (where substantial public benefit is provided)
Total floor area (m ²) – maximum	79,016.00	n/a	n/a	n/a
Height (m) – maximum	71.00* (Building A2)	18.50/22.00	n/a	n/a
Storeys – maximum	20.00* (Building A2)	n/a	6.00 ¹	6.00
Open site space (%) – minimum	56* (entire site)	60.00 (if all parking enclosed)	n/a	n/a
Setbacks (m) – minimum	-	-	-	-
Blanshard	10.00*	13.50	n/a	n/a
Hillside	7.00*	13.50	n/a	n/a
Bay	7.00*	13.50	n/a	n/a
Dowler	5.00*	13.50	n/a	n/a
Kings	5.00*	13.50	n/a	n/a

¹ The HQNP identifies Evergreen Terrace as a Special Planning Overlay, which signifies that the ultimate uses, heights, and densities on the site should be informed by a comprehensive planning process as well as the principles contained in the Plan.

Zoning Criteria	Proposal	Existing Zone	HQNP	OCP
Step-in (podium to tower base) (m) – minimum	2.00	n/a	n/a	n/a
Street wall (m) – minimum	12.00	n/a	n/a	12m
Tower separation (m) – minimum	30.00	n/a	n/a	n/a

The following data table provides approximate calculations by proposed development area, which will also be refined upon detailed designs for each phase.

Zoning Criteria	DA-A	DA-B	DA-C	DA-D	DA-E
Site area (m ²) – minimum	5823.00	5873.00	7195.80	4334.50	8380.00
Density (Floor Space Ratio) – maximum	3.38	2.68	2.15	2.35	2.13
Total floor area (m ²) – maximum	19,705.48	15,759.05	15,510.16	10,195.18	17,846.40
For Lot width (m) – minimum	64.89	64.90	83.23	57.81	106.44
Height (m) – maximum	71.00	54.00	54.00	25.00	54.00
Storeys – maximum	6.00 (Building A1) 20.00 (Building A2)	15.00 (Building B1) 6.00 (Building B2)	6.00 (Building C1) 15.00 (Building C2)	6.00 (Building D1 - Phase 1)	6.00 (Building B1) 15.00 (Building B2)
Open site space (%) – minimum	49.00	51.00	57.00	50.00	68.00
Setbacks (m) – minimum	-	-	-	-	-
Blanshard	10.00	10.00	10.00	10.00	10.00
Hillside	7.00	n/a	n/a	n/a	n/a
Bay	n/a	n/a	n/a	n/a	7.00
Dowler	n/a	n/a	n/a	5.00	5.00
Kings	n/a	n/a	5.00	n/a	n/a