

APPENDIX A: Proposed New Zones and Rationale - Consideration of the Provincial Policy Manual and Site Standards

RS-1 SSMUH Residential Zone (minimum lot size => 742 m²)

Site Standards Package B: Lots requiring minimum 3-4 units, parcels smaller than 1,215 m²

Site Standards Package D: Lots greater than 281 m² where six housing units must be permitted within 400 metres from prescribed bus stops

REGULATION	PROVINCIAL POLICY MANUAL AND SITE STANDARDS	PROPOSED SITE STANDARD	RATIONALE
Front Lot Line Setback	Minimum 2m	Principal Building: 6.0m	<ul style="list-style-type: none"> • Meets the intent of the Policy Manual. • Allows for an increase in the potential for increased urban tree canopy. • Can accommodate parking, landscaping, trees. amenity space to increase the livability of the dwelling units.
Rear Lot Line Setback	Minimum 1.5m	Principal Building: 6.0m Ancillary buildings, Structures or Accessory Detached Dwelling Unit (ADU): 1.5m	<ul style="list-style-type: none"> • Meets the intent of the Policy Manual. • Allows for an increase the potential for increased urban tree canopy. • Can accommodate parking, accessory dwelling units, amenity space to increase the livability of the dwelling units. These units are intended to be family-oriented, so additional open space is important to increase livability.
Side Lot Line Setback	Minimum 1.2m	Principal Building <ul style="list-style-type: none"> • Interior: 1.5m • Exterior: 3.8m in all cases, except where the rear lot line abuts the interior lot line of a residential use then 6m. Accessory Dwelling Units: 1.5m Ancillary Buildings and Structures: <ul style="list-style-type: none"> • Interior: 1.5 m 	<ul style="list-style-type: none"> • Meets the intent of the Policy Manual. • Provides adequate space to access rear/front yard around building.

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Site Standards Package D: Lots greater than 281 m² where six housing units must be permitted within 400 metres from prescribed bus stops

REGULATION	PROVINCIAL POLICY MANUAL AND SITE STANDARDS	PROPOSED SITE STANDARD	RATIONALE
Maximum Height; Maximum Number of Storeys	Height: Maximum 11m to mid-point of pitched roof or highest point of flat roof Storeys: 3	<ul style="list-style-type: none"> Exterior: 3.8 m in all cases except where rear lot line abuts the interior lot line of a residential use then 6 m 	<ul style="list-style-type: none"> Meets the intent of the Policy Manual taking into account other site considerations. Site modelling indicated that 4 to 6 dwelling units can be achieved.
		<p>Height</p> <ul style="list-style-type: none"> Principal Building: 7.7 m Accessory Dwelling Units: 7.0m where roof slope is minimum 6:12; 6.0 m where roof slope is not a minimum 6:12. Accessory Building and Structures: 5.0m <p>Storeys</p> <ul style="list-style-type: none"> Principal Building: 3 storeys Accessory Dwelling Units: 2 storeys 	
Maximum Lot Coverage	50%	40%	<ul style="list-style-type: none"> Meets the intent of the Policy Manual. Allows for maintaining permeability and provides the potential for amenity space to increase the livability of the dwelling unit. Allows for increased potential for increased urban tree canopy and increasing the natural environment.

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Site Standards Package D: Lots greater than 281 m² where six housing units must be permitted within 400 metres from prescribed bus stops

REGULATION	PROVINCIAL POLICY MANUAL AND SITE STANDARDS	PROPOSED SITE STANDARD	RATIONALE
Off-Street Parking	0.5/unit where within 800 m of a prescribed bus stop 1/unit otherwise	Within 400 m of a prescribed bus stop: none Otherwise: • 1-2 units: 1/unit • 3-4 units: 0.5/unit	<ul style="list-style-type: none"> • These units are intended to be family-oriented, so additional open space is important to increase livability. • Consistent with the Policy Manual Site Standards
FAR	No Specifications	0.5 for 1-2 units 0.75 for 3+ units	<ul style="list-style-type: none"> • Consistent with the Policy Manual to facilitate 4 dwelling units. • Increased FAR limits will encourage a variety of building forms and unit configurations given White Rock's unique topographical context to allow for 3 + units on one parcel of land. • This supports the overall objectives of the Provincial Government mandate to provide Housing for People.

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RS-2 SSMUH Residential Zone (minimum lot size => 410 m²)

Site Standards Package B: Lots requiring minimum of 3-4 units, parcels smaller than 1,215 m²

Site Standards Package D: Lots greater than 281 m² where six housing units must be permitted within 400 metres from prescribed bus stops

REGULATION	PROVINCIAL POLICY MANUAL AND SITE STANDARDS	PROPOSED SITE STANDARD	RATIONALE
Front Lot Line Setback	Minimum 2.0m	Principal Building: 6.0m	<ul style="list-style-type: none"> Meets the intent of the Policy Manual. Allows for increase the potential for increased urban tree canopy. Can accommodate parking, landscaping, trees, and amenity space to increase the livability of the dwelling units.
Rear Lot Line Setback	Minimum 1.5m	Principal Building: 6.0m Ancillary buildings, Structures or Accessory Detached Dwelling Unit (ADU): 1.5m	<ul style="list-style-type: none"> Meets the intent of the Policy Manual. Allows for increase the potential for increased urban tree canopy. Can accommodate parking, accessory dwelling units, and amenity space to increase the livability of the dwelling units. These units are intended to be family-oriented, so additional open space is important to increase livability.
Side Lot Line Setback	Minimum 1.2m	Principal Building <ul style="list-style-type: none"> Interior (all): 1.2m, except interior abutting lane: 2.4m Exterior: 3.8m Accessory Dwelling Units: <ul style="list-style-type: none"> Interior (all): 1.2 m, except interior abutting lane: 1.5 m Exterior: 1.5 m 	<ul style="list-style-type: none"> Meets the intent of the Policy Manual Provides adequate space to access the rear/front yard around the building.
Maximum Height;	Height: Maximum 11m to mid-point of pitched roof or highest point of flat roof	Height <ul style="list-style-type: none"> Principal Building: 7.7 m 	<ul style="list-style-type: none"> Meets the intent of the Policy Manual, considering all other site standards.

APPENDIX A: Proposed New Zones and Rationale - Consideration of the Provincial Policy Manual and Site Standards

RS-2 SSMUH Residential Zone (minimum lot size => 410 m²)

Site Standards Package B: Lots requiring minimum of 3-4 units, parcels smaller than 1,215 m²

Site Standards Package D: Lots greater than 281 m² where six housing units must be permitted within 400 metres from prescribed bus stops

REGULATION	PROVINCIAL POLICY MANUAL AND SITE STANDARDS	PROPOSED SITE STANDARD	RATIONALE
Maximum Number of Storeys	Storeys: 3	<ul style="list-style-type: none"> • Accessory Dwelling Units: 7.0m where roof slope is minimum 6:12; 6.0 m where roof slope is not a minimum 6:12. • Accessory Building and Structures: 5.0m <p>Storeys</p> <ul style="list-style-type: none"> • Principal Building: 3 storeys • Accessory Dwelling Units: 2 storeys 	<ul style="list-style-type: none"> • Site modelling indicated that 4 dwelling units can be achieved.
Maximum Lot Coverage	50%	45%	<ul style="list-style-type: none"> • Meets the intent of the Policy Manual. • Allows for maintaining permeability and provides potential for amenity space to increase the livability of the dwelling unit. • Allows for increase the potential for increased urban tree canopy and increasing the natural environment.
Off-Street Parking	0.5/unit where within 800 m of a prescribed bus stop 1/unit otherwise	<p>Within 400 m of a prescribed bus stop: none</p> <p>Otherwise:</p> <ul style="list-style-type: none"> • 1-2 units: 1/unit • 3-4 units: 0.5/unit 	<ul style="list-style-type: none"> • Consistent with the Policy Manual Site Standards

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RS-2 SSMUH Residential Zone (minimum lot size => 410 m²)

Site Standards Package B: Lots requiring minimum of 3-4 units, parcels smaller than 1,215 m²

Site Standards Package D: Lots greater than 281 m² where six housing units must be permitted within 400 metres from prescribed bus stops

REGULATION	PROVINCIAL POLICY MANUAL AND SITE STANDARDS	PROPOSED SITE STANDARD	RATIONALE
FAR	No Specifications	0.75 for 1 - 2 units 0.85 for 3 - 4 units 0.95 for 5 - 6 units	<ul style="list-style-type: none"> • Consistent with the Policy Manual to facilitate 4 to 6 dwelling units. • Increased FAR limits will encourage a variety of building forms and unit configurations given White Rock's unique topographical context to allows for 3 + units on one parcel of land. • This supports the overall objectives of the Provincial Government mandate to provide Housing for People.

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RS-3 (Small Lot, Hillside) SSMUH Residential Zone (minimum lot size => 280 m²)

Site Standards Package B: Lots requiring a minimum 3-4 units, parcels smaller than 1,215 m²

Site Standards Package D: Lots greater than 281 m² where six housing units must be permitted within 400 metres from prescribed bus stops

REGULATION	PROVINCIAL POLICY MANUAL AND SITE STANDARDS	PROPOSED SITE STANDARD	RATIONALE
Front Lot Line Setback	Minimum 2.0m	Principal Building: 3.0 m, but not less than 9 m combined with the rear setback	<ul style="list-style-type: none"> • Meets the intent of the Policy Manual. • Allows for increase the potential for increased urban tree canopy. • Can accommodate parking, landscaping, trees, amenity space to increase the livability of the dwelling units.
Rear Lot Line Setback	Minimum 1.5m	<p>Principal Building: 3.0 m, but not less than 9 m combined with the rear setback</p> <p>Ancillary buildings, Structures or Accessory Detached Dwelling Unit (ADU): 1.5m</p>	<ul style="list-style-type: none"> • Meets the intent of the Policy Manual. • Allows for increase the potential for increased urban tree canopy. • Can accommodate parking, accessory dwelling units, and amenity space to increase the livability of the dwelling units.
Side Lot Line Setback	Minimum 1.2m	<p>Principal Building</p> <ul style="list-style-type: none"> • Interior (all): 1.2m, except interior abutting lane: 1.8m • Exterior (adjacent rear lot line: 1.8 m for 7.5 m within front lot line, then 1.5 m <p>Accessory Dwelling Units:</p> <ul style="list-style-type: none"> • Interior (all): 1.2 m, interior abutting lane: 1.2 m 	<ul style="list-style-type: none"> • Meets the intent of the Policy Manual. • Provides adequate space to access the rear/front yard around the building.

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RS-3 (Small Lot, Hillside) SSMUH Residential Zone (minimum lot size => 280 m²)

Site Standards Package B: Lots requiring a minimum 3-4 units, parcels smaller than 1,215 m²

Site Standards Package D: Lots greater than 281 m² where six housing units must be permitted within 400 metres from prescribed bus stops

REGULATION	PROVINCIAL POLICY MANUAL AND SITE STANDARDS	PROPOSED SITE STANDARD	RATIONALE
Maximum Height; Maximum Number of Storeys	Height: Maximum 11m to mid-point of pitched roof or highest point of flat roof Storeys: 3	<ul style="list-style-type: none"> Exterior (adjacent rear lot line): 1.5 m 	<ul style="list-style-type: none"> Meets the intent of the Policy Manual, considering all other site standards. Site modelling indicated that 4 to 6 dwelling units can be achieved.
		<p>Height</p> <ul style="list-style-type: none"> Principal Building: 7.7 m with 45% angle of containment Accessory Dwelling Units: 7.0m where roof slope is minimum 6:12; 6.0 m where roof slope is not a minimum 6:12. Accessory Building and Structures: 4.0m <p>Storeys</p> <ul style="list-style-type: none"> Principal Building: 3 storeys Accessory Dwelling Units: 2 storeys 	
Maximum Lot Coverage	50%	50%	<ul style="list-style-type: none"> Meets the intent of the Policy Manual. Allows for maintaining permeability and provides the potential for amenity space to increase the livability of the dwelling unit. Allows for increased potential for increased urban tree canopy and increasing the natural environment.
Off-Street Parking	0.5/unit where within 800 m of a prescribed bus stop	<p>Within 400 m of a prescribed bus stop: none</p> <p>Otherwise:</p>	<ul style="list-style-type: none"> Consistent with the Policy Manual Site Standards.

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Site Standards Package B: Lots requiring a minimum 3-4 units, parcels smaller than 1,215 m²

Site Standards Package D: Lots greater than 281 m² where six housing units must be permitted within 400 metres from prescribed bus stops

REGULATION	PROVINCIAL POLICY MANUAL AND SITE STANDARDS	PROPOSED SITE STANDARD	RATIONALE
FAR	1/unit otherwise	<ul style="list-style-type: none"> • 1-2 units: 1/unit • 3-4 units: 0.5/unit 	<ul style="list-style-type: none"> • Consistent with the Policy Manual to facilitate 4 to 6 dwelling units. • Increased FAR limits will encourage a variety of building forms and unit configurations given White Rock's unique topographical context to allow for 3 + units on one parcel of land. • This supports the overall objectives of the Provincial Government mandate to provide Housing for People.
	No Specifications	1.05 for 1 - 2 units 1.15 for 3 - 4 units 1.25 for 5 - 6 units	

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RI-1 (Infill 1) SSMUH Residential Zone – South of hospital lands (minimum lot size = 333m²)

Site Standards Package B: Lots requiring minimum 3-4 units, parcels smaller than 1,215 m²

REGULATION	PROVINCIAL POLICY MANUAL AND SITE STANDARDS	PROPOSED SITE STANDARD	RATIONALE
Front Lot Line Setback	Minimum 2.0m	Principal Building: 6.0 m	<ul style="list-style-type: none"> • Meets the intent of the Policy Manual. • Allows for increase the potential for increased urban tree canopy. • Can accommodate parking, landscaping, trees, amenity space to increase the livability of the dwelling units. • The proposed zone standards will only apply to the two blocks south of the Peach Arch Hospital lands (bounded by Russell Avenue and Thrift Avenue, and Best Street and Finlay Street) in order to preserve the existing fabric of this area while increasing the density to meet SSMUH requirements.
Rear Lot Line Setback	Minimum 1.5m	<p>Principal Building: 3.0 m, but not less than 9 m combined with the rear setback</p> <p>Ancillary buildings, Structures or Accessory Detached Dwelling Unit (ADU): 1.5m</p>	<ul style="list-style-type: none"> • Meets the intent of the Policy Manual. • Allows for an increased potential for increased urban tree canopy. • Can accommodate parking, accessory dwelling units, and amenity space to increase the livability of the dwelling units. • The proposed zone standards will only apply to the two blocks south of the Peach Arch Hospital lands (bounded by Russell Avenue and Thrift Avenue, and Best Street and Finlay Street) in order to preserve the existing fabric of this area while increasing the density to meet SSMUH requirements.
Side Lot Line Setback	Minimum 1.2m	<p>Principal Building</p> <ul style="list-style-type: none"> • Interior (all): 1.2m, except interior abutting lane: 2.4m 	<ul style="list-style-type: none"> • Meets the intent of the Policy Manual. • Provides adequate space to access the rear/front yard around the building.

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RI-1 (Infill 1) SSMUH Residential Zone – South of hospital lands (minimum lot size = 333m²)

Site Standards Package B: Lots requiring minimum 3-4 units, parcels smaller than 1,215 m²

REGULATION	PROVINCIAL POLICY MANUAL AND SITE STANDARDS	PROPOSED SITE STANDARD	RATIONALE
		<ul style="list-style-type: none"> Exterior (adjacent rear lot line): 2.8 m for 7.5 m within the front lot line, then 1.5 m <p>Accessory Dwelling Units:</p> <ul style="list-style-type: none"> Interior (all): 1.2 m, Exterior (or abutting a lane): 1.5 m 	<ul style="list-style-type: none"> The proposed zone standards will only apply to the two blocks south of the Peach Arch Hospital lands (bounded by Russell Avenue and Thrift Avenue, and Best Street and Finlay Street) in order to preserve the existing fabric of this area while increasing the density to meet SSMUH requirements
<p>Maximum Height; Maximum Number of Storeys</p>	<p>Height: Maximum 11m to mid-point of pitched roof or highest point of flat roof</p> <p>Storeys: 3</p>	<p>Height</p> <ul style="list-style-type: none"> Principal Building: 9.0 m where roof slope is 1:1; otherwise 8.0m for any lesser slope Accessory Dwelling Units: 7.0m where roof slope is minimum 6:12; 6.0 m where roof slope is not a minimum 6:12. Accessory Building and Structures: 3.0m <p>Storeys</p> <ul style="list-style-type: none"> Principal Building: 3 storeys Accessory Dwelling Units: 2 storeys 	<ul style="list-style-type: none"> Meets the intent of the Policy Manual, considering all other site standards. Site modelling indicated that up to 4 dwelling units can be achieved.
<p>Maximum Lot Coverage</p>	<p>50%</p>	<p>50%</p>	<ul style="list-style-type: none"> Meets the intent of the Policy Manual Allows for maintaining permeability and provides the potential for amenity space to increase the livability of the dwelling unit.

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RI-1 (Infill 1) SSMUH Residential Zone – South of hospital lands (minimum lot size = 333m²)

Site Standards Package B: Lots requiring minimum 3-4 units, parcels smaller than 1,215 m²

REGULATION	PROVINCIAL POLICY MANUAL AND SITE STANDARDS	PROPOSED SITE STANDARD	RATIONALE
Off-Street Parking	0.5/unit where within 800 m of a prescribed bus stop	Within 400 m of a prescribed bus stop: none	<ul style="list-style-type: none"> Allows for an increase the potential for increased urban tree canopy and increasing the natural environment.
	1/unit otherwise	Otherwise: <ul style="list-style-type: none"> 1-2 units: 1/unit 3-4 units: 0.5/unit 	<ul style="list-style-type: none"> Consistent with the Policy Manual Site Standards
FAR	No Specifications	0.75 for 1 - 2 units 0.85 for 3 - 4 units	<ul style="list-style-type: none"> Consistent with the Policy Manual to facilitate 4 to 6 dwelling units. Increased FAR limits will encourage a variety of building forms and unit configurations given White Rock's unique topographical context to allow for up to 4 units on one parcel of land. This supports the overall objectives of the Provincial Government mandate to provide Housing for People.

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RI-2 (Infill 2) SSMUH Residential Zone

Site Standards Package B: Lots requiring a minimum of 3-4 units, parcels smaller than 1,215 m²

REGULATION	PROVINCIAL POLICY MANUAL AND SITE STANDARDS	PROPOSED SITE STANDARD	RATIONALE
Front Lot Line Setback	Minimum 2.0m	Principal Building: 3.0 m	<ul style="list-style-type: none"> Meets the intent of the Policy Manual. This zone addresses the unique characteristics of a site-specific development. The existing development exceeds the required SSMUH density. The proposed setback standard reflects the existing development on site.
Rear Lot Line Setback	Minimum 1.5m	Principal Building: 6.0m Ancillary buildings, Structures or Accessory Detached Dwelling Unit (ADU): 1.2m	<ul style="list-style-type: none"> Meets the intent of the Policy Manual. This zone addresses the unique characteristics of a site-specific development. The existing development exceeds the required SSMUH density. The proposed setback standard reflects the existing development on site.
Side Lot Line Setback	Minimum 1.2m	<p>Principal Building:</p> <ul style="list-style-type: none"> Interior with rear lane access: 1.2m, Interior side lot line with shared access: 2.07m on the driveway access side Exterior: 2.07 m <p>Ancillary Building and Structures, Accessory Dwelling Units:</p> <ul style="list-style-type: none"> Interior side lot line with shared access: 0.0 m on one side and 1.5 m other where 3rd parking stall required, or 	<ul style="list-style-type: none"> Meets the intent of the Policy Manual. This zone addresses the unique characteristics of a site-specific development. The existing development exceeds the required SSMUH density. The proposed setback standard reflects the existing development on site.

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RI-2 (Infill 2) SSMUH Residential Zone

Site Standards Package B: Lots requiring a minimum of 3-4 units, parcels smaller than 1,215 m²

REGULATION	PROVINCIAL POLICY MANUAL AND SITE STANDARDS	PROPOSED SITE STANDARD	RATIONALE
Maximum Height; Maximum Number of Storeys	Height: Maximum 11m to mid-point of pitched roof or highest point of flat roof Storeys: 3	1.2 m for two storey Accessory Dwelling Unit <ul style="list-style-type: none"> Exterior side lot line: 2.07 	<ul style="list-style-type: none"> Meets the intent of the Policy Manual, considering all other site standards. Site modelling indicated that 4 dwelling units can be achieved.
		<p>Height</p> <ul style="list-style-type: none"> Principal Building: 7.7 m Accessory Dwelling Units: 7.0m where roof slope is minimum 6:12; 6.0 m where roof slope is not a minimum 6:12. Accessory Building and Structures: 3.0m <p>Storeys</p> <ul style="list-style-type: none"> Principal Building: 3 storeys Accessory Dwelling Units: 2 storeys 	
Maximum Lot Coverage	50%	50%	<ul style="list-style-type: none"> Meets the intent of the Policy Manual. Allows for maintaining permeability and provides the potential for amenity space to increase the livability of the dwelling unit. Allows for an increased potential for increased urban tree canopy and increasing the natural environment.
Off-Street Parking	1/unit otherwise	Within 400 m of a prescribed bus stop: none Otherwise:	<ul style="list-style-type: none"> Consistent with the Policy Manual Site Standards.

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RI-2 (Infill 2) SSMUH Residential Zone

Site Standards Package B: Lots requiring a minimum of 3-4 units, parcels smaller than 1,215 m²

REGULATION	PROVINCIAL POLICY MANUAL AND SITE STANDARDS	PROPOSED SITE STANDARD	RATIONALE
FAR	No Specifications	<ul style="list-style-type: none"> • 1-2 units: 1/unit • 3-4 units: 0.5/unit 1.0 for 1 - 2 units 1.1 for 3 - 4 units	<ul style="list-style-type: none"> • Consistent with the Policy Manual to facilitate 4 dwelling units. • Increased FAR limits will encourage a variety of building forms and unit configurations given White Rock's unique topographical context to allow for up to 4 units on one parcel of land. • This supports the overall objectives of the Provincial Government mandate to provide Housing for People.

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RE-1 SSMUH Estate Residential 1 Zone (Min. Lot size => 5,000m²)

No Site Standard Package applies for parcels greater than 4,050m²

REGULATION	PROVINCIAL POLICY MANUAL AND SITE STANDARDS	PROPOSED SITE STANDARD	RATIONALE
Front Lot Line Setback	Minimum 5.0 - 6.0 m	Principal Building: 7.5m	<ul style="list-style-type: none"> Meets the intent of the Policy Manual. Allows for increase the potential for increased urban tree canopy. Can accommodate parking, landscaping, trees. amenity space to increase the livability of the dwelling units.
Rear Lot Line Setback	Minimum 6.0 for principal building Minimum 1.5m for ADUs	Principal Building: 7.5m Ancillary buildings, Structures or Accessory Detached Dwelling Unit (ADU): 1.5m	<ul style="list-style-type: none"> Meets the intent of the Policy Manual. Allows for increase the potential for increased urban tree canopy. Can accommodate parking, accessory dwelling units, and amenity space to increase the livability of the dwelling units.
Side Lot Line Setback	Minimum 1.2m	Principal Building <ul style="list-style-type: none"> Interior: 1.5m Exterior: 3.8 m Exterior (where rear lot line abuts adjacent interior lot line): 7.5 m 	<ul style="list-style-type: none"> Meets the intent of the Policy Manual.
Maximum Height; Maximum Number of Storeys	Height: <ul style="list-style-type: none"> Maximum 11m to mid-point of pitched roof or highest point of flat roof At least 8.0m for ADU Storeys: 3 stories; 2 stories for ADU	Height <ul style="list-style-type: none"> Principal Building: 7.7m Accessory Dwelling Units: 7.0m where roof slope is minimum 6:12; 6.0 m where roof slope is not a minimum 6:12. Ancillary Building and Structures: 5.0m 	<ul style="list-style-type: none"> Meets the intent of the Policy Manual, considering all other site standards.

APPENDIX A: Proposed New Zones and Rationale - Consideration of the Provincial Policy Manual and Site Standards

RE-1 SSMUH Estate Residential 1 Zone (Min. Lot size => 5,000m²)

No Site Standard Package applies for parcels greater than 4,050m²

REGULATION	PROVINCIAL POLICY MANUAL AND SITE STANDARDS	PROPOSED SITE STANDARD	RATIONALE
		<u>Storeys</u> <ul style="list-style-type: none"> Principal Building: 3 storeys Accessory Dwelling Units: 2 storeys 	
Maximum Lot Coverage	25-40%	20%	<ul style="list-style-type: none"> Meets the intent of the Policy Manual.
Off-Street Parking	1/unit otherwise	Within 400 m of a prescribed bus stop: none Otherwise: <ul style="list-style-type: none"> 1-2 units: 1/unit 	<ul style="list-style-type: none"> Consistent with the Policy Manual Site Standards.
FAR	No Specifications	0.3	<ul style="list-style-type: none"> Consistent with the Policy Manual This supports the overall objectives of the Provincial Government mandate to provide Housing for People.

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RE-2 SSMUH Estate Residential 2 Zone (Min. Lot size => 2,000m²)

Site Standards Package C: lots where four housing units must be permitted and lots are generally between 1,215m² – 4,050m²

REGULATION	PROVINCIAL POLICY MANUAL AND SITE STANDARDS	PROPOSED SITE STANDARD	RATIONALE
Front Lot Line Setback	Minimum 2.0 m	Principal Building: 7.5m	<ul style="list-style-type: none"> • Meets the intent of the Policy Manual. • Allows for increase the potential for increased urban tree canopy. • Can accommodate parking, landscaping, trees and amenity space to increase the livability of the dwelling units on these larger lots.
Rear Lot Line Setback	Minimum 1.5m	Principal Building: 7.5m Ancillary buildings, Structures or Accessory Detached Dwelling Unit (ADU): 1.5m	<ul style="list-style-type: none"> • Meets the intent of the Policy Manual. • Allows for increase the potential for increased urban tree canopy. • Can accommodate parking, landscaping, trees and amenity space to increase the livability of the dwelling units on these larger lots.
Side Lot Line Setback	Minimum 1.2	Principal Building <ul style="list-style-type: none"> • Interior (all): 1.5m, • Exterior where rear lot line (abutting a lane, or where the rear lot line abuts the rear lot line of an adjacent residential lot, or abutting an interior or rear lot line for commercial use): 3.8 m • Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot): 7.5 m Ancillary Buildings, Structures, ADUs: 1.5m	<ul style="list-style-type: none"> • Meets the intent of the Policy Manual.

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RE-2 SSMUH Estate Residential 2 Zone (Min. Lot size => 2,000m²)

Site Standards Package C: lots where four housing units must be permitted and lots are generally between 1,215m² – 4,050m²

REGULATION	PROVINCIAL POLICY MANUAL AND SITE STANDARDS	PROPOSED SITE STANDARD	RATIONALE
Maximum Height; Maximum Number of Storeys	Height: <ul style="list-style-type: none"> Maximum 11m to mid-point of pitched roof or highest point of flat roof At least 8.0m for ADU 	Height <ul style="list-style-type: none"> Principal Building: 7.7m Ancillary Building and Structures, Accessory Dwelling Units: 5.0m 	<ul style="list-style-type: none"> Meets the intent of the Policy Manual, considering all other site standards.
	Storeys: 3 stories; 2 stories for ADU	Storeys <ul style="list-style-type: none"> Principal Building: 3 storeys Accessory Dwelling Units: 2 storeys 	
Maximum Lot Coverage	50%	25%	<ul style="list-style-type: none"> Meets the intent of the Policy Manual.
Off-Street Parking	0.5/unit where within 800 m of a prescribed bus stop	Within 400 m of a prescribed bus stop: none	<ul style="list-style-type: none"> Consistent with the Policy Manual Site Standards.
	1/unit otherwise	Otherwise: <ul style="list-style-type: none"> 1-2 units: 1/unit 3-4 units: 0.5/unit 	
FAR	No Specifications	0.35 for 1 - 2 units 0.4 for 3 – 4 units	<ul style="list-style-type: none"> Consistent with the Policy Manual. This supports the overall objectives of the Provincial Government mandate to provide Housing for People.