

### 5.1.6 Standards

13

14

15

34

Low and Medium Density Residential Zone Districts Standards						
District Name and Symbol	Suburban R-1	Urban R-2	Traditional Urban R-3	Medium Density R-4	Single Detached and Duplex R-5	Small House R-6
Standards						
a. Minimum Lot Size (square metres) or lot location						
i. Single dwelling	600	600	600	500	350	275
ii. Duplex (two units on a single lot strata)		780	780	600	600	
iii. Duplex (two units, each on its own fee simple lot)		300	300	300	300	
f. Minimum setbacks for principal and accessory buildings or structures (metres)						
i Front lot line	7.5	7.5	a) For single detached, duplex, triplex, and quadplex dwellings: <ul style="list-style-type: none"> <li>6.1 to garage face;</li> <li>4.5 to front face of dwelling;</li> <li>the garage face shall in all cases be set back a minimum of 1.5 metres further than the dwelling front face.</li> </ul> b) For townhouses: 4.5 to dwelling face and garage face; front porches may extend into the setback.			1.5
ii. Rear lot line	4.5	4.5	4.5	3.0	4.5	1.5
iii. Interior side lot line	2.0	1.5	1.5	1.5	1.5	1.2
iv. Interior side lot line for duplexes and townhouses on fee simple lots	Use shall be separated only by a common party wall.					
v. Exterior side lot line	3.0	3.0	3.0	4.0	1.5	1.5

Amend Section 5.1.6 by DELETING

b. Duplex special provisions

i. Front face differential setbacks for Traditional Urban R-3, Medium Density R-4, Single Detached and Duplex R-5

AND

Amend Section 5.1.6 by DELETING

f. Minimum setbacks for principal and accessory structures (in metres) for Traditional Urban R-3, Medium Density R-4, and Single Detached and Duplex R-5.

i. Front lot line

and REPLACING it with the following:

	Suburban R-1	Urban R-2	Traditional Urban R-3	Medium Density R-4	Single Detached and Duplex R-5	Small House R-6
Standards						
i. Front Lot Line	7.5	7.5	<p>For single detached, duplex, triplex, and quadplex dwellings:</p> <p>a) Garage/dwelling face differential 6.1 m to garage face; 4.5 m to front face of dwelling; AND the garage face shall in all cases be setback a minimum of 1.5 m further than the dwelling front face.</p> <p>OR</p> <p>b) Old Standard 7.5 m to front face of dwelling unit and/or garage.</p> <p>For townhomes:</p> <p>a) 4.5 m to dwelling front face and garage front face AND front porches may</p>		<p>For single detached and duplex dwellings:</p> <p>i) 6.0 m to garage face;</p> <p>ii. 4.5 m to front face of dwelling;</p> <p>iii the garage face shall in all cases be setback a minimum of 1.5 m further than the dwelling front face</p>	1.5

			extend into the setback		
--	--	--	-------------------------	--	--

See ZA bylaw no. 1110

2.2 Amend Part V Regulations for Each Zone, Section 5.1 Low and Medium Density Residential Zone Districts, with the following changes to Table Subsection 5.1.6 Low and Medium Density Residential Zone Districts Standards:

2.2.1 Add a row for standards of a duplex with each unit on its own fee simple lot

2.2.2 Add a 300 square metre minimum lot size for a fee simple duplex lot for each unit in all zone districts in which duplexes are permitted.

2.2.3 Add 'or lot location' in the a. Minimum Lot Size standard

2.2.4 Add a row for townhouse lot standards

2.2.5 Add a row for the maximum number of stories and specify a maximum number for each zone district

2.2.6 Increase the maximum height for a principal structure in the R4 zone district from 8.5 to 11.0 with roof pitch restrictions for the third floor of a minimum rise to run slope of 8:12 (vertical: horizontal)

2.2.7 Revise the maximum height for a principal structure in the R3 and R5 zone districts to establish a roof pitch restriction for the third storey of a minimum rise to run slope of 8:12 (vertical: horizontal)

2.2.8 Revise the maximum lot coverage as follows:

a. R2 Urban from 35 to 40%

b. R3 Traditional Urban from 45 to 50%

c. R4 Medium Density from 45 to 50%

2.2.9 Revise the front setback for the garage face in the R5 district from 6.0 to 6.1 metres

2.2.10 Revise the front setbacks in the R3 and R4 zone districts as follows:

a. 6.1 to garage face;

b. 4.5 to front face of dwelling;

c. the garage face shall in all cases be set back a minimum of 1.5 metres further than the home face.