

## Proposed Zoning Bylaw Amendments for Neighbourhood Level Infill Development

| Section 2: Definitions   |                         |   |  |
|--------------------------|-------------------------|---|--|
| Definition               | Current Provision       | Proposed Change   | Rationale  |
| “attached covered entry” | Currently no definition | Include a definition for an open structure with a covered roof that is permitted to encroach into a required front yard in Category 1 neighbourhoods. | To expand the opportunities for similar structures to porches to encroach into a required front yard.                  |
| “habitable living area”  | Currently no definition | Include a definition for habitable living area to support the regulation of sidewall area and dormers.  | To provide clarity for the regulation of sidewall area, specifically in the regulation of dormers and gable end walls. |

| Section 5: General Provisions  |   |  |  |
|--|---|--|--|
| Section  | Current Provision   | Proposed Change  | Rationale  |
| Permitted Obstructions in Required Yards<br>Section 5.8 (2) (g)                          | This section identifies permitted obstructions in required yards, including front porches in required front yards in Category 1 neighbourhoods. | Add “attached covered entry” to this subsection.   | To expand the opportunities for similar structures to porches to encroach into a required front yard   |
| Primary Dwellings in Established Neighbourhoods – Allowable Sidewall<br>Section 5.44 (1) | This section outlines the regulations specific to Primary Dwellings in the Established Neighbourhoods for allowable Sidewall Area               | <ul style="list-style-type: none"> <li>• Include a section outlining the factors to consider when determining the allowable sidewall area for primary dwellings, and provide clarification on what areas are included;</li> <li>• Exclude gable end walls where they do not contain habitable living area;</li> <li>• Exclude portions of the sidewall area that are greater than 2.4 metres set back from the side property line;</li> <li>• On corner sites, exclude the sidewall flanking the street from the sidewall area calculation;</li> <li>• Include dormers leading to habitable area in the sidewall area calculation; and</li> <li>• Include illustrative figures to explain the sidewall area calculation, what is counted and what is not.</li> </ul> | <p>Amend this section to provide clarity and to provide flexibility.</p> <p>For corner sites and <a href="#">areas with greater setbacks</a> from adjacent homes, allow for additional sidewall area. This applies to sites where there is lesser impact on neighbouring properties.</p> <p>Clarify the regulation so that it is calculated consistently when referring to grade and gable endwalls.</p> <p>To provide clear language regarding when dormers are included in the sidewall area calculation.</p> <p>Illustrative figures will be provided based on feedback received about the difficulty in understanding how to apply this regulation and what areas are counted.</p> |

| <b>Section 5: General Provisions</b>   |   |   |   |
|--|---|---|---|
| <b>Section</b>   | <b>Current Provision</b>  | <b>Proposed Change</b>  | <b>Rationale</b>  |
| Primary Dwellings in Established Neighbourhoods – Bottom or Sill of Entrance<br><br>Section 5.44 (3) | This section outlines the requirements for front door height for primary dwellings in established neighbourhoods. | Amend the provision restricting the bottom or sill of an entrance facing the front yard of a primary dwelling in Category 1 neighbourhoods from 1.0 to 1.3 metres above finished grade. | <p>Stakeholders have provided feedback that the current front door height requirement is difficult to meet due to concerns related to access and egress for secondary suites, stair construction, sewer-line depth, and other considerations. 1.3 metres was identified as a sufficient height to alleviate most concerns noted, while maintaining general alignment with existing door heights.</p> <p>This amendment addresses construction concerns, while maintaining a reasonable maximum height for front door height in Category 1 neighbourhoods to provide for the street interface.</p> |

| <b>Section 8: Residential Zoning Districts</b>                                 |                          |   |   |
|--|--------------------------|---|---|
| <b>Section</b>   | <b>Current Provision</b> | <b>Proposed Change</b>  | <b>Rationale</b>  |
| Notes to Development Standards<br><br>R1A (8.1.4)<br>R1B (8.2.4)<br>R2 (8.4.4) | None                     | Add a new note to provide for a reduced front yard setback where adjacent dwellings have existing reduced front yard setbacks provided that in no case shall the setback be less than 3.0 metres. | <p>This amendment would allow for a consistent blockface of dwellings in instances where the existing dwellings have a lesser setback than what is currently permitted, typically due to their historical nature.</p> <p>Currently, if a change to the setback is requested, the application is required to go through an appeals process. This amendment will establish a less onerous process to reduce the setback where the proposed change is consistent with the blockface.</p> |

**Appendix B – Established Neighbourhood Map**

| <b>Proposed Change</b>  | <b>Rationale</b>  |
|---|---|
| Amend the Established Neighbourhood map to include all of the Montgomery Place neighbourhood. | The Established Neighbourhood map does not include all of the Montgomery Place neighbourhood. The current boundary does not reflect Montgomery Place's present-day boundaries that now includes the multi-unit area adjacent to the 11 <sup>th</sup> Street bypass. |