Comparison of Development Regulations by Sub-area

Existing Development Conditions Identified Through Site Analysis

	Sub-area 1 Old Glenora	Sub-area 2 102 Avenue	Sub-area 3 Capital Hill
Average Site Area	788 m^2	718 m^2	913 m^2
Average Site Width	20.8 m	16.3 m	24.2 m
Average Site Depth	43.1 m	44.2 m	42.1 m
Average Site Coverage*	31.1%	26.2%	31.3%
Average Front Setback	9.0 m	9.5 m	8.9 m
Average Side Setback	2.03 m	1.9 m	3.5 m

*Including principal dwelling and accessory buildings

Select Development Regulations for **Single Detached** and **Duplex Housing**

	Current RF1 Zoning	Proposed Sub-area 1 **Old Glenora**	Proposed Sub-area 2 **102 Avenue**	Proposed Sub-area 3 **Capital Hill**
Minimum Site Area	250.8 m^2	500 m^2	375 m^2	500 m^2
Minimum Site Width	7.5 m	12.5 m	12.5 m	15.2 m
Minimum Site Depth	30.0 m	30.0 m	30.0 m	30.0 m
Maximum Site Coverage*	40%	40%	40%	42%
Min. Front Setback	Within 1.5 m of abutting lots	7.5 m	7.5 m	7.5 m
Min. Side Setback (interior lot)	20% site width, min 1.2 m	20% site width, min 1.2 - 1.5 m	20% site width, min 1.2 - 1.5 m	20% site width, min 1.5 m
Max. Building Height	8.9 m**	10 m - Flat roof 12 m - Sloped roof	10 m - Flat roof 12 m - Sloped roof	8.9 m

* For Dwelling without a Garden Suite
** As per the requirements of the Mature Neighbourhood Overlay

Select Development Regulations for **Semi-Detached Housing**

	Current RF1 Zoning	Proposed Sub-area 1 **Old Glenora**	Proposed Sub-area 2 **102 Avenue**	Proposed Sub-area 3 **Capital Hill**
Minimum Site Area	488.4 m^2	N/A	450 m^2	N/A
Minimum Site Width	14.8 m	N/A	14.8 m	N/A
Minimum Site Depth	30.0 m	N/A	30.0 m	N/A
Maximum Site Coverage*	40%	N/A	42%	N/A
Min. Front Setback	Within 1.5 m of abutting lots	N/A	7.5 m	N/A
Min. Side Setback (interior lot)	20% site width, min 1.2 m	N/A	20% site width, min 1.2 - 1.5 m	N/A
Max. Building Height	8.9 m**	N/A	10 m - Flat roof 12 m - Sloped roof	N/A

* For Dwelling without a Garden Suite
** As per the requirements of the Mature Neighbourhood Overlay