

Relationship between Setbacks and Site Coverage

Current Setback and Site Coverage allowances for Row Housing in the (RF3) Small Scale Infill Development Zone

Interior Side Setback (m)	1.2
Flanking Side Setback (m)	2.5
Rear Setback (m)	Variable (40 % Site depth)
Front Setback (m)	Variable (assume 6.0m)
Site Coverage	Principal: 32%; Accessory: 17%

Site Dimensions (width x length) (m)	15.24 x 39.62	15.24 x 42.67	15.24 x 45.72
Site Area (m ²)	603.81	650.29	696.77
Setback Area (m ²)	398.72	424.08	449.45

Building Pocket Area (m ²) (Site Area - Setback Area)	205.09	226.21	247.33
Building Pocket Coverage	33.97%	34.79%	35.50%

Proposed Setback amendments and current Site Coverage allowances for Row Housing in the (RF3) Small Scale Infill Development Zone

Interior Side Setback (m)	3.0
Flanking Side Setback (m)	2.0
Rear Setback (m)	Variable (40 % Site depth)
Front Setback (m)	Maximum 6.0
Site Coverage	Principal: 32%; Accessory: 17%

Site Dimensions (width x length) (m)	15.24 x 39.62	15.24 x 42.67	15.24 x 45.72
Site Area (m ²)	603.81	650.29	696.77
Setback Area (m ²)	421.82	449.57	477.31

Building Pocket Area (m ²) (Site Area - Setback Area)	181.99	200.72	219.46
Building Pocket Coverage	30.14%	30.87%	31.50%

Rationale

- Setback area denotes area of site dedicated to setbacks

- Building pocket area denotes area of the site not reserved as a setback

- A building pocket coverage greater than Site Coverage provides a buildable area and a limited degree of flexibility in locating a development on a site. Site Coverage serves as limiting factor to the size of footprint a structure can be.

- A building pocket coverage less than Site Coverage limits development opportunities and restricts flexibility in locating a development on a site. Setbacks/ building pocket serves as limiting factor to the size of footprint a structure can be.

- Capped Front Setback limits further erosion of building pocket area due to varying front setback within Mature Neighbourhood Overlay

- A front setback cap of 6 metres maintains an ability to construct row housing on streets and in neighbourhoods where the front setback is greater than 6 metres.