

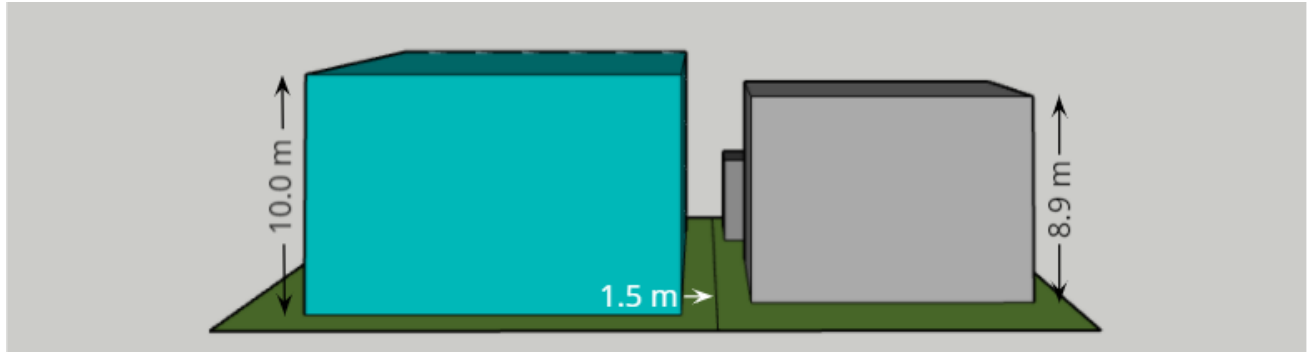
3D Modelling by Development Scenario

**(RA7) Low Rise Apartment Zone - Proposed Regulation:**

The minimum Side Setback shall be 1.5 m, except:

- a. for buildings over 10.0 m in Height, 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.

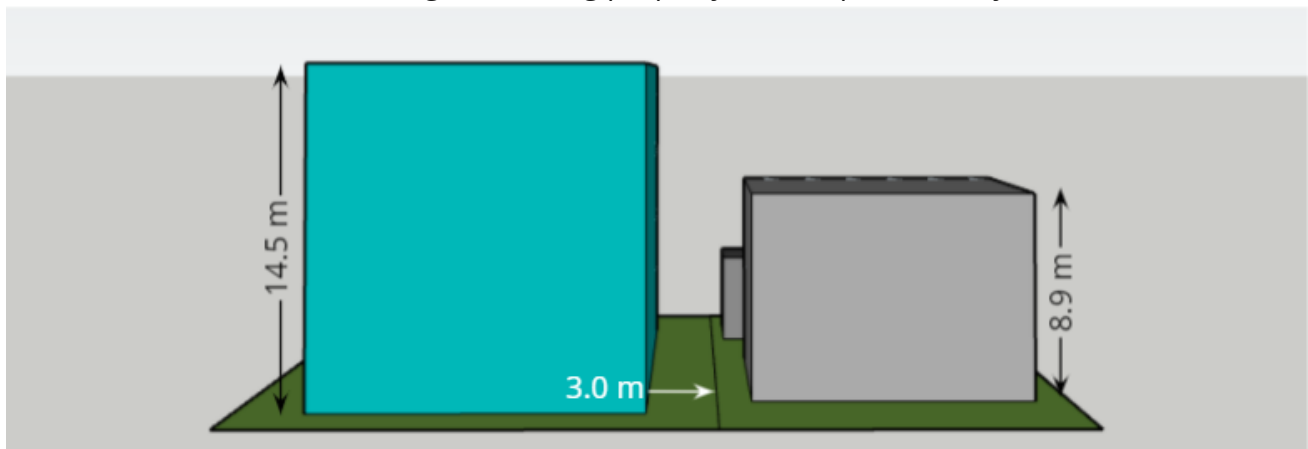
**Scenario 1:** 10.0 m or less in height (abutting property for comparison only)



Example

Abutting Property

**Scenario 2:** Over 10.0 m in height (abutting property for comparison only)



Example

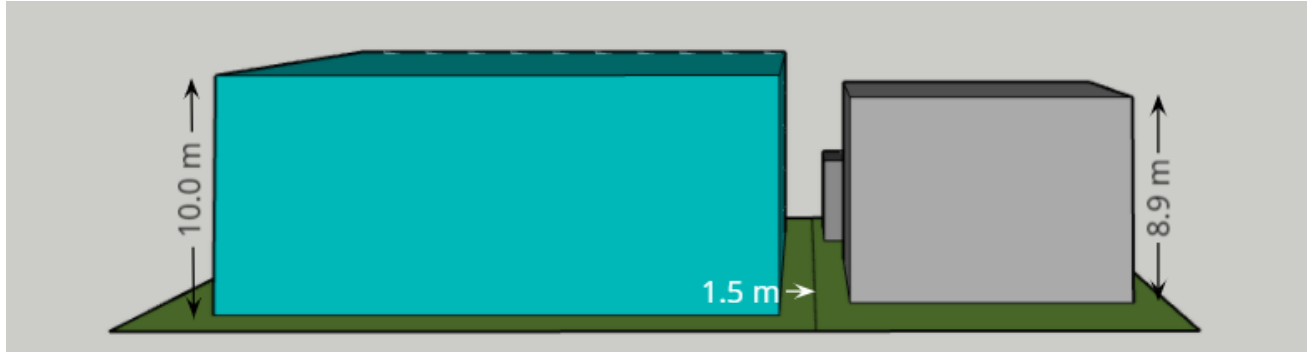
Abutting Property

**(RA8) Medium Rise Apartment Zone - Proposed Regulation:**

The minimum Side Setback shall be 1.5 m, except:

- a. for buildings over 10.0 m in Height, 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.

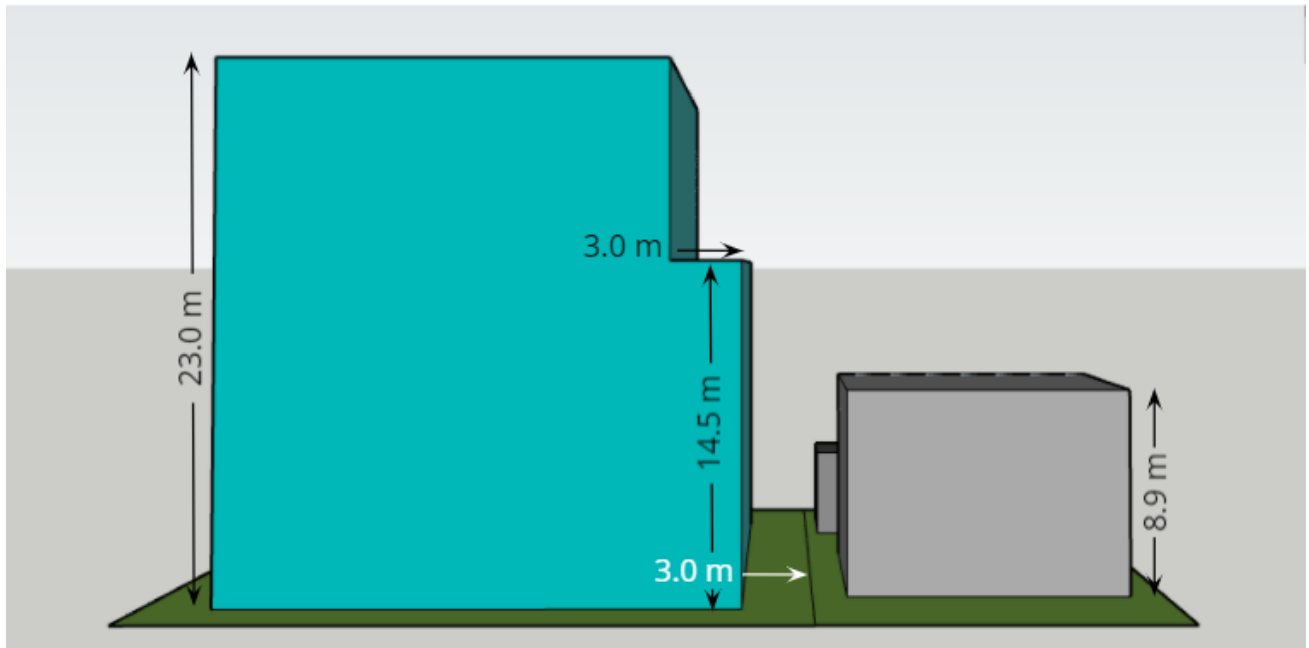
**Scenario 3:** 10.0 m or less in height (abutting property for comparison only)



Example

Abutting Property

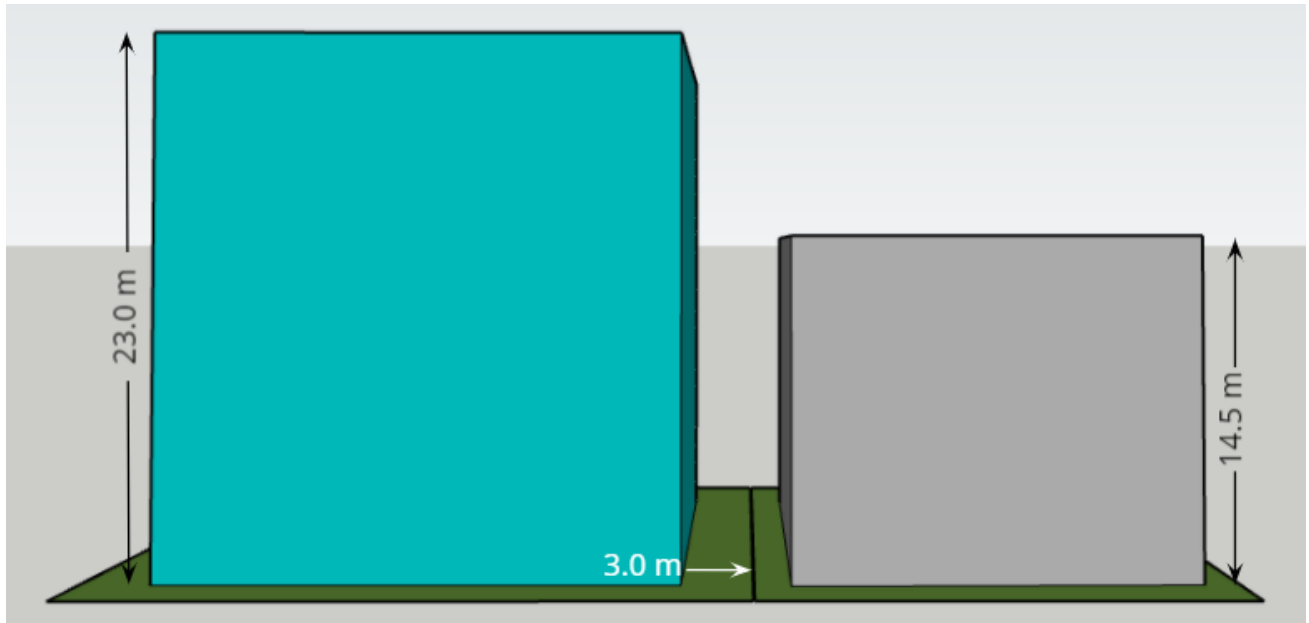
**Scenario 4:** Up to 23.0 m in height, abutting a site that permits single detached housing



Example

Abutting Property

**Scenario 5:** Over 10.0 m in height, abutting a site that does not permit single detached housing



Example

Abutting Property

### Sun Shadow Comparison by Development Scenario

Models are provided to compare existing regulations with proposed regulations for Scenario 4 only, as it shows the impact on a lot with a single detached house. The difference in sun shadowing impact in other scenarios is negligible.

The models are shown at the spring equinox (noon on March 20).

