

Data Table

The following data table compares the current proposal with the existing General Residential District – 1 Zone (GRD-1), which was approved by Council on October 2, 2025. It also includes the previous proposal, which was presented to Committee of the Whole on December 12, 2024, and the R3-2 Zone, Multiple Dwelling District zoning which was on this site at that time. An asterisk is used to identify where the current and previous proposals are less stringent than the existing GRD-1 Zone.

Zoning Criteria	Previous Proposal	Current Proposal	Previous R3-2 Zone	Current GRD-1 Zone
Site area (m ²) – minimum	586.27	586.27	920.00	540.00
Density (Floor Space Ratio) – maximum	1.94:1	1.97:1	1.2:1 (if parking not enclosed) 1.6:1 (if parking enclosed)	2.75:1 (subject to Schedule C)
Total floor area (m ²) – maximum	1141.39	1157.67 (not including basement)	N/A	N/A
Dwelling Unit Floor Area (m ²) – minimum	33.81	44.89	33.00	33.00
Height (m) – maximum	15.92 (mid-point of pitched roof)	16.57 (top of flat roof)	18.50	14 (for four-storey buildings) 17 (for five-storey buildings)
Street Frontage (m) – minimum	17.06*	17.06*	N/A	30.00 (for five-storey buildings)
Storeys – maximum	4.5 (no basement)	5 (plus basement)	N/A	N/A (determines Street Frontage minimum and Height maximum)
Lot coverage (%) – maximum	59.15*	51.75	30.00 (for 4 storeys) 24.00 (for 5 storeys)	55.00
Open Lot space (%) – minimum	32.59	41.21	30.00	30.00
Landscape Area (%) - minimum	N/A	10.91%	N/A	10.00
Setbacks (m) – minimum				
Front (SE)	5.03	5.19	12.00	4.00

Zoning Criteria	Previous Proposal	Current Proposal	Previous R3-2 Zone	Current GRD-1 Zone
Rear (NW)	2.74*	5.65*	7.96 (½ building height)	8.59 (25% of lot depth)
Side (NE)	1.37*	1.55* (levels 1-4) 1.55* (level 5)	7.96 (½ building height)	7.5m (levels 1-4) 9.0m (level 5)
Side (SW)	1.37*	2.19* (levels 1-4) 4.22* (level 5)	7.96 (½ building height)	7.5m (levels 1-4) 9.0m (level 5)
Vehicle parking – minimum	2* (including 1 carshare)	2* (including 1 carshare)	16	19
Visitor vehicle parking included in the overall units – minimum	1*	0	1	2
Van accessible vehicle parking included in the overall units – minimum	0*	1	1	1
Accessible vehicle parking included in the overall units – minimum	1	0	0	0
Space behind parking stalls (m) – minimum	1.74*	0.24*	7.00	7.00
Bicycle parking stalls – minimum				
Long Term	30	21	18	21
Short Term	6	6	6	6
Ground Mounted (%)	50%	67%	50%	50%
Front Yard Fence Height (m) - minimum	N/A	1.83*	1.50	1.22