

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. *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 consistent within 3.0 m of the Front Setback of the Abutting Lot, to a maximum of 7.0 m.*
- 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.