

Mark-up of Proposed Text Amendment to the RA7 and RA8 Zones

Black Font Existing Text in Zoning Bylaw 12800
Strikethrough: Proposed deletion from Zoning Bylaw 12800
Underline: Proposed addition to Zoning Bylaw 12800

210 (RA7) Low Rise Apartment Zone

210.4 Development Regulations for Permitted and Discretionary Uses

- 6. The minimum Side Setback shall be 1.21.5 m, except:
 - a. for buildings over 10.0 m in Height, ~~the portion of the building above this Height shall require a minimum Side Setback of 3.0 m; and~~ the minimum Side Setback shall be 3.0 m; and
 - b. for all buildings, the minimum Side Setback shall be 3.0 m Abutting a flanking public roadway other than a Lane.

220 (RA8) Medium Rise Apartment Zone

220.4 Development Regulations for Permitted and Discretionary Uses

- 6. The minimum Side Setback shall be 1.21.5 m, except:
 - a. for buildings over 10.0 m in Height, ~~the portion of the building above this Height shall require a minimum Side Setback of 3.0 m from the Side Lot Line; and~~ the minimum Side Setback shall be 3.0 m;
 - b. where the Site Abuts a Site zoned to allow Single Detached Housing as a Permitted Use, the minimum Side Setback from the Abutting Lot line for any portion of the building over 14.5 m in Height shall be 6.0 m; and
 - c. for all buildings, the minimum Side Setback shall be 3.0 m Abutting a flanking public roadway other than a Lane.

Rationale

The increase to 1.5 m allows for 0.6 m projections and leaves room for a 0.9 m pathway.

The stepback is removed as it is generally not practical to build a stepback on buildings of this scale due to additional cost and required engineering.

Increasing the setback for taller buildings helps manage building transitions, reduces the impact of the overall building massing and allows for increased landscaping viability. Allowing shorter buildings to have a smaller setback helps facilitate small lot development.

Same rationale as above.

Increasing the height and width of the stepback balances the additional development costs of a stepback by increasing the building pocket for lower storeys, reducing the massing and possible sun shadowing impact to neighbouring property owners, and increasing landscaping options.