

Zoning Comparison

	PS Current	MU h30.0 f5.5 Proposed
Typical Uses (The list of uses is not exhaustive)	Child Care Service Library Park School Special Event	Limited Residential Food and Drink Service Health Service Child Care Service Library
Maximum Height	16.0 m (approx. 4 storeys)	30.0 m (approx. 8 storeys)
Maximum Floor Area Ratio (FAR)	N/A	5.5 - 6.5 ¹
Minimum Setback from Streets (84 & 83 Ave NW)	6.0 m	1.0 m - 4.5 m
Minimum Setback from Alleys (East)	4.5 m	0.0 m - 1.0 m and 3.0 m (for portions of development greater than 16.0 m in height)
Minimum Setback from Abutting Sites (West)	4.5 m	3.0 m and 6.0 m (for portions of the building over 23.0 m in height)

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Footnote:

¹ The applicant has requested for a maximum FAR of 5.5. If the applicant wants additional FAR, they would need to meet the below criteria:

- The maximum Floor Area Ratio is increased by 1.0 where a minimum of 30% of all supportive housing sleeping units comply with the inclusive design requirements of Section 5.50; or
- One or more buildings listed in the inventory of historic resources is maintained as part of a proposed development to the satisfaction of the development planner, in consultation with the City department responsible for heritage planning.