

## Appendix B

- (b) the total amenity area required at grade for all Three-unit Dwellings, Low-rise Apartment Dwellings, Rooming Houses and Converted Rooming Houses in the Planned Unit Development does not need to exceed 120 m<sup>2</sup>. (By-law 2014-189)

## Regulations Affecting Vertically Attached Dwelling Units (Section 138)

138. (1) Minimum interior side yard and minimum rear yard setbacks are deemed to be 0 m between individual dwelling units that are permitted to be vertically attached. (By-law 2014-289)
- (2) A linked-detached dwelling must be connected by a common foundation wall that is no greater than 1 metre above grade, and a minimum of 5 metres or more in depth.
- (3) A duplex dwelling may additionally have vertical separated gross floor area of up to 15% of the upper unit.
- (4) A semi-detached dwelling must have a vertical common wall that is 5 metres or more in depth and 2.5 metres or more in height. (By-law 2010-307)

## Low-Rise Residential Infill Development in the Mature Neighbourhoods Overlay (Section 139)

(OMB Order, File #PL120666, issued June 10, 2015) (By-law 2012-147)

The purpose of the Mature Neighbourhoods Overlay is to regulate the **character** of low-rise residential development in order to recognize and reflect the established **character** of the streetscapes within the area of the Overlay. The local streetscape **character** is the key consideration in determining how a) a new dwelling on a new lot, b) a new **dwelling** on an existing **lot**, c) a conversion of a **residential use building** from one dwelling type to another permitted dwelling type, d) an addition, to an existing **residential use building**, that **abuts** the **front yard** or **corner side yard**, and e) the **incidental use of lands** within **front, interior side** and **corner side yards** on residential **lots**, will be permitted to develop, so that it complements and reinforces the established neighbourhood **character** as seen along each street.

139. The following subsections take precedence over any other provision in Parts 3 to 14 or of this by-law to the contrary and over any provision in Part 15 to the contrary enacted prior to this by-law, save and except: a) Part 4, Section 100, other than Subsection 100 (3) (ii), Section 105, Section 106, other than Subsection 106 (1) (a), Subsection 107 (1) (b) and (c) and Table 107, Section 108, Section 110, Section 111, Section 112 and Section 113; b) all of Part 5, other than section 123; and c) all of Part 6, other than subsections 157 (7), 159 (8), 161 (10) and 163 (10), and apply on a lot in any zone where a **residential use building** of four or fewer storeys is permitted, within the boundaries shown on the Mature Neighbourhoods Overlay. The regulations apply to any **lot** developed with, or to be developed with, a permitted low-rise **residential use building** within the area identified by the Mature Neighbourhoods Overlay.

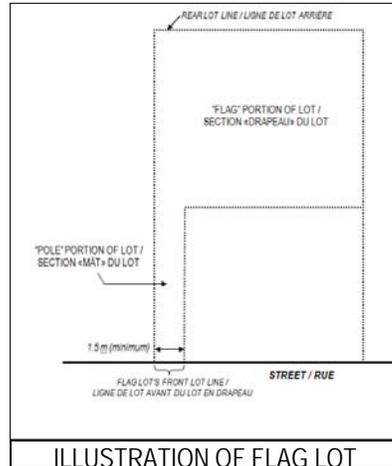
### Definitions

- (1) For the purposes of Sections 139 and 140, the following definitions apply:

- (i) **Attribute** means a land use quality or feature, regarded as a characteristic of, and an inherent part of, the streetscape **character**, inclusive of the use, **incidental use of lands**, buildings and associated uses, and includes building and entrance orientation with respect to the street; treatment of yards abutting a street; the location and type of access to a site for pedestrians and vehicles; and the location of parking.
- (ii) **Carport** means an area for a parking space having a roof supported by columns, piers or walls and in which the total area of all closures around the perimeter thereof does not exceed 50% of the total area of all sides of said carport, from the floor to the underside of the wall plate or beams supporting the roof.
- (iii) **Character** means the recurrence or prevalence of **patterns** of established building setbacks, site layouts, orientation of the **principal** entranceway to the street, **incidental use of lands**, and landscapes that constitute a streetscape, based on identified and confirmed land use **attributes**.
- (iv) **Dominant** means:
 

In the case of **patterns**, the **dominant pattern** is the most frequently occurring **pattern** as set out in Section 140 for each of the **attributes** being documented in a Streetscape Character Analysis; and

In the case of Character Groups, the **dominant** Character Group is the most frequently occurring Group as detailed in Section 140, inclusive of the various patterns that constitute it, for each of the **attributes** being documented in a Streetscape Character Analysis.
- (v) **Double driveway** means a **driveway** designed to be no wider than necessary to accommodate two motor vehicles side by side.
- (vi) **Existing** means: as of the date that a Streetscape Character Analysis is submitted to the Department of Planning and Growth Management, in the case of determining the existence of a building, dwelling, driveway, walkway or parking space on a lot and to the actual yard setbacks of that building or dwelling, and in the case of the **existing average grade** means, as of the date that a Streetscape Character Analysis has been approved by the Department of Planning and Growth Management;
- (vii) **Existing Average Grade** refers to the manner in which grade is calculated under subsection 139 (24) for purposes of determining building height.
- (viii) **First Floor** means the floor of the **dwelling** or **dwelling unit**, other than an area used for parking, that:
  - (i) is closest in elevation to the elevation of **existing average grade**; and
  - (ii) must include, within it, a minimum amount of prescribed **habitable floor space**, as regulated in this By-law.
- (ix) **Flag lot** means a lot with two distinct parts: the flag, which is the only building site; and the pole, which connects the flag to the street and provides the only street frontage for the lot.



- (x) **Habitable floor space** means any space, within a **residential use building**, measured from the outside surfaces of exterior walls, that is intended for use year-round, excluding a garage.
- (xi) **Immediately opposite** means across the street, and may be used in both the context of a lot located most directly across the street from the subject lot, or of a development located most directly across the street from the subject or proposed development.
- (xii) **Incidental use of land** means how the land is treated or used, including land within **front, interior side and corner side yards**, for purposes such as landscaping, vehicular access or pedestrian access.
- (xiii) **Long semi-detached dwelling** means a **residential use building** that contains two **dwelling units**, where the **dwelling units** are attached and arranged one behind the other.
- (xiv) **Pattern** means a specific arrangement of each of the land use **attributes**.
- (xv) **Single driveway** means a **driveway** designed to be no wider than for one motor vehicle.

### General Provisions

- (2) The following provisions apply to any lot developed with, or to be developed with, a **low-rise residential use building** of four storeys or less, in any **zone** where residential use buildings are permitted.
  - (a) For the purposes of this section and section 140, **diplomatic missions** are considered to be **residential use buildings**.

- (b) A Streetscape Character Analysis must be approved on a **lot**, within the Mature Neighbourhood Overlay, prior to any development application approval, including building permit approval of a residential land **use**, or prior to a change in the **incidental use of lands** that impacts an **attribute** such that the **attribute** changes from being in one Character Group to being in another Group by virtue of the Character Group's requirement, as detailed in Section 140. A Streetscape Character Analysis will also be required where approval of a Private Approach permit is required to establish a new, or relocate an existing, driveway that was not undertaken at the same time as development approval and building permit approval of the dwelling.
- (c) Despite clause (b), a Streetscape Character Analysis is not required:
  - (i) If a lot is part of a Plan of Subdivision and faces a new public street on which there is no established streetscape, for any building permit issued within five years of subdivision registration;
  - (ii) If the area on which a dwelling is located fronts onto a **private way** within a Planned Unit Development;
  - (iii) For any part of an **apartment dwelling, mid-rise or apartment dwelling, high-rise** that is four storeys or 14.5 metres or less;
  - (iv) For an addition to an existing **residential use building** that does not **abut** the **front yard** or **corner side yard**, and,
 

in such cases, the applicable zoning requirements are those of the underlying **subzone**.
- (d) For the purposes of clause (b), development application approval includes any zoning by-law amendment, minor variance approval, site plan control approval, or building permit approval; and development application approval applies to all of the following:
  - (i) a new **dwelling** on a new **lot**,
  - (ii) a new **dwelling** on an **existing lot**,
  - (iii) a change in use from one type of **residential use building** to another permitted dwelling type,
  - (iv) an addition to an **existing residential use building** that **abuts** the **front yard** or **corner side yard**, and
  - (v) the **incidental use of lands** within **front, interior side** and **corner side yards**, including the creation of a new driveway or parking space.
- (e) A Streetscape Character Analysis, once approved, is valid for a period of eighteen months from the date of approval.

### **Yard Setbacks for Yards Abutting Streets**

- (3) The minimum required **yard setback** for a **yard abutting** a street must be:
  - (a) In the case where there are **residential use buildings** on the **lots abutting** each **side lot line** of the affected **lot**, the **setbacks** for those **yards** that **abut** a street must align with the setbacks of **abutting lots**, such that

- (i) on an **interior lot**, the average of the **existing setbacks** of the **abutting lots** on which the **dwelling**s face the same street as the affected **lot**;
- (ii) on a **corner lot**, the **front yard setback** of the abutting residential **lot** that faces the same street as the affected **lot**, or
- (iii) on a **corner lot**, where more than one **dwelling unit** is proposed and where one or more **units** will face one frontage, while one or more **units** will face the other frontage, the **existing front yard setback** of each **abutting residential lot** whose **principal** entranceway faces the corresponding street frontage of the affected **lot**;
- (iv) on an interior **lot** abutting a corner **lot** where the dwelling on the corner **lot** faces a different street, the **front yard setback** of the abutting residential **lot** that faces the same street as the affected **lot**,

but in no case does the **yard abutting** the street need to exceed a setback of 6 metres.

- (b) In the case of either a **corner lot** or an **interior lot**, where one or both of the **abutting lots** contains a non-residential use **building** or a **mixed use building**, the average of the **existing setbacks** of the **buildings** on the **abutting lots**, but in no case does the **yard** abutting the street need to exceed 6 metres.
- (c) In the case where there is a vacant **lot abutting** the affected **lot**, the **setback** for the **yard abutting** the street will be averaged based on the actual **front yard setback** of the closest **building** on the next adjacent **lot**, which must be no more than 30 metres from the affected **lot's** closest **side lot line**.
- (d) In all other cases, the provisions of the underlying **zone** with respect to **setbacks** apply.

## Zoning Provisions for Attributes that Define Streetscape Character

- (4) (a) The regulations affecting the following **attributes** are based on the **dominant character** as identified through a Streetscape Character Analysis in accordance with clause (2) (b):
  - (i) **Landscaping** of the **front yard, interior yard, interior side yard, and corner side yard**,
  - (ii) location and width of driveways;
  - (iii) location and size of all parking spaces, garages and **carports**; and
  - (iv) orientation of **principal** entranceways.
- (b) **Attribute patterns** are grouped into Character Groups in Section 140. The **dominant** Character Group identified in a Streetscape Character Analysis, which may be comprised of more than one **pattern** within the same Character Group, establishes the requirement and creates the permissions for each of the **attributes** identified in clause (4) (a).

- (c) The Character Groups in each of the Tables in Section 140 include a specific requirement that must be met, prior to determining which type of **pattern**, identified in the Table rows, will be permitted in the case of any new development application approval as specified in subsection 139 (2) clause (d). One or more of the types of **patterns** may be found in the Streetscape Character Analysis, but will only be permitted in the case of a development application approval as described in subsection 139 (2) clause (d), provided it meets the specific requirement of the **dominant** Character Group.

## Provisions for Streetscape Character Analysis

- (5)
  - (a) A Streetscape Character Analysis must record, for the **attributes** listed in subsection 139 (4) clause (a), the **patterns** as set out in Section 140, as provided below.
  - (b) The **attributes** listed in subsection 139 (4) clause (a) must be recorded for 21 lots located on the same street as the affected **lot**, as follows:
    - (i) the ten **lots** nearest the affected **lot** abutting the same side of the street and located within the same block;
    - (ii) the lot **immediately opposite** and across the street from the affected **lot**, and
    - (iii) the ten **lots** nearest the **lot** specified in (ii) herein, located within the same block as the affected **lot**.
  - (c) Despite clause (b), where the affected **lot** is located on a block between two intersections where:
    - (i) there are more than five but less than eleven **lots** on the same block and the same side of the street as the affected **lot**, documenting every one of those **lots** is deemed to satisfy subclause (5) (b) (i);
    - (ii) there are more than five but less than eleven **lots** on the same block, but on the opposite side of the street as the affected **lot**, documenting every one of those **lots** is deemed to satisfy subclauses (5) (b) (ii) and (5) (b) (iii).
  - (d) Despite clauses (b) and (c), where the affected **lot** is located on a block between two intersections where:
    - (i) the total number of **lots** between the two intersections on either side of the **lot** is less than 21 but more than 11, documenting all the **lots** on the block on both sides of the street is deemed to satisfy clause 5(b);
    - (ii) the street on which the affected **lot** is located consists of only one block or is only developed on one side, documenting all the **lots** on the block on both sides of the street is deemed to satisfy clause 5(b).
  - (e) Despite clauses (b), (c) and (d), where the affected **lot** is located on a block between two intersections where:
    - (i) there are five or fewer **lots** on the same block and the same side of the street as the affected **lot**; and/or
    - (ii) there are five or fewer **lots** on the same block, but on the opposite side of the street as the affected **lot**; and

- (iii) there are five or more **lots** located on either side of the same street beyond either intersection,
  - (iv) documenting 21 **lots** on both sides of the street within the same block as the affected **lot** and beyond either intersection is deemed to satisfy clause 5 (b).
- (f) When documenting **lots** beyond either intersection from the block on which the affected **lot** is located, despite the requirement to document 21 **lots** in paragraph (iv) of clause (e) above, such documentation need not extend more than one block further on either side of each intersection.
- (g) Despite clauses (b), (c), (d) (e) and (f), where:
- (i) the street on which the affected lot is located terminates at the end of the block, but is at least one more block in length in the other direction; and
  - (ii) the next block has five or more **lots** on the same street; and
  - (iii) there are fewer than 21 **lots** on the block on which the affected **lot** is located,
- lots** located beyond the said intersection must be included as part of the 21-lot analysis undertaken pursuant to subclauses 5 (b) (i) and (ii).
- (h) Despite clauses (b), (c), (d), (e), (f) and (g), where the street on which the affected **lot** has fewer than five, or no other, **lots** facing it, the Streetscape Character Analysis must include up to 21 **lots** closest to the affected **lot** located within the same city block without crossing intersections but facing other streets, in the manner provided by Subsection 139 (5), clauses (b) through (g).
- (i) Where a **lot** among the set of **lots** specified in clauses (b) to (h), as applicable,
- (i) is vacant; or
  - (ii) is developed with institutional, office or open space uses;
- that **lot** must be documented in the Streetscape Character Analysis, but may not be counted towards the **dominant character** of the streetscape.
- (j) Where a **lot** among the set of **lots** specified in clauses (b) to (h), as applicable, has front yard parking whose legal status has not been established, that front yard parking must be recorded as **hard landscaping** for the purposes of documenting the **incidental use of lands** as required by subsection 139 (4) (a). Where no front yard parking is proposed, there is no requirement to establish the legal status of any such space that may exist within the lots documented in a Streetscape Character Analysis.
- (k) In the case of a **corner lot**, only where **dwellings** will be fronting on both streets as the affected **lot**, must the 21-lot analysis be undertaken along both streets, with the documenting of 21 lots fronting on the same street as the **principal** entranceway of the affected lot documented, and 11 lots fronting on the same street as the affected lot's **corner side lot line** documented. Where there are fewer than the required number of lots to be documented herein, clauses (5) (c) through (i) above apply.

## Incidental use of Lands

- (6) The **incidental use of lands** of the **front yard** and **corner side yard** may only consist of a **pattern** identified within the **dominant** Character Group as described in Subsection 140 (1) and as confirmed in a Streetscape Character Analysis.

## Parking

- (7) Except in the case of an apartment dwelling, low-rise, stacked dwelling, apartment dwelling, mid-rise or apartment dwelling, high-rise with more than 12 dwelling units, no parking is required and sections 101, 107 and subsections 109 (4) to (12) inclusively, do not apply. (By-law 2016-249)
- (a) In the case of an **apartment dwelling, low-rise, stacked dwelling, apartment dwelling, mid-rise** or **apartment dwelling, high-rise** with more than 12 **dwelling units**, the parking required is calculated based on the total number of **dwelling units**, excluding the first 12 **dwelling units**.
- (8) Where parking is provided, it must be of a **pattern** that is listed within the Character Group in Subsection 140 (2) that has been confirmed as being the **dominant** Character Group, through a Streetscape Character Analysis, subject to the provisions of subsections 139 (9) through (14) below.
- (9) Despite subsection 139 (8), where the **lot** abuts a rear lane:
- (a) If the lane is a travelled lane, a provided **parking space** must not be located in a **front yard, interior side yard, or corner side yard** and must be accessed only by a driveway from the rear lane.
- (b) If the lane is untravelled, any provided parking may be:
- (i) accessed by a driveway from the rear lane, subject to the lane or a section thereof being reinstated as a travelled lane; or
- (ii) provided in accordance with subsection 139 (8).

## Driveways

- (10) (a) Where driveways are permitted, the maximum driveway width is:

For lot widths, or in the case of dwelling unit parcels that are not severed, for street frontage widths, of	Maximum width, shared driveway	Maximum width, single driveway	Maximum width, double driveway
Under 6 m	3.0 m	Not permitted	Not permitted
Between 6 m and 7.49 m	3.0 m	2.4 m	Not permitted
Between 7.5 m and 8.24 m	3.0 m	2.75 m	Not permitted
Between 8.25 m and 14.99 m	3.0 m	3.0 m	Not permitted
Between 15 m and 17.99 m	3.0 m	3.0 m	5.5 m
18 m and more	3.0 m	3.0 m	6.0 m

- (b) In the case of an **apartment dwelling, low-rise**, a **stacked dwelling**, an **apartment dwelling, mid-rise** or an **apartment dwelling high-rise**, the maximum permitted width for a driveway that leads to:
  - (i) less than 20 parking spaces: 3.6 metres
  - (ii) 20 or more parking spaces: 6 metres.
- (11) A driveway may be shared by two or more **dwelling units** on the same **lot** or on **abutting lots**.
- (12) A driveway loses its function as a vehicular access when it no longer provides access to a legal parking space, which is a parking space located outside of the **front yard** or **corner side yard**, and must be considered to be a **front yard** parking space.

### Garages, Carports and Front Yard Parking

- (13) Despite Subsection 139 (8), no part of a garage or **carport** may be located closer to the **front lot line** than the **front wall** of the **residential use building**, nor closer to the **corner lot line** than the affected side wall of the **residential use building**.
- (14) Where permitted, the maximum width, of one or both doors of an attached garage, and the entrance of a carport is:
  - (a) for a single attached garage or carport: 3 metres
  - (b) for a double attached garage or carport: 6 metres
- (15) The following are prohibited unless they are determined to be the **dominant pattern** along the streetscape:
  - (a) garages or **carports** that are set back the same distance from the **front lot line** as the **front wall** of the **residential use building**;
  - (b) legally-established front yard parking;
  - (c) front yard **parking spaces** created when a driveway no longer functions as an access to a legal **parking space** located outside the **front yard** or **corner side yard**.

## Pedestrian Access – Walkways

- (16) A walkway located in a **front yard** or **corner side yard** is permitted only:
- (a) where it provides access between a driveway and an entranceway to the dwelling, or
  - (b) where extending from the right-of-way back to the dwelling and it is not abutting the **driveway**, and
  - (c) if it does not exceed 1.25 metres in depth, in the case of subsection (16) (a), or in width, in the case of subsection (16) (b).
- (17) No person may park a motor vehicle on a walkway, or portion of a walkway.

## Entranceways

- (18) Principal Entranceway(s):
- (a) must be of a **pattern** that is listed within the Character Group in Subsection 140 (3) that has been confirmed as being the **dominant** Character Group through a Streetscape Character Analysis.
  - (b) In the case of **detached dwellings, linked detached dwellings, and townhouse dwellings**, clause (a) applies to each **dwelling unit**.
  - (c) In the case of **long semi-detached dwellings**, clause (a) applies only to the **principal** entranceway to the **dwelling unit** closest to the street.
  - (d) In the case of **semi-detached dwellings, duplex dwellings and three-unit dwellings**, at least one **principal** entranceway must face the front lot line.
  - (e) In the case of **stacked dwellings**, subsection (18), clause (a) applies to each attached pair of dwelling units.
- (18.1) The **first floor** of a **dwelling** or **dwelling unit** must contain at least 40 m<sup>2</sup> of **habitable floor space**.

## Long Semi-detached Dwellings

- (19) A **long semi-detached dwelling** is permitted in any zone where a **semi-detached dwelling** is permitted within the Mature Neighbourhood Overlay, in accordance with the following:
- (a) All provisions that apply to a **semi-detached dwelling** also apply to a **long semi-detached dwelling**, except that the minimum **lot area** required for a **detached dwelling** in the applicable **zone** or **subzone applies** to the whole of the **long semi-detached dwelling** including both **dwelling units**, and subsections 139 (20), (21) and (22) do not apply.
  - (b) Despite clause (a), and any future severance, the lands on which a **long semi-detached dwelling** is located are considered one lot for zoning purposes, except that:

- (i) the minimum **lot width** must be 10 metres, and where a **long semi-detached dwelling** is severed in a **flag lot** configuration, the minimum **lot width** of the pole portion of the **flag lot** must be 1.5 metres, and must be measured a distance of 1.5 metres from the original **lot's interior side lot line**.

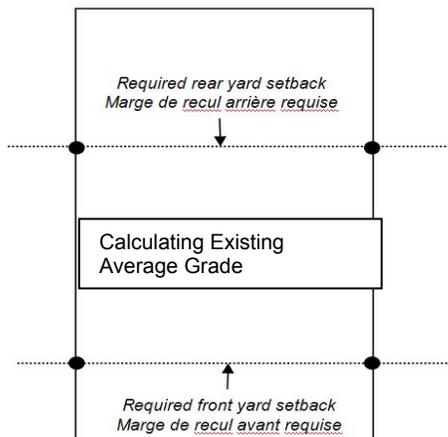
## Dwellings on Corner Lots

- (20) In the case of **semi-detached dwellings** or **townhouse dwellings** on a **corner lot**, where a **principal** entranceway of one of the **dwelling units** is located along one street **frontage**, and a **principal** entranceway of the other **dwelling unit** is located along the other street **frontage**, the development is to be treated as one lot for zoning purposes only insofar as:
  - (a) determining the location of the **front lot line**, and for determining how to apply the minimum required **lot width**, and
  - (b) determining the location of the **interior side yards** and **rear yards**
- (21) In the case of **semi-detached dwellings** or **townhouse dwellings** located on a **corner lot**, where one or more **principal** entranceways, as the case may be, is located on a separate street **frontage**, the requirements are as follows:
  - (a) The minimum **lot width** required along the **front lot line** is 10 metres.
  - (b) The minimum required **front yard setback** and **corner side yard setback** is the **existing front yard setback** of each **abutting residential lot** whose **principal** entranceway is located along the corresponding street **frontage** of the affected **lot**; and clauses 3 (b), (c) or (d) apply as the case may be, where there is an **abutting vacant lot**, non-residentially-zoned **lot** or **mixed use-zoned lot**.
  - (c) Where the **interior side yard abuts** an **interior side yard** on the abutting **lot**, it must be a minimum of 1.2 m
  - (d) Where the **lot abutting** the **corner lot** is vacant, the minimum required **interior side yard setback** on the **corner lot** is the minimum required for the **use** in the applicable **zone**.
  - (e) An **interior yard** must be provided, and created by extending a parallel line from the **minimum required rear yard setback** of the **abutting lot**, across the longest shared common **lot line**, into the affected **lot** for a distance from that shared **lot line** equal to 30% of the affected **lot's actual lot width**, after which the **rear yard** may be reduced to 1.2 m.
  - (f) Where no **interior yard** is provided, the **rear yard setback** must be a minimum of 4 metres.
- (22) In the case of a **semi-detached dwelling** or a **townhouse dwelling** on a **corner lot**, whether it is to be severed or not, and where all of the **principal** entranceways are facing the street with the longer frontage, the **lot line** abutting the longer frontage is considered to be the **front lot line**, and the **yard abutting** the longer frontage is considered to be the **front yard**, and all corresponding **yards** and regulations affecting **yard setbacks** are based on the location of the **front yard**, and the following applies:
  - (a) The minimum **front yard setback** is per Section 139 (3) (a) (ii), Section 139 (3) (b), or Section 139 (3) (c), as the case may be,

- (b) No yard setback is required along the shared common wall between a pair of **semi-detached dwelling units**, a pair of **long semi-detached dwelling units**, nor along the shared walls between attached **townhouse dwelling units** and **attached stacked dwelling units**,
- (c) The minimum **interior side yard** setback is 1.2 metres, and
- (d) The **minimum rear yard** setback may be reduced to 4 metres where it provides access to permitted parking.

### Building Height and Existing Average Grade

- (23) Where this Section applies, building **height** must be measured using the **existing average grade** as determined under subsection 139(24).
- (24) **Existing average grade** must be calculated prior to any site alteration and based on the average of grade elevations taken along both **side lot lines** at the minimum required **front yard setback**, and at the minimum required **rear yard setback** of the zone in which the **lot** is located.



### Area Specific Exemption

- (25) Sections 139 and 140 do not apply to:
  - (a) a residential use building constructed after April 24, 2012 at 570, 572, 574, 576, 578 and 580 Athlone Avenue,
  - (b) 914 and 946 Colonel By Drive.

## Front Yard Patterns, Parking Patterns and Entranceway Patterns (Section 140)

(OMB Order, File #PL120666, issued June 10, 2015) (By-law 2012-147)

- 140.** (1) The following **incidental uses** of the **front yard** are permitted, subject to the provisions of Subsections 139 (4) clauses (b) and (c) and 139 (6).
- (a) **Front yard** provisions are set out in Table 140 A, where each Character Group, listed in Columns I, II, III and IV, permits a number of compatible patterns, listed in the Table rows, which have been identified by an (▪).
  - (b) No type of **pattern** listed in the rows is permitted if it does not meet the **dominant** Character Group's requirement.
  - (c) Patterns without an (▪) are not permitted.

**Table 140 (A)- Front Yard Patterns and Provisions**

Condition	Column I Character Group A	Column II Character Group B	Column III Character Group C	Column IV Character Group D
Character Group Requirement	Fully landscaped front yard	Landscaped front yard in front of the principal dwelling	Landscaped front yard in front of a portion of the principal dwelling	Small or no landscaped front yard
(i) Entire <b>front yard</b> , from <b>side lot line</b> to <b>side lot line</b> across the frontage, consists of <b>soft landscaping</b> , and may also contain a walkway	▪	▪	▪	▪
(ii) Entire <b>front yard</b> , from <b>side lot line</b> to <b>side lot line</b> across the frontage, consists of a mix of <b>soft landscaping</b> and <b>hard landscaping</b> , and may also contain a walkway.	▪	▪	▪	▪
(iii) The <b>front yard</b> consists of <b>soft landscaping</b> across the entirety of the front wall of	Not permitted	▪	▪	▪

the <b>principal dwelling</b> , except for a driveway, where a driveway is permitted, and may also contain a walkway				
(iv) The <b>front yard</b> consists of a mix of <b>soft landscaping</b> and <b>hard landscaping</b> across the entirety of the <b>front wall</b> of the <b>principal dwelling</b> , except for a driveway, where a driveway is permitted, and may also contain a walkway	Not permitted	▪	▪	▪
(v) The <b>front yard</b> consists of <b>soft landscaping</b> across the entirety of those parts of the <b>front wall</b> of the <b>principal dwelling</b> that do not contain a garage, or covers the entirety of the <b>front yard</b> not occupied by a legally-established <b>front yard</b> parking space, and may also contain a walkway.	Not permitted	Not permitted	▪	▪
(vi) The <b>front yard</b> consists of a mix of <b>soft landscaping</b> and <b>hard landscaping</b> across the entirety of those parts of the <b>front wall</b> of the <b>principal dwelling</b> that do not contain a garage, or covers	Not permitted	Not permitted	▪	▪

the entirety of the <b>front yard</b> not occupied by a legally-established <b>front yard</b> parking space, and may also contain a walkway				
(vii) A projection extends beyond the distance permitted by Section 65 of the Zoning By-law between the <b>front lot line</b> and the <b>principal dwelling</b> .	Not permitted	Not permitted	Not permitted	▪
(viii) The <b>principal dwelling</b> extends to the <b>front lot line</b> .	Not permitted	Not permitted	Not permitted	▪

- (2) The following locations and sizes of driveways and of parking spaces are permitted, subject to the provisions of Subsection 139 (4), clauses (b) and (c) and Subsections 139 (7) through (15) inclusive.
- (a) Access and parking provisions are set out in Table 140 B, where each Character Group, listed in Columns I, II, III and IV, permits a number of compatible **patterns**, listed in the Table rows, which have been identified by an (\*);
  - (b) Driveway width is subject to Subsection 139 (10). Where driveway widths are lesser or greater than those noted in Columns II through IV, Subsection 139 (10) prevails; and
  - (c) Patterns without an (\*) are not permitted.

**Table 140 (B) - Parking Access and Parking Space Patterns and Provisions**

Condition	Column I Character Group A No Streetscape Impact from On-Site Parking	Column II Character Group B Low Streetscape Impact from On-Site Parking	Column III Character Group C Medium Streetscape Impact from On-Site Parking	Column IV Character Group D High Streetscape Impact from On-Site Parking
Character Group Description Where provided, location and size restrictions for driveway and <b>parking spaces</b> (Note: Maximum driveway width subject to Subsection 139 (10)).	There are no driveways along lot lines abutting a street	Driveways are less than or equal to one-third in width than the actual <b>lot width</b>	Driveways are more than one-third but no more than half of the actual <b>lot width</b>	Driveways measure half or more of the actual <b>lot width</b>
(i) No on-site parking	▪	▪	▪	▪
(ii) Surface parking or garage (single or double) off travelled rear lane	▪	▪	▪	▪
(iii) On a <b>corner lot</b> , a <b>single driveway</b> that provides access to parking located beyond the minimum required <b>yard</b> setback for the <b>yard</b> abutting the street, to <b>interior side yard</b> , or <b>rear yard</b> surface parking or garage (s)	▪	▪	▪	▪
(iv) <b>Single driveway</b> that provides access to <b>rear yard</b> surface parking or detached or attached garage.	Not permitted	▪	▪	▪
(v) <b>Single driveway</b> that provides access to <b>interior side yard</b> surface parking, garage or carport.	Not permitted	▪	▪	▪
(vi) <b>A driveway</b> that no longer leads to a legal parking space in a <b>side yard</b> or <b>rear yard</b> , resulting in <b>front yard parking</b> that is not in front of any part of the <b>principal dwelling</b>	Not permitted	Subject to Subsection 139 (15)		
(vii) Shared <b>single driveway</b> , that may pass under a carriageway and provides access to <b>interior yard</b> , <b>interior</b>	Not permitted	▪	▪	▪

- (3) The following entranceway locations are permitted, subject to the provisions of Subsections 139 (4), clauses (b) and (c) and 139 (18).
- (a) Entranceway provisions are set out in Table 140 C, where each Character Group, listed in Columns I and II, permits compatible **patterns**, listed in the Table rows, which have been identified by an (•).
  - (b) No type of **pattern** listed in the rows is permitted if it does not meet the **dominant** Character Group's requirement.
  - (c) **Patterns** without an (•) are not permitted.

**Table 140 C- Entranceway Patterns and Provisions**

Entranceway Patterns		
Condition	Column I Character Group A	Column II Character Group B
Character Group Requirement	<b>Principal</b> entranceway is located along the <b>front wall</b> of the dwelling	<b>Principal</b> entranceway is not located along the <b>front wall</b> of the dwelling
(i) The <b>principal</b> entranceway faces the <b>front lot line</b> .	▪	▪
(ii) The <b>principal</b> entranceway is part of a permitted projection located along the <b>front wall</b> of the dwelling, but does not face the <b>front lot line</b> .	▪	▪
(iii) The <b>principal</b> entranceway does not face the front lot line.	Not permitted	▪

## Transition

- (4) See Section 9 Transitions, "Phase 1 – Low-rise Infill Housing"

## Residential Neighbourhood Commercial Suffix (Section 141)

### Purpose of the Zone

*The purpose of the Residential Neighbourhood Commercial suffix is to:*

- (1) *regulate development in a manner that is compatible with existing land use patterns so that the residential character of a neighbourhood is maintained or enhanced;*
- (2) *allow a variety of small, locally-oriented convenience and service uses that complement adjacent residential land uses, and are of a size and scale consistent with the needs of nearby residential areas;*