

Zoning Comparison

1. For 11630 - 87 Avenue

	CN Current	MU h88.0 f11.0 cf Proposed
Typical Uses (The list of uses is not exhaustive)	Limited Residential Commercial Child Care Service Community Service	Limited Residential Commercial Child Care Service Community Service
Maximum Height	12.0 m (approx. 3 storeys)	88.0 m (approx. 25 storeys)
Maximum Floor Area Ratio (FAR)	N/A	11.0 - 12.0 ¹
Minimum Setback from Streets (87 Ave NW & 117 St NW)	0.0 m - 3.0 m	0.0 m 4.5 m (for portions of development greater than 16.0 m)
Minimum Setback from Alley	0.0 m - 1.0 m	0.0 m 3.0 m (for portions of development greater than 16.0 m in height)

Footnote:

¹ The applicant has requested for a maximum FAR of 11.0. 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.

Zoning Comparison

2. For 8715 & 8719 - 117 Street NW

	RS Current	MUN Proposed
Typical Uses (The list of uses is not exhaustive)	Residential Limited Commercial Child Care Service Community Service	Commercial Limited Residential Child Care Service Community Service
Maximum Height	10.5 m (approx. 3 storeys)	16.0 m (approx. 4 storeys)
Maximum Floor Area Ratio (FAR)	N/A	3.5 - 4.2 ¹
Maximum Site Coverage	45% - 47 ² %	N/A
Minimum Setback from Streets (117 St NW)	4.5 m	0.0 m
Minimum Setback from Alley	10.0 m	0.0 m

Footnote:

¹ The proposed MUN Zone allows for a maximum FAR of 3.5. If the applicant wants additional FAR, they would need to meet the below criteria:

- The maximum Floor Area Ratio is increased by 0.7 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.

Zoning Comparison

² In the RS Zone, the maximum site coverage is increased by 2% where:

- It is used to accommodate a single storey unenclosed front porch;
- 1 or more buildings listed in the Inventory of Historic Resources are retained as part of a proposed development to the satisfaction of the Development Planner, in consultation with the City department responsible for heritage planning; or
- Supportive Housing, or a minimum of 20% of all Dwellings, comply with the inclusive design requirements of [Section 5.50](#).