

Zoning Comparison

	RS Current	RM h23.0 Proposed
Typical Uses	Small scale residential	Medium scale residential with limited commercial opportunities
Maximum Height	10.5 m (approx. 3 storeys)	23.0 m (approx. 6 storeys)
Maximum Floor Area Ratio (FAR) / Site Coverage	45% - 47%	3.0 - 4.4 ¹
Number of Dwellings	Min: n/a Max: 16 dwellings	Min: 9 dwellings Max: n/a
Minimum Setback from Streets (81 Ave NW)	4.5 m	1.0 m - 3.0 m
Minimum Setback from Alleys (North)	10.0 m	3.0 m
Minimum Setback from Abutting Sites (East and West)	1.2 m - 1.5 m	3.0 m (6.0 m for portions of the building over 16.0 m in height)

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Footnote:

¹ The maximum FAR in the RM h23.0 Zone is 3.0. If the applicant wants additional FAR, they can meet either of the criteria below (each gives 0.7 additional FAR). If the applicant wanted to achieve a maximum FAR of 4.4, they would need to meet both of the below criteria:

- The maximum FAR increases by 0.7 where a minimum of 10% of all dwellings: comply with inclusive design requirements, have a floor area greater than 100 m², a minimum of 3 bedrooms, access to an outdoor common amenity area designed for children, and have access to enhanced bulk storage within the dwelling or building.
- The maximum FAR increases by 0.7 where supportive housing is provided, and a minimum of 30% of all supportive housing sleeping units comply with the inclusive design requirements.