

# Draft Front Setback Text Amendment to Zoning Bylaw 12800

Black Font = existing Zoning Bylaw text

Underline Italic Font = proposed addition to Zoning Bylaw

~~Strikethrough~~ = proposed deletion from Zoning Bylaw

## Option 1 - Front Setback approach presented at December 7, 2015, Executive Committee:

### Section 814 – Mature Neighbourhood Overlay

**814.3(1)** The Front Setback shall be consistent within 1.5 m of the Front Setback on Abutting Lots and with the general context of the blockface. However, the Front Setback shall not be less than 3.0 m, and on Corner Site, in the (RF3) Small Scale Infill Development Zone, where Row Housing, Stacked Row Housing or Apartment Housing face the flanking Side Lot Line, the maximum Front Setback shall be 6.0 m. Separation Space and Privacy Zone shall be reduced to accommodate the Front Setback requirement where a Principal Living Room Window faces directly onto a local public roadway, other than a Lane.

## Option 2 - Alternative Front Setback approach:

### Section 814 – Mature Neighbourhood Overlay

**814.3(1)** The Front Setback shall be consistent within 1.5 m of the Front Setback on Abutting Lots and with the general context of the blockface. However, the Front Setback shall not be less than 3.0 m, and on Corner Site, in the (RF3) Small Scale Infill Development Zone, where Row Housing, Stacked Row Housing or Apartment Housing face the flanking Side Lot Line:

a. Lots where the Front Setback of the Abutting Lot and the general context of the blockface is less than 9.0m, the Front Setback shall be a maximum of 6.0 metres;

b. Lots where the Front Setback of the Abutting Lot and the general context of the blockface is 9.0m or greater, the Front Setback shall be consistent within 3.0 metres of the Front Setback on the Abutting Lot and with the general context of the blockface.

Separation Space and Privacy Zone shall be reduced to accommodate the Front Setback requirement where a Principal Living Room Window faces directly onto a local public roadway, other than a Lane.

## Rationale

### Option 1:

- A maximum 6.0 metre Front Setback threshold realigns the size of the allowable building pocket with current Site Coverage requirements, but may have an unintended consequence of creating block face misalignment in situations where the front setback of neighbouring properties is in the range of 10 – 12 metres.

### Option 2:

- Alternative Front Setback approach aims to maintaining a functional and buildable area, while responding to situations where the Front Setback of neighbouring properties is in the range of 10 – 12 metres.