

Minimum Site Area	na	na	225m ²
Width	na	7.5m	7.0
Front Setback	min 3.0 m (min 5.5 m for front attached garage)	min 4.5 m (min 3.0 m with treed landscaped boulevard or min 5.5 m for front attached garage)	min 4.5 m (min 3.0 m with treed landscaped boulevard)
Interior Side Setback	min 1.2 m*	min 1.2 m (3.0 m when there is no lane)	min 1.2 m*
Flanking Side Setback	min 2.4 m	20% of side width (max 4.5 m)	min 1.2 m
Rear Setback	min 7.5 m (4.5 m on a corner site)	min 7.5 m (4.5 m on a corner site)	min 4.0 m (4.5 m on a corner site)
Site Coverage Max %	52% 56% for Zero lot line	42%	55% 58% for Zero lot line

*Zero Lot Line Development is permitted where the other side setback is a minimum of 1.5 m.

Technical Review

Transportation

Transportation advises that major roadway upgrades are anticipated to start construction in 2021, including the first two lanes of Whitemud Drive between 215 Street and 231 Street, and 231 Street between Whitemud Drive and north of Rosenthal Boulevard. Rosenthal Boulevard will be connected with 231 Street as part of this work. Construction is anticipated to be completed in 2022.