

Zoning Data Table

The following data table compares the proposal with the General Residential District – 1 Zone (GRD-1) and R1-B Zone, Single Family Dwelling District. An asterisk is used to identify where the proposal does not meet the requirements of an existing Zone.

Zoning Criteria	Proposal	Existing R1-B Zone (school)	Existing GRD-1 Zone (8 properties)
Site area (m ²) – minimum	34,133.50	460.00	360.00
Number of units – maximum	16	n/a	n/a
Number of buildings– maximum	3	1	n/a
Density (Floor Space Ratio) – maximum	0.50	n/a	1.60
Total floor area (m ²) – maximum	17.05	300	n/a
Lot width (m) – minimum	185	15	n/a
Street frontage (m) – minimum	185	n/a	10
Height (m) – maximum	14.85* (Large School) 10.65* (Small School) 9.47* (Dwelling)	7.6	7.6 (less than 3 units) 12 (3 storey or less) 14 (up to 4 storeys) 17 (4 to 5 storeys) 20.5 & 6 storeys (all others except in a TOA)
Storeys – maximum	2* (Large School) 2* (Small School) 3* (Dwelling)	2 (1.5 with basement)	6 (except 10 if within a TOA)
Site coverage (%) – maximum	25	40	45
Open lot space (%) – minimum	65	n/a	30

Zoning Criteria	Proposal	Existing R1-B Zone (school)	Existing GRD-1 Zone (8 properties)
Landscape area (m ²) (min.)	9060.00 (includes field)	n/a	341.34
Soft Landscaping (%) (min.)	> 50	n/a	50
Hard Landscaping (%) (min.)	< 50	n/a	50
Setbacks (m) – minimum			
Front	9.30 (school)	7.50	4.00
Rear	93.23 (school) 11.00* (dwelling)	57.64 (25% depth)	8.00
Side (north)	12.67* (school) 6.01* (dwelling)	18.50 (10% depth)	1.50
Side (south)	12.50* (school)	18.50 (10% depth)	1.50
Combined side yards	18.51	4.5	n/a
Parking – minimum	182* (total) 101 (surface) 81 (underground)	182	213