

Attachment 2

Site Coverage Comparison Tables

Single Detached Housing

	Comparable Low Density Zones			Griesbach Special Area Zones			
Zone	RPL	RMD	RLD	GLD - Current	GLD - Proposed	GLG - Current	GLG - Proposed
Minimum Site Area	247 m ²	201 m ²	N/A	270 m ²	270 m ² (No change)	202 m ²	202 m ² (No change)
Maximum Site Coverage (%) and footprint area* (m²)							
Principal Dwelling/ Building	35-38% (86.5-93.9 m ²)	35-38% (70.35-76.4 m ²)	35-38%	33-35% ¹ (89.1-94.5 m ²)	35% (94.5 m ²)	N/A	35% (70.7 m ²)
Accessory Buildings	17% (42 m ²)	17% (34.2 m ²)	17-18%	12-14% ² (32.4-37.8 m ²)	18% (48.6 m ²)	N/A	18% (36.4 m ²)
Total	47%-53% (116.1 - 130.9 m ²)	47-53% (94.5-110.5m ²)	50-56%	45-49% ³ (121.5-132.3 m ²)	53% (143.1 m ²)	50% (101 m ²)	53% (107.1 m ²)

¹Principal buildings site coverage varies under GLD based on site width (33% for sites with a width less than 12.0 m; 35% for sites with a width 12.0 m or greater).

²Accessory buildings site coverage varies under GLD based on site width (12% for sites with a width less than 12.0 m; 14% for sites with a width 12.0 m or greater).

³Total coverage under GLD varies based on site width (45% for sites with a width less than 12.0 m; 49% for sites with a width 12.0 m or greater).

Semi-Detached Housing

	Comparable Low Density Zones			Griesbach Special Area Zones			
Zone	RPL	RMD	RLD	GLD - Current	GLD - Proposed	GLG - Current	GLG - Proposed
Minimum Site Area	N/A	402 m ²	N/A	480 m ²	480 m ² (No change)	360 m ²	360 m ² (No change)
Maximum Site Coverage (%) and footprint area* (m²)							
Principal Dwelling/ Building	N/A	32-38% (128.6-152.8 m ²)	35-38%	33-35% ⁴ (158.4 - 168 m ²)	35% (168 m ²)	N/A	35% (126 m ²)
Accessory Buildings	N/A	17-20% (68.3-80.4 m ²)	18-20%	12-14% ⁵ (57.6-67.2 m ²)	18% (86.4 m ²)	N/A ⁶	18% (64.8 m ²)
Total	N/A	45-55% (180.9-221.1 m ²)	50-58%	45-49% ⁷ (216-235.2 m ²)	53% (254.4 m ²)	50% (180 m ²)	53% (190.8 m ²)

***Based on minimum site area for two (2) Semi-detached Dwellings**

⁴Principal buildings site coverage varies under GLD based on site width (33% for sites with a width less than 12.0 m; 35% for sites with a width 12.0 m or greater).

⁵Accessory buildings site coverage varies under GLD based on site width (12% for sites with a width less than 12.0 m; 14% for sites with a width 12.0 m or greater).

⁶ GLG zoning does not provide a site coverage breakdown based on building type; therefore, Accessory Buildings under this zone revert to the default maximum site coverage of 12% as per Section 50 of the Zoning Bylaw- Accessory Uses and Buildings.

⁷ Total coverage under GLD varies based on site width (45% for sites with a width less than 12.0 m; 49% for sites with a width 12.0 m or greater).

Row Housing

	Comparable Low Density Zones	Griesbach Special Area Zone	
Zone	RF5	RF5g - Current	RF5g - Proposed
*Minimum Site Area	375 m ²	375 m ²	375 m ² (No change)
Maximum Site Coverage (%) and footprint area* (m²)			
Principal Dwelling/ Building	N/A	N/A	35% (131.3 m ²)
Accessory Buildings	N/A	N/A ⁸	18% (67.5m ²)
Total	50% (187.5 m ²)	50% (187.5 m ²)	53% (198.8 m ²)
*Based on minimum site area for three (3) Row Housing Dwellings			

⁸ RF5g zoning does not provide a site coverage breakdown based on building type; therefore, Accessory Buildings under this zone revert to the default maximum site coverage of 12% as per Section 50 of the Zoning Bylaw- Accessory Uses and Buildings.