

Attachment 2 Comparison Table

Attribute	Existing R-SSMUH Zone	R-3 Zone	Proposed RM-1 Zone
Permitted Use	Single residential, duplex, secondary suite, townhouse, accessory dwelling unit, accessory building or structure, home occupation	Single residential, secondary suite duplex, multi residential, accessory buildings and structures, <i>facility for adults with a disability</i> , home occupation, <i>care facility</i>	Duplex, secondary suite, townhouse, accessory building or structure, home occupation
Minimum Lot Size	300 m ² ; 270 m ² with party wall subdivision	1,250 m ²	2,700 m ²
Density (Dwelling Units Per Lot)	4; 3 if smaller than 280 m ²	N/A	N/A
Density (Floor Area Ratio)	N/A	.60 (apartments) .40 (all other residential)	0.75
Lot Frontage (min.)	10.0 m; 13.0 m corner; 8 m party wall subdivision	30.0 m	25.0 m
Lot Depth (min.)	25.0 m	N/A	35.0 m
Lot Coverage (max.)	60% for buildings, structures and impermeable surfaces	N/A	70% for buildings, structures and impermeable surfaces
Front Setback (min.)	4.0 m; 6.0 m garage or carport	7.5 m	4.0 m; 6.0 m garage or carport
Rear Setback (min.)	5.0 m; 1.5 – 3.0 m for ADUs	7.5 m except for apartments: 9.0 m 2 nd storey; 10.0 m 3 rd storey	5.0 m; 1.5 – 3.0 m for ADUs
Side Setbacks (min.)	1.5 m; 3.0 along street or along main building for ADU access; 0 m for party wall subdivision	1.5 m and total 4.5 m both sides; 4.5 m any one side that flanks street; 6.0 m where back of bldg. adjacent or facing side lot line	1.5 m and total 4.5 m both sides; 3.5 m any one side that flanks street; 3.5 m where back of bldg. adjacent or facing side lot line
Principal Bldg. Height (max.)	11.0 m	10.0 m	11.0 m
Accessory Bldg.	4.5 m max. height; 1.5 m min. side/rear setbacks; 3.0 m side/rear setbacks where flanking street excluding lane; Permitted in front	50.0 m ² / 10% rear yard max. size; 4.5 m max. height; 1.5 m min. side/rear setbacks; 4.5 m side/rear setbacks where flanking street excluding lane;	4.5 m max. height; 1.5 m min. side/rear setbacks; 3.0 m side/rear setbacks where flanking street excluding lane; Permitted in front

Attribute	Existing R-SSMUH Zone	R-3 Zone	Proposed RM-1 Zone
		Not permitted in front	
Usable Open Space (min.)	20.0 m ² for secondary suites and accessory dwelling units	30.0 m ² per 1-br unit; 50.0 m ² per 2+br unit; 10.0 m ² per care facility unit	20.0 m ² per dwelling unit (average)
Frontage Landscape Width (min.)	N/A	4.5 m	N/A
Landscape/Fence Screening Height (min.); Width (min.);	N/A (Privacy screening requirement in proposed DPA-2 development permit guidelines)	3.0 m (h.); 3.0 m (w.) on all property lines adjoining properties; 4.5 m (w.) along street	N/A (landscaping along lot lines and building siting for privacy requirements in existing DPA-1 development permit guidelines)
Parking Distribution	Not a continuous row of parking if > 1 property access point available	N/A	N/A
Walkable Parking	Parking min. reduced by 1 in walkable area	N/A	Parking min. reduced by 25% in walkable area
Parking (min.) Electrification	N/A	N/A	1/unit rough-in for Level 2+ (less 25% if walkable)
Parking Aisle Width for 90-degree parking (min.)	7.2 m; 6.5 m for strata road	7.2 m	7.2 m; 6.0 m for strata or private road
Bicycle Parking Count (min.) (Division 7)	2 secure covered spaces per 2+ bedroom dwelling unit; 1 per 0-1-br. dwelling unit	2 Class II per unit; 0.2 Class I per unit	2 Class II per 2+ bedroom dwelling unit; 1 Class II per 0-1-br. dwelling unit; + 10% Class I
Bicycle Parking Details (min.) (Division 7)	N/A	1.8 m (l.); 0.6 m (w.); 2.1 m (h.) (standard) 10% oversized - 3.0 m (l.), 0.9 m (w.) Additional rack, entrance distance, outdoor shelter, door and lighting specifications	N/A