

Comparison Table of Current and Proposed Zoning Regulations for First Shaughnessy District

	Existing Regulation in Current Zoning (First Shaughnessy Official Development Plan)	Proposed Regulation in New District Schedule	Rationale for Change	Benefit to Pre-1940 Property Owners
USES				
Parking & Accessory Buildings	Parking located underground is not counted as floor area	Exclude parking from floor area if located at grade in accessory buildings of modest size. Include parking in floor area if located underground.	Ensures greater compatibility to historic character and scale. Reduces impact on site caused by excavation and allows for greater retention of mature trees and landscaping.	Yes - Amended Provision • New buildings will no longer have significant advantage over pre-1940 buildings, as underground parking no longer excluded from floor area.
Coach House	Not allowed	Allow on lots with pre-1940 houses that are <1,672m ² (18,000s.f.) as new rental dwelling unit. Range in floor area for Coach House is 400-680s.f.	Provides bonus space over accessory buildings for small sites that do not qualify for infill dwelling or Multiple Conversion Dwelling. Consistent with character of area.	Yes - New Provision • New Coach House use only available to small sites with pre-1940 buildings.
Secondary Suites	Not allowed	Allow in One-Family Dwellings	Many already exist in First Shaughnessy and are desired for caretaker suites etc. Aligns with city-wide regulations for residential areas. Allowable in all one-family dwellings, including new buildings and protected heritage property.	An equal benefit for both pre-1940 and new buildings
Infill	Infill only allowed on lots with pre-1940 buildings, and may be strata-titled. Minimum site area of 2,137m ² (23,000s.f.) to qualify.	Infill only allowed on lots with pre-1940 buildings, and may be strata-titled. Reduce minimum site area to 1,672 m ² (18,000s.f.)	Provides opportunity for more pre-1940 sites to develop infill dwellings.	Yes - Amended Provision • Benefit retained in zoning only for sites with pre-1940 buildings, and expanded to increase the number of eligible sites.
Multiple Conversion Dwelling (MCD)	MCD only allowed in pre-1940 buildings, and may be strata-titled. Minimum existing floor area of 650 m ² (7,000s.f.) to qualify.	MCD only allowed in pre-1940 buildings, and may be strata-titled. Minimum site size of 1,394 m ² (15,000s.f.), except where an existing buildings has a floor area of minimum 557 m ² (6,000s.f.) Dwelling unit density of 4, with provisions for relaxation to 5 units.	Provides opportunity for more pre-1940 buildings to convert from One-Family Dwelling to Multiple Conversion Dwellings.	Yes - Amended Provision • Benefit retained in zoning only for sites with pre-1940 buildings, and expanded to increase the number of eligible sites. • Simplified regulations to support pre-1940 property owners in pursuing this opportunity.
BUILT FORM				
Floor Area & Density	<p>For pre-1940 buildings:</p> <ul style="list-style-type: none"> • 0.45 FSR • Includes basement floor area <p>For new/existing buildings:</p> <ul style="list-style-type: none"> • 0.45 FSR, and an above grade floor area being 0.25 FSR (x site area) + 139m² (1496 s.f.) • Includes basement floor area (unless used for parking or mechanical room, then excluded) <p>General:</p> <ul style="list-style-type: none"> • No limit on “open to below” spaces (i.e. double-height foyers, libraries etc.) meaning open to below spaces create building mass elsewhere. 	<p>For pre-1940 buildings:</p> <ul style="list-style-type: none"> • 0.45 FSR • Excludes basement floor area (unless used for parking) <p>For new/existing buildings:</p> <ul style="list-style-type: none"> • Above grade 0.25 FSR (x site area) + 139m² (1496 s.f.), to a maximum floor area of 910.44m² (9,800s.f.) • Excludes basement floor area (unless used for parking) <p>General:</p> <ul style="list-style-type: none"> • Support limited “open to below” space 	<p>For pre-1940 buildings:</p> <p>Floor area increased for pre-1940 buildings with basements now excluded.</p> <p>For new/existing buildings:</p> <p>Above grade floor area remains the same with a cap on maximum floor area to ensure greater compatibility with neighbourhood character.</p>	Yes - Amended Regulation • Improves balance of development opportunities for sites with and without pre-1940 buildings.

	Existing Regulation in Current Zoning (First Shaughnessy Official Development Plan)	Proposed Regulation in New District Schedule	Rationale for Change	Benefit to Pre-1940 Property Owners
BUILT FORM (continued)				
Height	Maximum height shall be the lesser of 10.7m (35 ft.) or 2.5 storeys. Maximum height of infill buildings shall be the lesser of 7.6m (25 ft.) or 2 storeys.	Principal building must be no less than 2 storeys and no more than 2.5 storeys. A principal building must be no more than 10.7m (35ft.), but an increase to 13.7m (45 ft.) may be considered based on: • site size (minimum 1,161.2m ² or 12,500s.f.) • Minimum 12:12 roof slope • Gable or hip roof forms (no flat portions) • Consideration of neighbourhood impacts Maximum height of infill buildings must be no more than 7.6m (25 ft.) and must have no more than 2 storeys.	Ensures greater compatibility with historic character and scale. Allows partial 3rd floor living space.	An equal benefit for both pre-1940 and new buildings
Building Depth	None	40% of site depth	Allows for flexibility of siting within the building envelope. Consistent with other residential zones.	Yes - New Provision • Specific relaxations included to ensure flexibility for pre-1940 sites
Relaxations	Broad Provisions	Limit broad relaxation provisions to pre-1940 sites. Add limited relaxations for yard requirements, building depth, and open to below spaces.	Add flexibility for pre-1940 sites, and to address varied site conditions. Support limited relaxations for siting of new development on sites without a pre-1940 building, to respond to unique site conditions.	Yes - New Provision • Broad relaxations included to ensure flexibility for pre-1940 sites that are not available to new buildings.
BUILDING SITING				
Site Coverage & Building Footprint	35% 25-30% for sites with infill buildings.	No change to site coverage, but building footprint requirement added.	Maintains estate-like character and building pattern.	Yes - Amended Provision • Specific relaxations included to ensure flexibility for protected heritage property in meeting building siting requirements for additions etc.
Front Yard	9m (30ft.)	25% of site depth	Ensures greater compatibility to historic character and scale.	
Side Yards & Setback	4.5m (15ft.)	15-20% of site width, depending on length of site frontage.	Ensures greater compatibility to historic character and scale.	
Rear Yard & Setback	10.7m (35ft.)	12.19m (40ft.)	Slight increase to rear yard to accommodate accessory buildings (garages at grade).	
MISCELLANEOUS HOUSEKEEPING AMENDMENTS				
Bed & Breakfast	See Section 3.2.5* of FS ODP for detail.	Remove conditions and refer to Section 11 regulations in Z&D By-law where city-wide regulations are located.	No material change. Links to standard city-wide regulations.	Equal requirement for both pre-1940 and new buildings
Other Uses	See Section 3.2.Z* of FS ODP for detail.	Keep broad relaxations but strike ability for the Director of Planning to consider other uses not listed.	The Director of Planning will be able to exercise broad relaxations with respect to protected heritage property, through a Heritage Alteration Permit. Other uses could only be contemplated by Council through an HRA or rezoning process.	Yes - Amended Provision Section 5 in District Schedule addressed relaxation provisions. Heritage Alteration Permits can be used to vary the zoning regulations, with the exception of use and density.
Stormwater Storage	See Section 4.8* of FS ODP for detail.	Change term from “impervious” to “impermeable”, and add definitions for these terms.	Add clarity and align with standard city-wide terminology.	Equal requirement for both pre-1940 and new buildings