

## Attachment A: Zoning Analysis Table

11506 TURTLE BAY COURT		
CURRENT ZONING: C9	REQUIRED	PROVIDED
	C9	C9
PRINCIPLE USE		
PARCEL SIZE	MINIMUM 1800 M <sup>2</sup>	2543 M <sup>2</sup>
LOT WIDTH	MINIMUM 30 M	33.2 m
LOT DEPTH	MINIMUM 35 M	77 m
NET FLOOR AREA	N/A	1803 m <sup>2</sup>
MAIN FLOOR FLOORPLATE	N/A	538 m <sup>2</sup>
FLOOR AREA RATIO	1.5	0.71
MAXIMUM LOT COVERAGE	40%	21%
SITE COVERAGE (INC. PARKING AND DRIVEWAYS)	100%	52%
MAXIMUM BUILDING HEIGHT	2 STOREYS	4 STOREYS
MAXIMUM BUILDING HEIGHT BONUS	6 STOREYS	
SETBACKS	FRONT YARD - 6M - 19'-8 2/9"	FRONT YARD (EAST) - 6.24M
	FLANKING SIDE YARD -4.5M - 14'-9 1/6"	FLANKING SIDE YARD (SOUTH) - 6.47M
	SIDE YARD - 3M - 9'-10 1/9"	SIDE YARD (NORTH) - 8.56M
	REAR YARD - 4.5M - 14'-9 1/6"	REAR YARD (WEST) - 37.79M