


	<i>Current</i>			<i>Proposed</i>
	CNC Zone	RF1 Zone + MNO	RA7 Zone	RA8 Zone
				
Maximum Height	10.0 m	8.9 m	14.5 m - 16.0 m	23.0 m
Maximum Floor Area Ratio (FAR)	1.0	n/a	2.3 - 2.5	3.0 - 3.3
Density	No maximum	3 units	Minimum: 45 du/ha Maximum: None	Minimum: 75 du/ha Maximum: None
Minimum Setbacks	CNC Zone²	RF1 Zone + MNO²	RA7 Zone²	RA8 Zone³
North	4.5 m	--	6.0 m	6.0 m
West	4.5 m	3.0 m	3.0 m	3.0 m
South	--	1.2 m	--	7.5 m
East	--	40% of Site Depth	3.0 m	3.0 m

¹ This RF1 Lot could also be subdivided, yielding two narrow lots that would yield up to 3 units each (principal dwellings, a basement suite and a garden suite)

² Setback information is only provided for external property lines only

³ As per the Zoning Bylaw and the expectation of consolidating the lots into one parcel, the northern property line would be considered the Front Lot Line as it is the shorter of the property lines abutting a public roadway. As such, the Rear Lot Line is considered to be the south property line as defined in the Zoning Bylaw

