

**814 Mature Neighbourhood Overlay****814.3 Development Regulations**

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.
2. Where the Site Width is less than 18.3 m, the Side Setback requirements of the underlying Residential Zone shall apply.
3. Where the Site Width is 18.3 m or greater:
  - a. Side Setbacks shall total 20% of the Site Width but shall not be required to exceed 6.0 m in total;
  - b. the minimum interior Side Setback shall be 2.0 m, except if the requirements of the underlying Zone are greater, the underlying Zone requirements shall apply; and
  - c. on a Corner Site, the Side Setback requirements on the flanking public roadway, other than a Lane, shall be in accordance with the requirements of the underlying Zone.

**Section 814.3(1):**

- To maintain an allowable building pocket that aligns with current Site Coverage allowances, in lieu of a narrower allowable building pocket, the Front Setback should be reduced to compensate.

- Attachment 3 & 4 illustrate the minimum Front Setback outcomes and effect on Site Coverage under the graduated contextual Front Setback approach.

- Public consultation indicated that preserving redevelopment opportunities for Row Housing in the RF3 Zone was important, while ensuring the Front Setback remained contextual.

- A graduated contextual Front Setback aims to maintaining a functional and buildable area, while responding to situations where the Front Setback of a neighbouring property is greater than 11 metres.

**Section 814.3(3):**

- Maintains effectiveness of Section 140.4(13)(d) where the Site Width is greater than 18.3 m.