

Category	Zoning Bylaw 2018	50 Government Proposal	Complies?	Explanation
Family Units	3.1.30.c For Buildings greater than 3 Storeys, i) at least 10% of the Dwelling Units must have three Bedrooms or more, and ii) an additional 20% of the Dwelling Units must have two Bedrooms or more;	**65% 1 bedroom, 12% 2 bedroom, 23% 3bedroom units** 35% of dwelling units have two bedrooms and 23.5% are three bedrooms	YES	17 rental apartments proposed: (4 – 3 bedrooms, 2 – 2 bedrooms, 11 – 1 bedrooms). Proposal significantly exceeds minimum family unit requirements.
Dwelling Unit Size	3.1.30.a The minimum size of a Dwelling Unit in a Residential Building is 33m2	Mix of 44 m2 to 100 m2 units	YES	All units exceed minimum size.
Height Limit	4.1.3.a.ii 17m for buildings over 4 storeys and up to 5 storeys	**5 storeys plus basement = 6 storey building ** 16.565 m (5 storeys)	YES	Complies with the maximum allowable height for a five-storey building.
Lot Coverage	4.1.6.a 55% maximum for buildings greater than 3 storeys with three or more dwelling units	≈ 51.8 % **Not checked**	YES	Provides a balanced approach to coverage while maximizing open space availability.
Open Lot Space	4.1.6.b 30% minimum for buildings greater than 3 storeys with three or more dwelling units	≈ 40 % **Not checked**	YES	The design provides enhanced open space and exceeds the minimum requirement.
Landscape Area	4.1.6.c 10% minimum of lot area for buildings greater than 3 storeys with three or more dwelling units	≈ 13.5% **Not checked**	YES	Exceeds minimum landscaping requirements, contributing to canopy growth. Replacing an existing paved parking area.
Front Setback	4.1.4.a 4.0 m minimum for buildings greater than 3 storeys with three or more dwelling units	≈ 5.0 m	YES	Setback is in keeping with the neighbourhood.
Side Setbacks	4.1.4.c **9m minimum side setback req'd; 1.55m/2.19 variance requested** 9.0 m minimum to a Primary Façade above 4 storeys	1.55 m / 2.19 m	VARIANCE	Variance requested to permit setbacks similar to the existing and adjacent buildings
Rear Setback	**8.6m minimum rear setback req'd (25% of depth); 5.65m variance requested** 4.1.4.d 8.0 m or 25% of lot depth, whichever is greater	5.65 m	VARIANCE	Variance requested to permit setbacks similar to nearby buildings.
Lot Area	4.1.7.a 540 m2 minimum for buildings greater than 3 storeys with three or more dwelling units **30m minimum frontage is required for 5 storey building;	586.27 m2	YES	Lot area is adequately sized and compliant with the minimum requirement.
Street Frontage	this building is 5 storeys plus basement = 6 storeys and requires 36m; 17.5 m requested** 4.1.7.b.ii 30 m minimum for buildings up to 5 storeys	17.5 m	VARIANCE	Variance requested due to the narrow lot width. Design utilizes a single-stair core and efficient building form to maximize density on the constrained lot.
Parking	5.1.1.2 **19+2 visitor minimum req'd; 1 car share + 1 visitor variance requested** 21 parking spaces based on parking requirements for Apartment (Dwelling Unit secured as rental in perpetuity through a legal agreement) within zone GRD-1	1 car share for residents and 1 visitor parking space sized for accessible van use)	VARIANCE	Variance requested to support the OCP's focus on Low-Carbon Mobility Mode Shift and leveraging the site's location on the Cycling and Transit Priority Network.
Accessible Parking	**note this is the visitor space listed above i.e there are 2 parking spaces ; 1 carshare and 1 visitor/accessible** 5.7.1.a Minimum of 1 Van accessible parking space for 6-25 spaces	1 accessible sized van parking stall	YES	Compliant with minimum accessible parking requirements.
Short Term Bike Parking	5.1.1.2 6 short term bike parking spaces based on parking requirements for Apartment (Dwelling Unit secured as rental in perpetuity through a legal agreement) within zone GRD-1	6 short term bike parking spaces are provided under cover near the main entry	YES	Compliant with short term bike parking requirements.
Long Term Bike Parking	5.1.1.2 22 long term bike parking spaces based on parking requirements for Apartment (Dwelling Unit secured as rental in perpetuity through a legal agreement) within zone GRD-1	38 bike parking spaces are provided in a ground floor bike room	YES	Ample bike parking supports the OCP's focus on Low-Carbon Mobility Mode Shift and leveraging the site's location on the Cycling Network.
Density	Schedule C – Density Benefits a 2.6:1 for A Lot that is in a Priority Growth Area and all Dwelling Units on the Lot are secured by legal agreement as rental tenure in perpetuity or secured as Residential Rental Tenure zoning,	**Not checked** 2.13 FSR, secured rental in perpetuity	YES	Density is well below the 2.6 FSR maximum.