

Rationale**Comparison of Front Setback Approaches**

Black Font = existing Zoning Bylaw text

Underline Italic Font = proposed addition to Zoning Bylaw

~~Strikethrough~~ = proposed deletion from Zoning Bylaw

Graduated Contextual Front Setback Approach (Recommended):

814.3(1) The Front Setback *shall be a minimum of 3.0 m and 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.~~ 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. *However, on a Corner Site, in the (RF3) Small Scale Infill Development Zone, where Row Housing, Stacked Row Housing or Apartment Housing faces the flanking Side Lot Line, the following regulations shall apply:*

- a. For Lots where the Front Setback of the Abutting Lot is 9.0 m or less, the Front Setback shall be a maximum of 6.0 m.*
- b. For Lots where the Front Setback of the Abutting Lot is greater than 9.0 m and less than 11.0 m, the Front Setback shall be a maximum of 7.0 m and shall be within 3.0 m of the Front Setback of the Abutting Lot.*
- c. For Lots where the Front Setback of the Abutting Lot is 11.0 m or greater, the Front Setback shall be within 4.0 m of the Front Setback of the Abutting Lot.*

6.0 metre Maximum Front Setback Approach (Dec 7, 2015 Executive Committee):

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.

Graduated Contextual Front Setback:

- Graduated contextual Front Setback aims to maintain a functional and buildable area, while responding to situations where the Front Setback of neighbouring property and the general context of the blockface are greater than 11 metres.

6.0 metre Maximum:

- A maximum 6.0 metre Front Setback threshold realigns the size of the allowable building pocket with current Site Coverage requirements, but may create block face misalignment in situations where the front setback of neighbouring property and the general context of the blockface are greater than 11 metres.

Table 1: Minimum Front Setback Comparison for Different Front Setback Approaches in the (RF3) Small Scale Infill Development Zone			
Average Front Setback of Abutting Lot (m)	Current Mature Neighbourhood Overlay Approach (m)	6.0 metre maximum Front Setback Approach (m)	Graduated Contextual Front Setback Approach (m)
2.5	3.0	3.0	3.0
3.0	3.0	3.0	3.0
3.5	3.0	3.0	3.0
4.0	3.0	3.0	3.0
4.5	3.0	3.0	3.0
5.0	3.5	3.5	3.5
5.5	4.0	4.0	4.0
6.0	4.5	4.5	4.5
6.5	5.0	5.0	5.0
7.0	5.5	5.5	5.5
7.5	6.0	6.0	6.0
8.0	6.5	6.0	6.0
8.5	7.0	6.0	6.0
9.0	7.5	6.0	6.0
9.5	8.0	6.0	6.5
10.0	8.5	6.0	7.0
10.5	9.0	6.0	7.0
11.0	9.5	6.0	7.0
11.5	10.0	6.0	7.5
12.0	10.5	6.0	8.0
			Recommended Approach

Mean Front Setback Range in the (RF3) Small Scale Infill Development Zone

Refer to Table 2, Table 3, and Table 4 for further comparison of allowable building pocket and permitted site coverage on typical size RF3 sites.

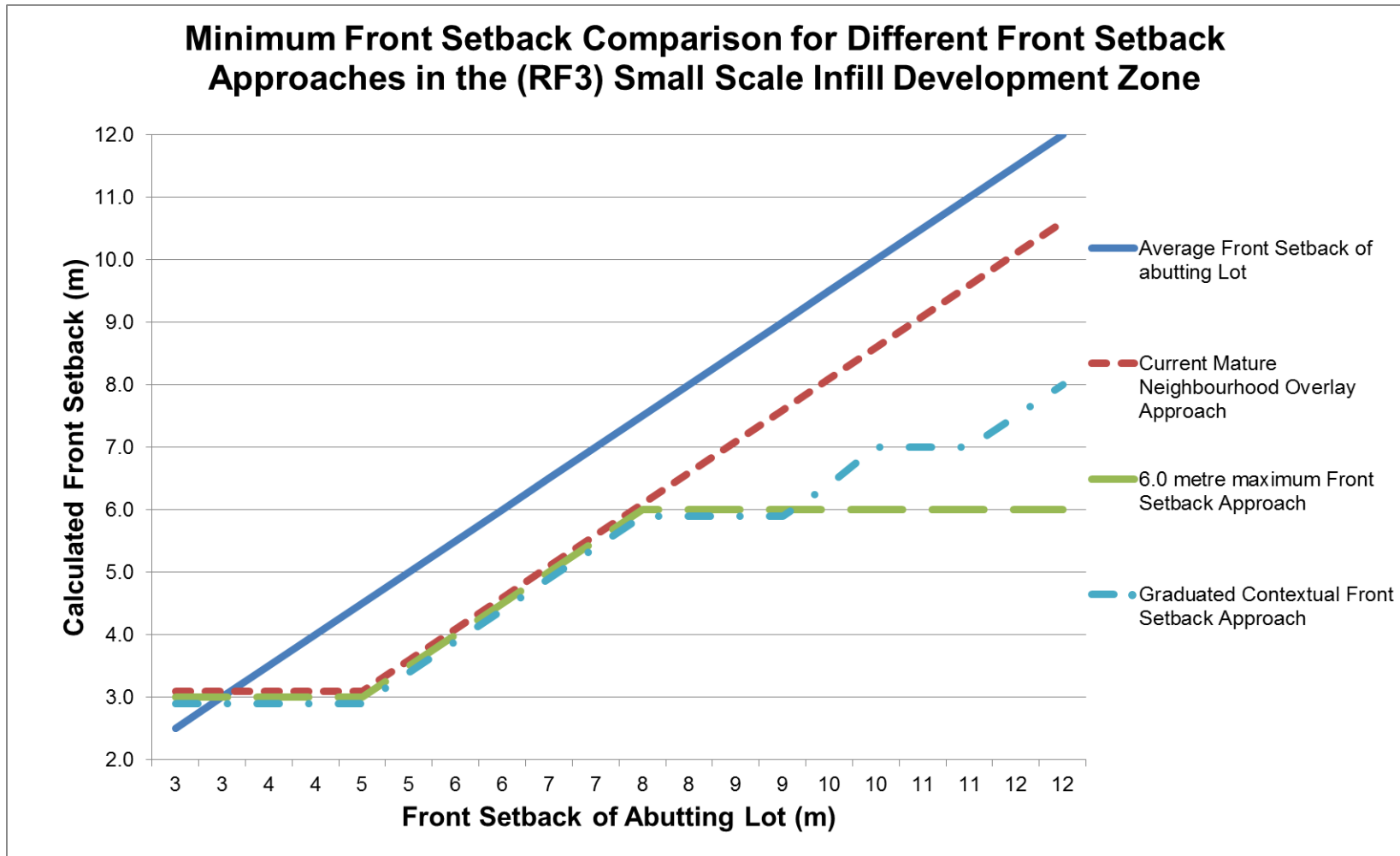


Table 2: Comparison of Front Setback Approaches Affect on Floor Area and Building Pocket Area on a 15.24m x 39.62m (50' x 130') Site

Front Setback of Abutting Lot (m)	11.0		
Interior Setback (m)	3.0		
Flanking Setback (m)	2.0		
Rear Setback (m)	15.85 (40 % Site depth - See Section 814.3(5))		
Permitted Site Coverage (Principal Structure)	32% (See Section 140.4(10)(e))		
Front Setback Approach	Current Mature Neighbourhood Overlay Approach	6.0 metre maximum Front Setback Approach	Graduated Contextual Front Setback Approach
Calculated Front Setback (m) *	9.50	6.00	7.00
Site Depth (m)	39.62	39.62	39.62
Site Width (m)	15.24	15.24	15.24
Site Area (m ²)	603.81	603.81	603.81
Front Setback Area (m ²)	144.78	91.44	106.68
Rear Setback Area (m ²)	241.52	241.52	241.52
Interior Setback Area (m ²)	42.82	53.32	50.32
Flanking Setback Area (m ²)	28.54	35.54	33.54
Total Setback Area (m ²)	457.66	421.82	432.06
Allowable Site Coverage Area (m2) (Permitted Site Coverage*Site Area)	193.22	193.22	193.22
Building Pocket Area (m2) (Site Area - Total Setback Area)	146.15	181.99	171.75
Affected Building Pocket Area (m2) (Allowable Site Coverage Area - Building Pocket Area)	47.07	11.23	21.47
Affected Floor Area (m2) (Affected Building Pocket Area x 2) **	94.15	22.47	42.95
Affected Floor Area (ft2)	1013.39	241.83	462.28
Setback Area (%) (Total Setback Area/Site Area)	75.80%	69.86%	71.56%
Building Pocket Area (%) (100% - Setback Area(%))	24.20%	30.14%	28.44%
Permitted Site Coverage (Principal Structure)	32.00%	32.00%	32.00%

* See Attachment 1 for Front Setback calculation table

** Assume Row House is two storeys in height and therefore Affected Floor Area is double the Affected Building Pocket Area

Rationale

Current Mature Neighbourhood Overlay Approach:

- Taking the current front setback approach in the Mature Neighbourhood Overlay while applying the proposed side setback changes, severely reduces the buildable floor area such that Row Housing on a typical size lot in the (RF3) Small Scale Infill Development Zone becomes uneconomical and impractical.

6.0 Metre Maximum Front Setback Approach

- Most economic outcome, but may produce blockface misalignment

Graduated Contextual Front Setback Approach:

- Balances blockface alignment with a modest reduction in floor area

Table 3: Comparison of Front Setback Approaches Affect on Floor Area and Building Pocket Area on a 15.24m x 42.67m (50' x 140') Site			
Front Setback of Abutting Lot (m)	11.0		
Interior Setback (m)	3.0		
Flanking Setback (m)	2.0		
Rear Setback (m)	17.07 (40 % Site depth - See Section 814.3(5))		
Permitted Site Coverage (Principal Structure)	32% (See Section 140.4(10)(e))		
Front Setback Approach	Current Mature Neighbourhood Overlay Approach	6.0 metre maximum Front Setback Approach	Graduated Contextual Front Setback Approach
Calculated Front Setback (m) *	9.50	6.00	7.00
Site Depth (m)	42.67	42.67	42.67
Site Width (m)	15.24	15.24	15.24
Site Area (m ²)	650.29	650.29	650.29
Front Setback Area (m ²)	144.78	91.44	106.68
Rear Setback Area (m ²)	260.12	260.12	260.12
Interior Setback Area (m ²)	48.31	58.81	55.81
Flanking Setback Area (m ²)	32.20	39.20	37.20
Total Setback Area (m ²)	485.41	449.57	459.81
Allowable Site Coverage Area (m2) (Permitted Site Coverage*Site Area)	208.09	208.09	208.09
Building Pocket Area (m2) (Site Area - Total Setback Area)	164.88	200.72	190.48
Affected Building Pocket Area (m2) (Allowable Site Coverage Area - Building Pocket Area)	43.21	7.37	17.61
Affected Floor Area (m2) (Affected Building Pocket Area x 2) **	86.42	14.74	35.22
Affected Floor Area (ft2)	930.19	158.63	379.07
Setback Area (%) (Total Setback Area/Site Area)	74.64%	69.13%	70.71%
Building Pocket Area (%) (100% - Setback Area(%))	25.36%	30.87%	29.29%
Permitted Site Coverage (Principal Structure)	32.00%	32.00%	32.00%

* See Attachment 1 for Front Setback calculation table

** Assume Row House is two storeys in height and therefore Affected Floor Area is double the Affected Building Pocket Area

Table 4: Comparison of Front Setback Approaches Affect on Floor Area and Building Pocket Area on a 15.24m x 45.72m (50' x 150') Site			
Front Setback of Abutting Lot (m)	11.0		
Interior Setback (m)	3.0		
Flanking Setback (m)	2.0		
Rear Setback (m)	18.29 (40 % Site depth - See Section 814.3(5))		
Permitted Site Coverage (Principal Structure)	32% (See Section 140.4(10)(e))		
Front Setback Approach	Current Mature Neighbourhood Overlay Approach	6.0 metre maximum Front Setback Approach	Graduated Contextual Front Setback Approach
Calculated Front Setback (m) *	9.50	6.00	7.00
Site Depth (m)	45.72	45.72	45.72
Site Width (m)	15.24	15.24	15.24
Site Area (m ²)	696.77	696.77	696.77
Front Setback Area (m ²)	144.78	91.44	106.68
Rear Setback Area (m ²)	278.71	278.71	278.71
Interior Setback Area (m ²)	53.80	64.30	61.30
Flanking Setback Area (m ²)	35.86	42.86	40.86
Total Setback Area (m ²)	513.15	477.31	487.55
Allowable Site Coverage Area (m ²) (Permitted Site Coverage*Site Area)	222.97	222.97	222.97
Building Pocket Area (m ²) (Site Area - Total Setback Area)	183.62	219.46	209.22
Affected Building Pocket Area (m ²) (Allowable Site Coverage Area - Building Pocket Area)	39.34	3.50	13.74
Affected Floor Area (m²) (Affected Building Pocket Area x 2) **	78.69	7.01	27.49
Affected Floor Area (ft²)	846.98	75.43	295.87
Setback Area (%) (Total Setback Area/Site Area)	73.65%	68.50%	69.97%
Building Pocket Area (%) (100% - Setback Area(%))	26.35%	31.50%	30.03%
Permitted Site Coverage (Principal Structure)	32.00%	32.00%	32.00%

* See Attachment 1 for Front Setback calculation table

** Assume Row House is two storeys in height and therefore Affected Floor Area is double the Affected Building Pocket Area