Attachment 2 - Comparison of Easthill LUC and the RM3 zoning designation

Provision	Land Use Contract	RM3 Zoning	Comments
Intent	45 principal buildings with 252 units for residential use.	To provide for ground-oriented Townhouses, each of which has an exclusive entrance and may have separate title.	
Min. Lot Size	Not specified.	See zone for details.	
Permitted Uses	45 principal buildings for residential use, accessory off-street parking, and one recreation facility*.	**Principal Use:** - Townhouse **Secondary Uses:** i. Home Occupation – Type A ii. Community Care iii. Recreation building*	Main use remains, further secondary uses added/clarified.
Max. Lot Coverage	Refers to drawings. (estimated to be 25%)	50%	Adds clarification.
Max. Floor Area	Refers to drawings. (FAR estimated to be 0.50)	Floor Area Ratio – 0.75	Adds clarification.
Max. Building Height	Refers to drawings. (Existing buildings range from 2-3 storeys)	i. Principal Building – 9.0m or 2 Storeys, except that the floor below the first Storey may be exposed on one side of the Building where it is located on a sloping Lot ii. Accessory Building or Structure – 4.5m	Adds clarification.
Min. Front yard setback	Refers to drawings.	i. Principal Building – 6.0m ii. Accessory Building or Structure – rear of the principal Building Setback	Adds clarification.

Min. Rear yard setback	Refers to drawings.	i. Principal Building – 6.0m ii. Accessory Building or Structure – 1.2m	Adds clarification.
Min. Side yard setback	Refers to drawings.	i. Principal Building – 1.8m Interior Lot line and 4.0m exterior Lot line ii. Accessory Building or Structure – 1.8m Interior Lot line and 4.0m exterior Lot line	Adds clarification.
Parking	252 covered spaces 252 uncovered spaces	1.5 spaces per Dwelling Unit of 2 bedrooms or less 2 spaces per Dwelling Unit for 3 bedrooms or more.	Adds clarification.

*The recreation building use will be specific to this property