

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;	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 33m ²	Mix of 44 m ² to 100 m ²		5 storeys + basement = 6 storeys	
Height Limit	4.1.3.a.ii 17m for buildings over 4 storeys and up to 5 storeys	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	≈ 10.9%	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 9.0 m minimum to a Primary Façade above 4 storeys	1.55 m / 2.19 m	9m minimum side setback req'd; 1.55 / 2.19 m variance	to the	
Rear Setback	4.1.4.d 8.0 m or 25% of lot depth, whichever is greater	5.65 m	8.6m minimum rear setback req'd (25% of depth); 5.65m variance requested		
Lot Area	4.1.7.a 540 m ² minimum for buildings greater than 3 storeys with three or more dwelling units	586.27 m ²	30m minimum frontage is required for 5 storey building; this building is 5 storeys plus basement = 6 storeys and requires 36m; 17.5m requested*		
Street Frontage	4.1.7.b.ii 30 m minimum for buildings up to 5 storeys	17.5 m			
Parking	5.1.1.2 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	17 + 2 visitor minimum req'd; 1 carshare+1 visitor variance requested	
Accessible Parking	5.7.1.a Minimum of 1 Van accessible parking space for 6-25 spaces	1 accessible sized van parking stall	YES	This is the same visitor space listed above i.e. there are 2 parking spaces; 1 carshare and 1 visitor/ accessible	
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		
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	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,	2.13 FSR, secured rental in perpetuity	not checked	YES	Density is well below the 2.6 FSR maximum.